

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.

☕ = Dote To-Go | 🧑‍🤝‍🧑 = Westpark Hub/Pavilion



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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

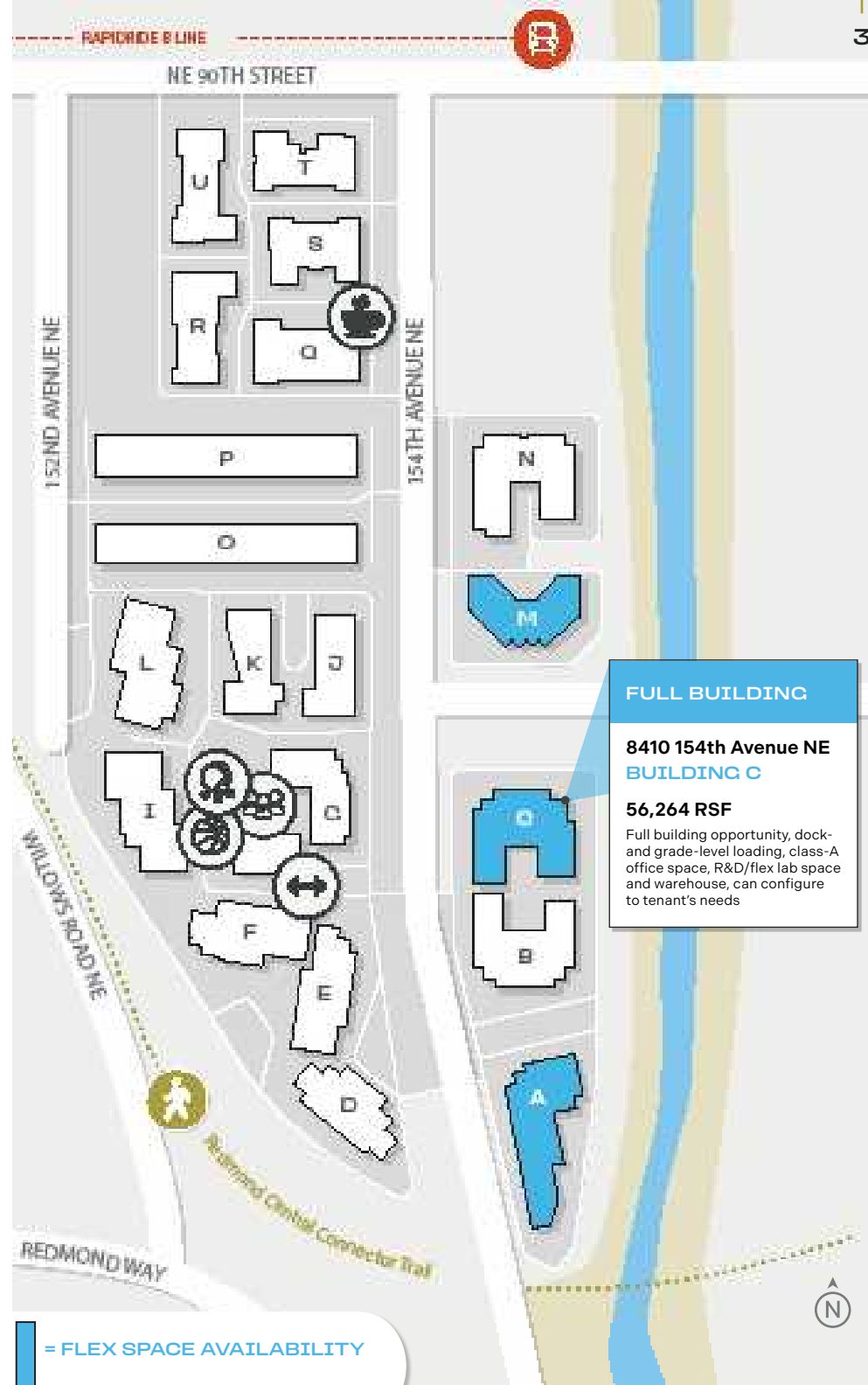


= FLEX SPACE AVAILABILITY

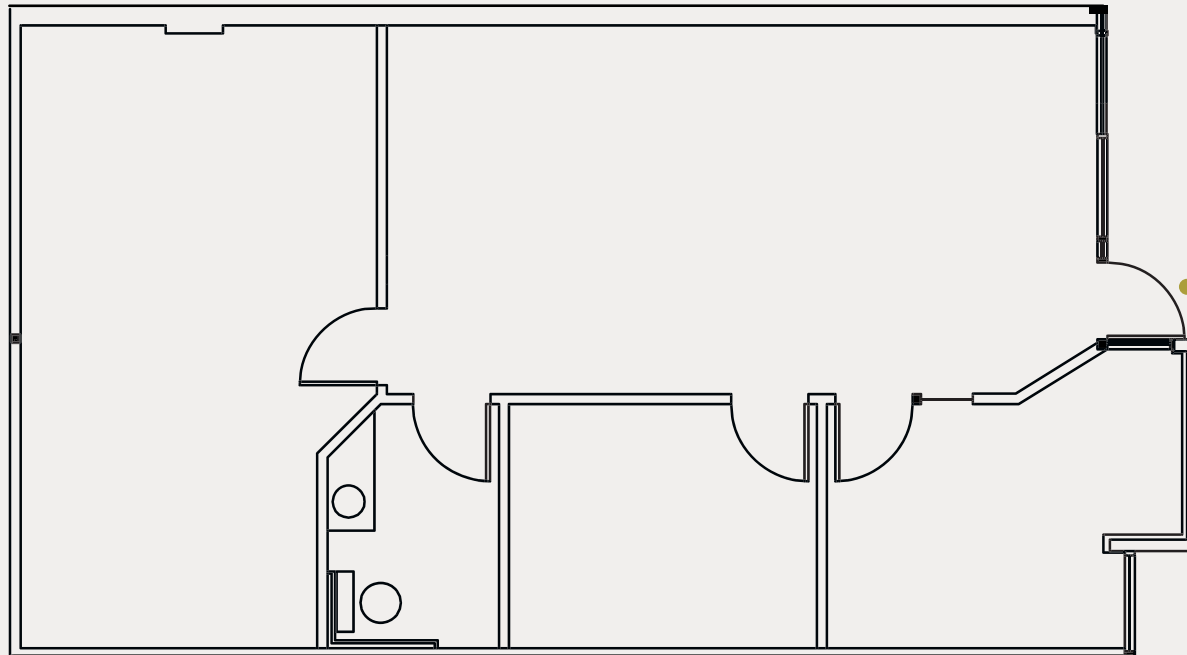
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CAMPUS AVAILABILITIES (CONT.)

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.

