

Westpark



A 788,000 SF Campus-Mix
of Office and Flex/Industrial
Buildings in the Redmond Core



21 Buildings

Office

Flex/R&D

Industrial/Warehouse

Short-Term Office Suites

Nearby

Downtown Redmond

Microsoft World Headquarters

Major Bus Lines

.5 miles from SR-520

Westpark is a vibrant flex/office campus comprising 21 buildings, located just minutes from Downtown Redmond and Microsoft World Headquarters.

Spanning 41 acres of scenic, park-like landscape along the Sammamish River, Westpark fosters a natural work environment that enhances daily convenience and supports growth opportunities for both small teams and large enterprises.

CAMPUS HIGHLIGHTS

EASY ACCESS

to SR-520 and I-405

LOCATED .5 MILES

from Redmond Transit Center and Downtown Redmond Light Rail Station

ADJACENT TO

major bus lines, with quick access to Downtown Redmond, Bellevue, and Microsoft World Headquarters

PROMINENTLY SITUATED

near numerous retail amenities and services, including Redmond Town Center and downtown Redmond

EV CHARGING STATIONS

are located throughout Westpark

TRAIL ACCESS

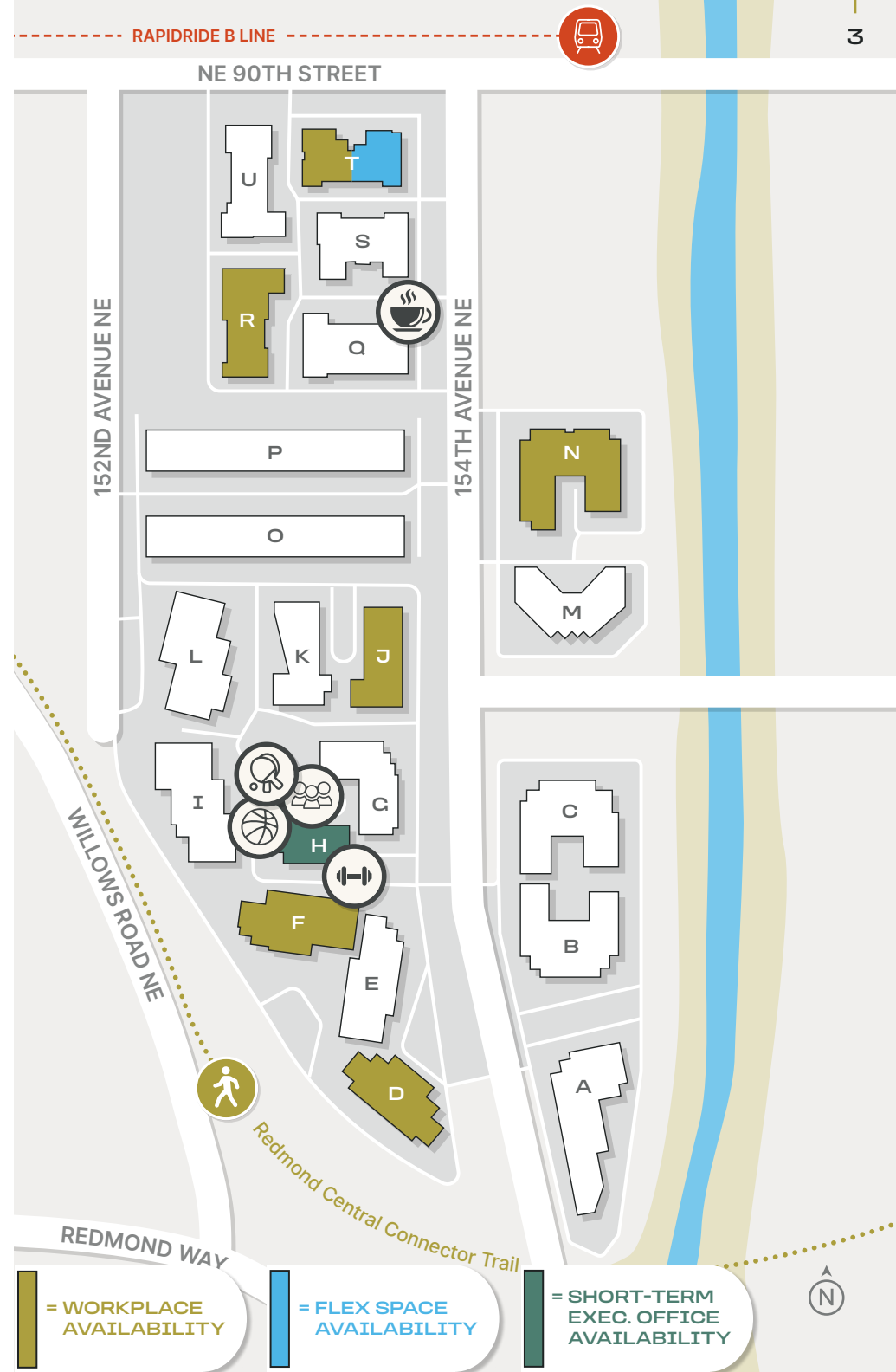
located on-site to Sammamish River Trail, providing jogging and bike trails connecting to Burke-Gilman Trail