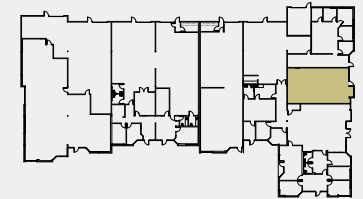


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PRIMARY ENTRANCE

KEY PLANS



JASON BLOOM

425.450.1102 | jason.bloom@kidder.com | westparkredmond.com

DRAWING NOT TO SCALE

As-built subject to field verification

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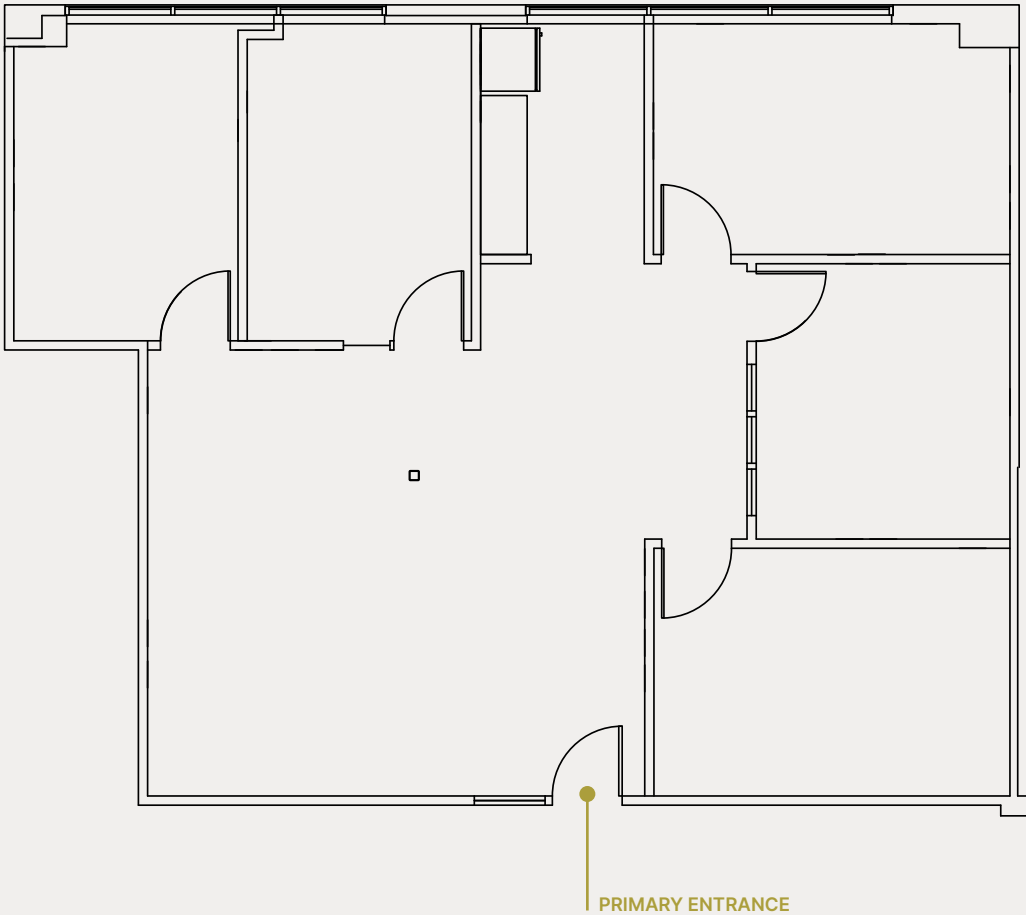
Westpark

BUILDING J

8561 154th Avenue NE
Redmond, WA

BUILD OUT NOTES:
Market-ready 2nd floor office space,
furniture potentially available.