From start-ups to enterprise ventures, Westpark welcomes you

CAMPUS AVAILABILITIES

OFFICE		LEASABLE SF
15241 NE 90th Street BUILDING R	Suite 160	1,151 RSF Small office space, 2 private offices, conference/kitchen and internal restrooms.
8561 154th Avenue NE BUILDING J	Suite 210	1,541 RSF Market-ready 2nd floor office space, furniture potentially available.
8345 154th Avenue NE BUILDING F	Suite 160	4,133 RSF 2nd floor office on extensive window line, move-in ready condition.
15365 NE 90th Street BUILDING T	Suite 200	9,239 RSF 2nd floor office on extensive window line, includes small 604 SF warehouse for storage with grade-level loading.
8271 154th Avenue NE BUILDING D	Suites 200/250	22,625 RSF Full floor available, divisible to 7,715 SF and 14,910 SF. Landlord will reconfigure space to suit tenant's needs.
8620 154th Avenue NE BUILDING N	Suite 200	33,700 RSF Full floor, move-in ready with class A tech finishes, mix of open area, conference rooms, private offices, open ceiling, completely remodeled.
SHORT-TERM EXECUTIVE OFFICE SUITES		LEASABLE SF
8441 154th Avenue NE BUILDING H	Suites 201-209	2-6 person suites Fully-furnished shared space with flexible lease terms and fully serviced rates (including utilities). Access to in-building communal meeting spaces, fitness facility with showers and towel service, and coffee service, ready-to-occupy Wi-Fi and phone hook-up.
FLEX/INDUSTRIAL		LEASABLE SF
15365 NE 90th Street BUILDING T	Suite 120	2,051 RSF Total 1,530 RSF Office 521 RSF Warehouse Small office/warehouse space off the lobby, 3 private offices, testing area, warehouse with grade-level loading.



From start-ups to enterprise ventures, Westpark welcomes you

CAMPUS AVAILABILITIES (CONT.)

FLEX/INDUSTRIAL		LEASABLE SF
8561 154th Avenue NE BUILDING J	Suite 130	2,865 RSF Total 1,591 RSF Office 1,275 RSF Warehouse Great small flex space with open office space, kitchen, and warehouse with grade-level loading.
8531 154th Avenue NE BUILDING K	Suite 150	2,886 RSF Total 1,822 RSF Office 1,064 RSF Warehouse 3 private offices, conference room, kitchen, and warehouse with grade loading.
8531 154th Avenue NE BUILDING K	Suite 110	3,557 RSF Total 3,200 RSF Office 357 RSF Warehouse 3 sides of extensive window line on 1st floor, small 357 SF warehouse for additional storage.
15223 NE 90th Street BUILDING U	Suite 140	4,108 RSF Total 2,258 RSF Office 1,850 RSF Warehouse Outstanding small flex space with high-end finishes with 3 private offices, conference room, kitchen, and warehouse with grade loading.
8635 154th Avenue NE BUILDING O	Suite 120	4,931 RSF Total 909 RSF Office 4,022 RSF Warehouse Rare small warehouse with office space, dock- and grade level loading. 24' clear height.
8620 154th Avenue NE BUILDING N	Suite 150	5,360 RSF Total Former commissary kitchen space with existing Type 1 hood and kitchen buildout. Can be converted to flex R&D/Open Office space. Fully conditioned space.
15365 NE 90th Street BUILDING T	Suite 110	7,530 RSF Total 7,177 RSF Office 353 RSF Warehouse R&D/Flex space with small warehouse, grade-level loading, temp controlled R&D area with polished concrete floors. Move-in ready condition.
8620 154th Avenue NE BUILDING N	Suite 105/110	7,708 RSF Total Flex R&D space with dock- and grade-level loading, high-end finishes, and move-in ready condition.