Suite 210
1,541 RSF



KEY PLANS



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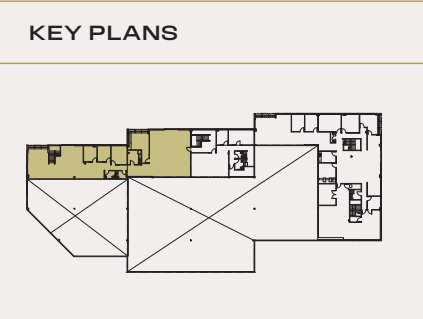
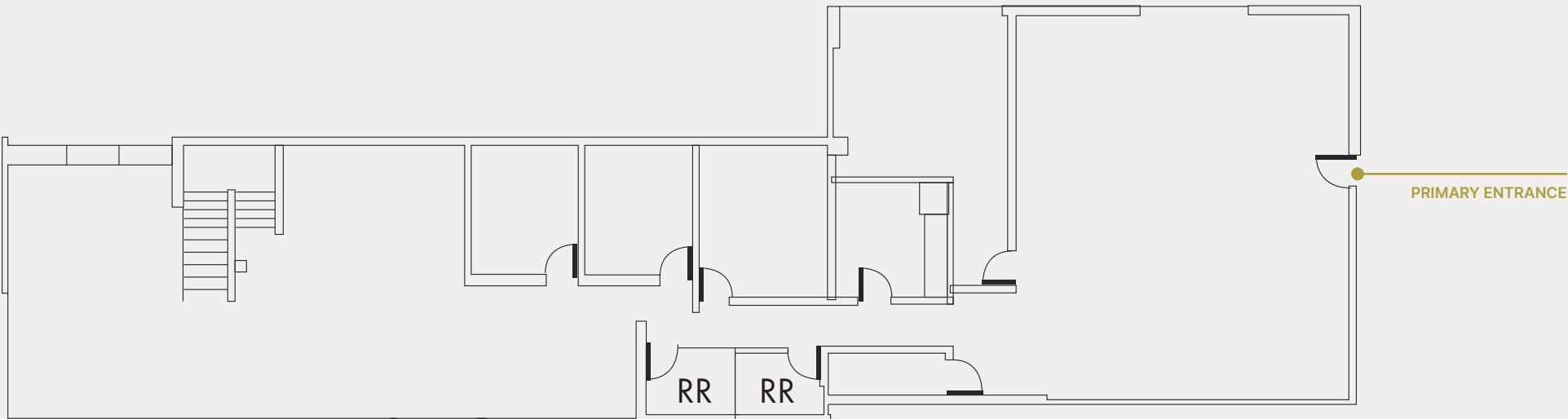
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BUILDING F

8345 154th Avenue NE
Redmond, WA

BUILD OUT NOTES:
2nd floor office on extensive window line,
move-in ready condition.

Suite 160
4,133 RSF



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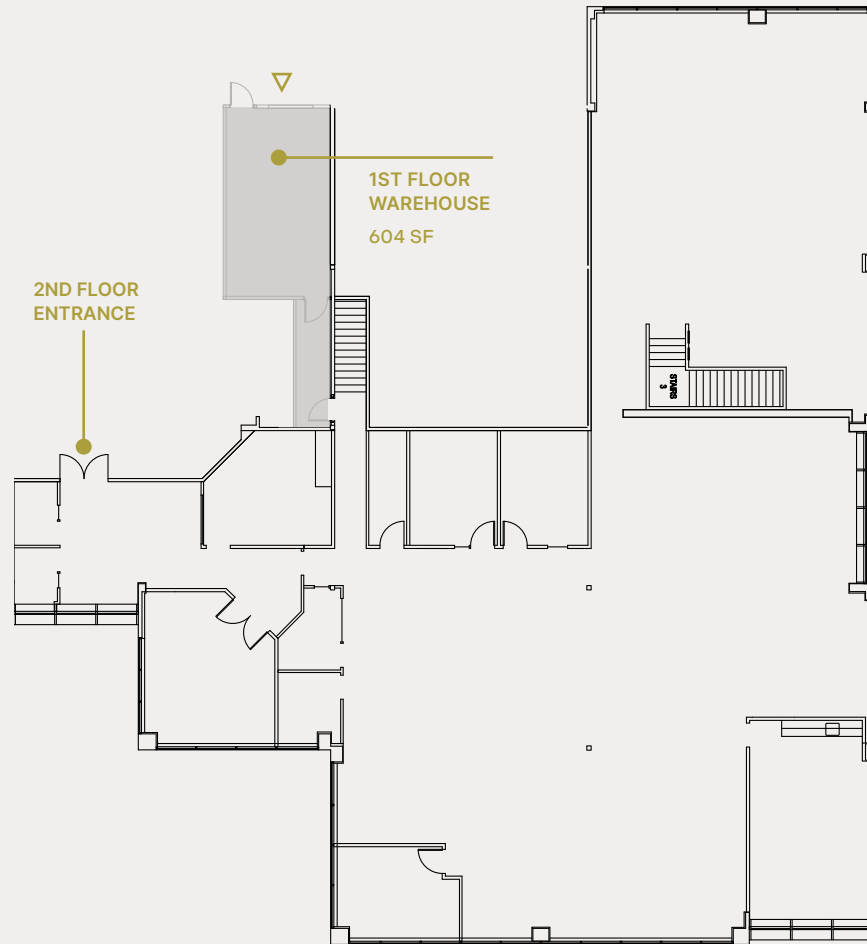
Westpark

BUILDING T

15365 NE 90th Street
Redmond, WA

BUILD OUT NOTES:
2nd floor office on extensive window line,
includes small 604 RSF warehouse for
storage with grade-level loading.

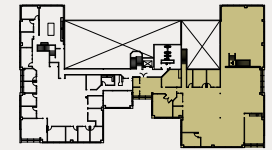
Suite 200
9,239 RSF



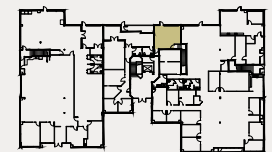
△ GRADE LEVEL

KEY PLANS

2ND FLOOR



1ST FLOOR



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BUILDING D

8271 154th Avenue NE
Redmond, WA

BUILD OUT NOTES:

Full floor available, divisible to 7,715 RSF
and 14,910 RSF. Landlord will reconfigure
space to suit tenant's needs.

Suites
200/205
22,625 RSF



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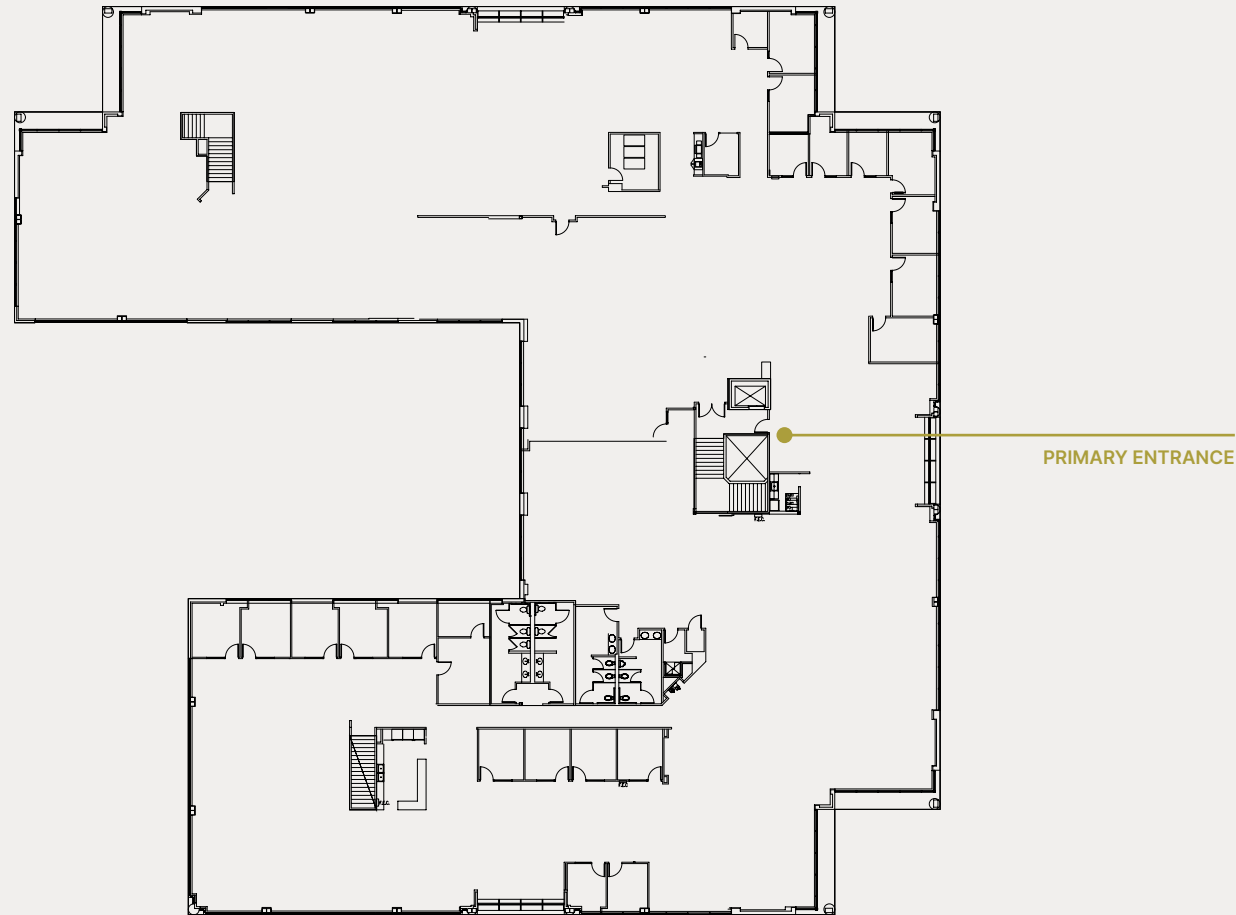
BUILDING N