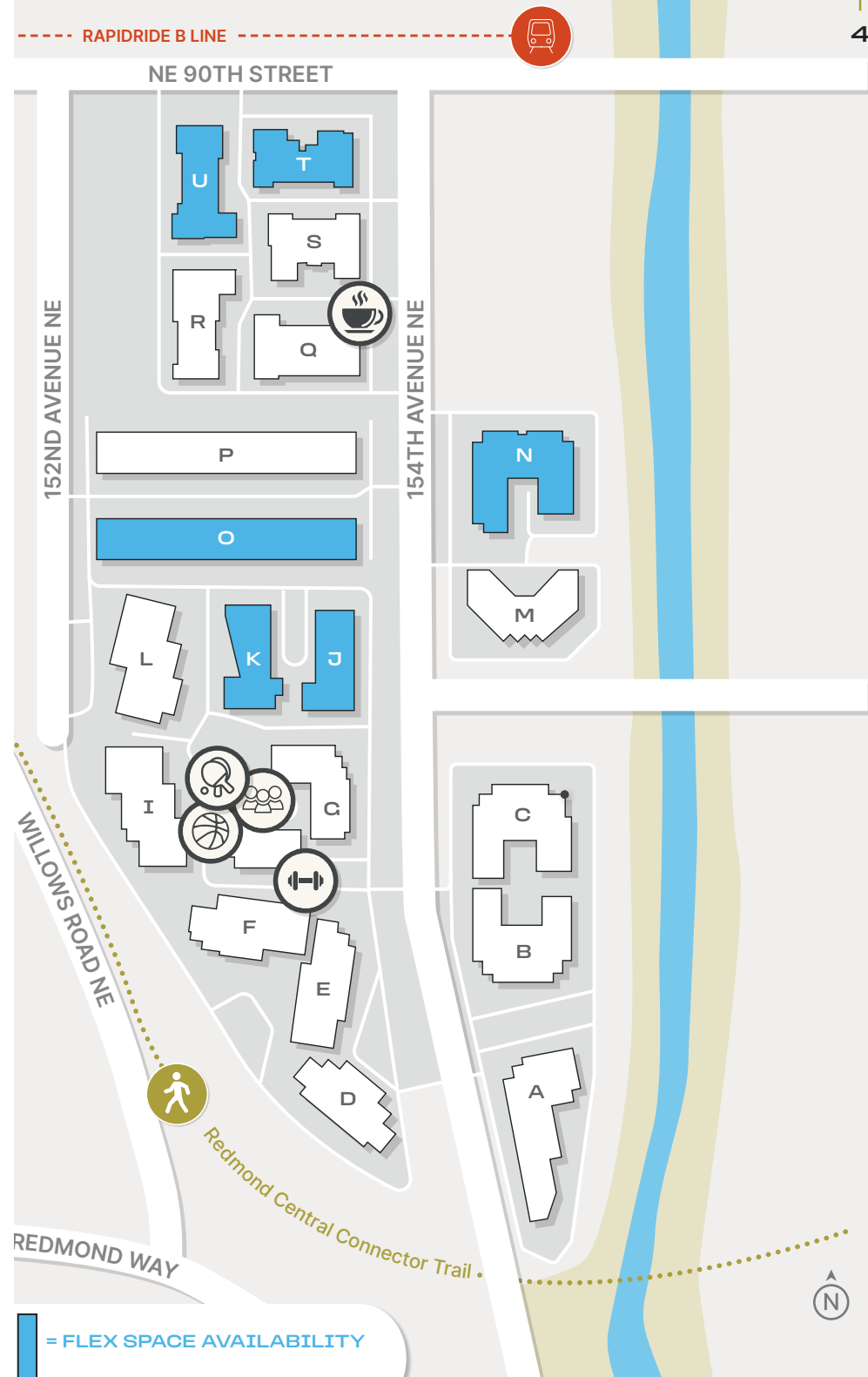
= Dote To-Go



= Westpark Hub/Pavilion



= Westpark Hub/Pavilion



From start-ups to enterprise ventures, Westpark welcomes you

CAMPUS AVAILABILITIES (CONT.)

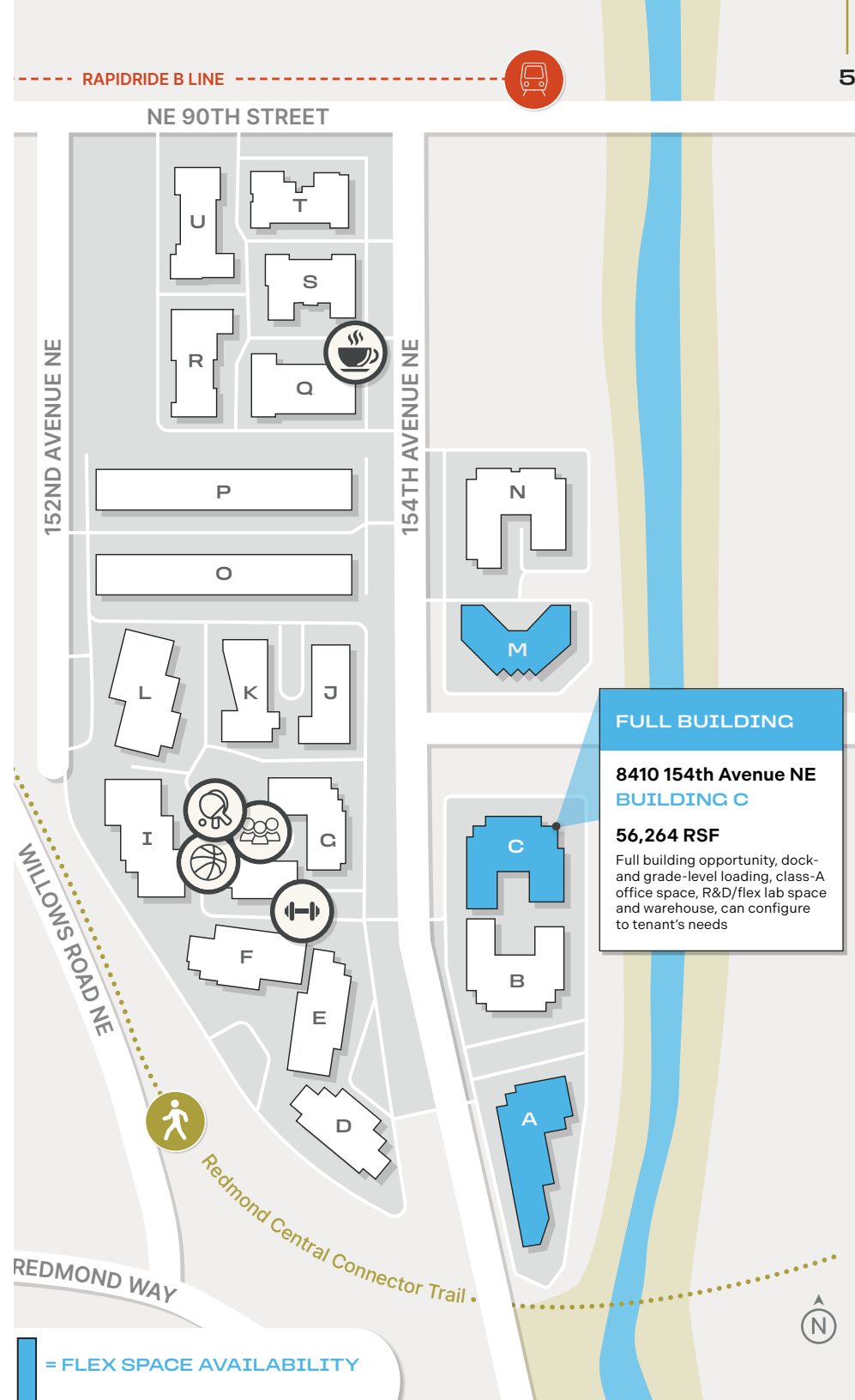
FLEX/INDUSTRIAL		LEASABLE SF
8410 154th Avenue NE BUILDING C	Suite 120	7,756 RSF Total 5,417 RSF Office 2,339 RSF Warehouse Market-ready space, newly built out, extensive window line with 2,339 SF warehouse, 2 grade-level doors and a shared dock door.
8510 154th Avenue NE BUILDING M	Suite 100	11,107 RSF Total Office/R&D/Lab on first floor, high-level finishes, and dock and grade-level loading. Dust collection system, compressed air systems.
8510 154th Avenue NE BUILDING M	Suite 200	21,727 RSF Total Office/Lab on second floor, incredible finishes, furniture available.
8210 154th Avenue NE BUILDING A	Suites 100/230	32,412 RSF Total 16,922 RSF Office 15,490 RSF Warehouse Rare production, R&D and warehousing space. Dock and grade-level loading, 24' clear height, heavy power, flex layout.