8620 154th Avenue NE
Redmond, WA

BUILD OUT NOTES:

Full floor, move-in ready with class A tech finishes, mix of open area, conference rooms, private offices, open ceiling, completely remodeled.

Suite 200
33,700 RSF



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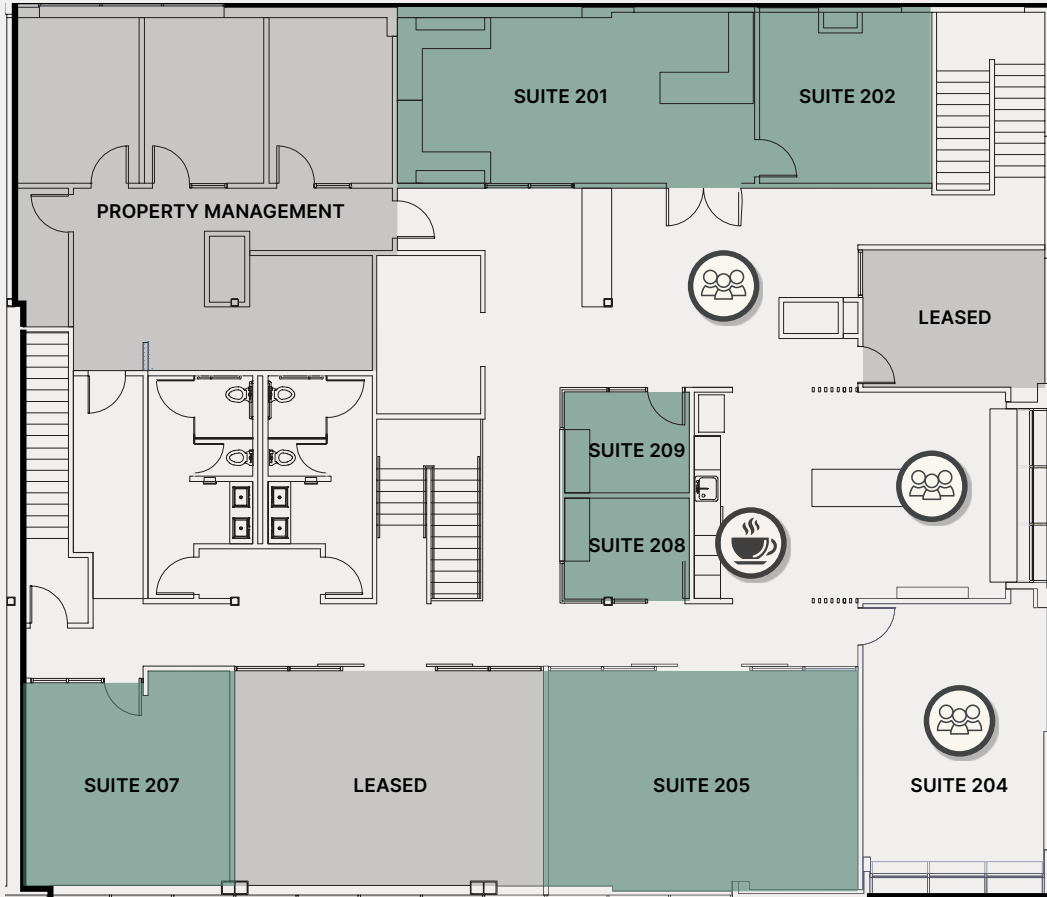
BUILDING H