= Dote To-Go

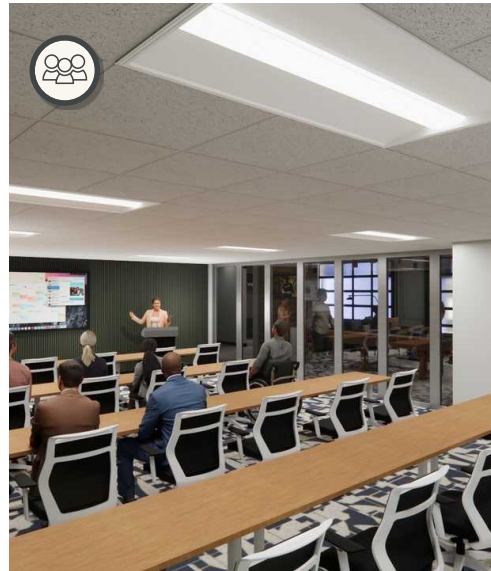


= Westpark Hub/Pavilion



On-site amenities include a full floor mixed-use hub in Building H, featuring five uniquely sized conference rooms equipped with video conferencing technology

There is also an adjoining lounge, private fitness studio with shower rooms and towel service, basketball, and a shaded outdoor pavilion. Fully furnished executive office space available to lease on short or long-term basis.



PLANNED INTERIOR REFRESH ON THE BOARDS*

*design subject to evolution



Across the campus, local favorite **NOTE** TO-GO offers an all-day mobile app ordering and pickup service within our newest shared space, Westpark Social, located in Building Q.



ORDER AHEAD

Amenity-rich from the inside out,
explore nearby conveniences
within a short commute

REDMOND

Westpark

WITHIN A
5-MILE DRIVE

30⁺

DINING OPTIONS

20⁺

BANKS &
SERVICES

20⁺

NEIGHBORING
RETAILERS

REDMOND CENTER

Trader Joe's	QFC
Starbucks	Staples
MultiCare Indigo	Snapdoodle Toys
Urgent Care	& Games Redmond

BELLA BOTTEGA SHOPS

Regal Cinemas	QFC
CVS	Mud Bay
Panda Express	Evergreen Health
MOD Pizza	Emergency Dept

BEAR CREEK VILLAGE

Safeway	MOD Pizza
Starbucks	Panera Bread
DSW	Five Guys
Ulta	Ross Dress For Less
Taco Time	O'Reilly Auto Parts

REDMOND TOWN CENTER

GAP	Soma
EVEREVE	Daiso
Chico's	Starbucks
Brick & Mortar	Bath & Body
Books	Works
Orange Theory	White House
Fitness	Black Market

Dote To-Go

Jimmy John's

Wendy's

KFC

Evergreen Healthcare

Salt & Straw

McDonalds

H Mart

Petco

Red Robin

24 Hour Fitness

World Market

Whole Foods

Kohl's

Target

Discount Tire

Home Depot

202

520

202

520



MARYMOOR PARK

NE 90TH ST

154TH AVE NE

164TH AVE NE

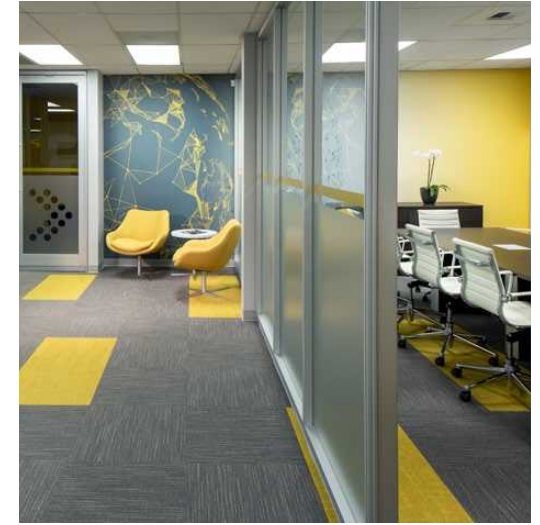
LEARY WAY

REDMOND WAY

From move-in ready spaces to dynamic second-gen builds, define your next office chapter here.

See some of our exemplary tenant build outs.

Actual space availability and interior conditions may vary.



westparkredmond.com



JASON BLOOM

425.450.1102

jason.bloom@kidder.com

UPDATED 05.2026

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