8441 154th Avenue NE
Redmond, WA

BUILD OUT NOTES:
Fully-furnished shared space with flexible lease terms and fully serviced rates (including utilities).

Suites 201/209

2-6 person
Short-Term Suites



NOTES:
Access to in-building communal meeting spaces, fitness facility with showers and towel service, and coffee service, ready-to-occupy WiFi and phone hook-up.

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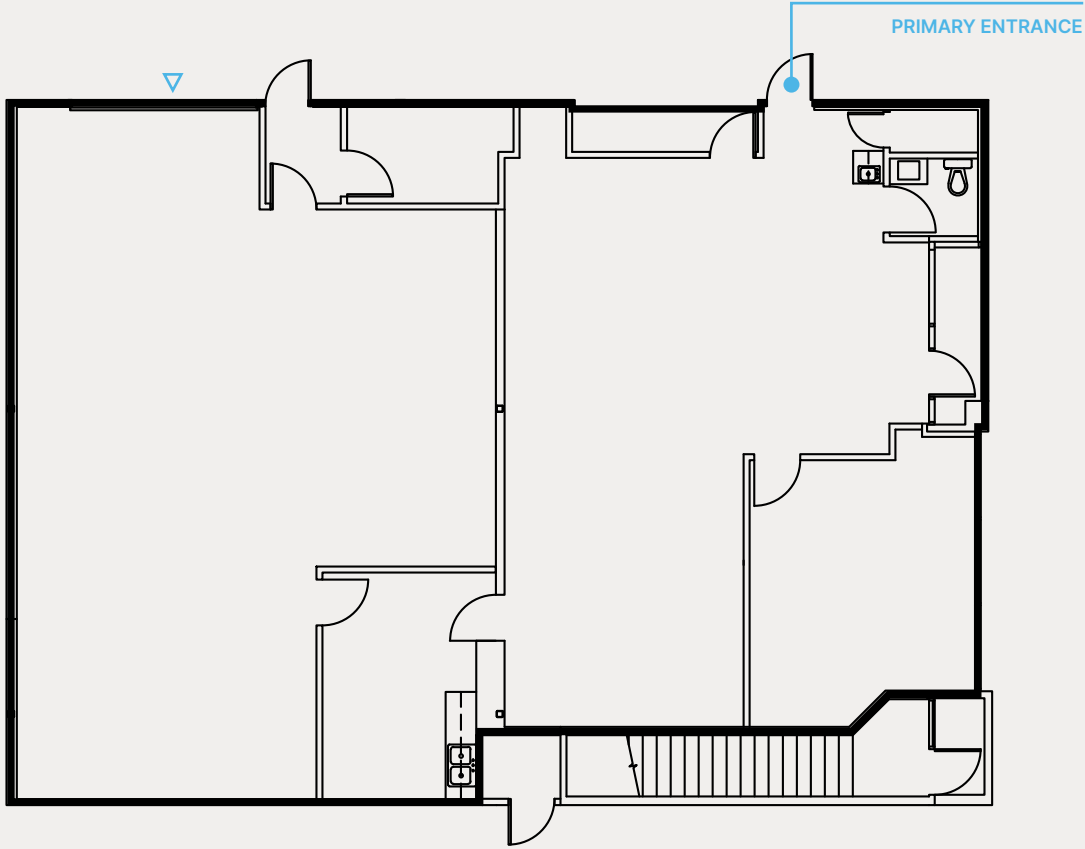
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BUILDING J

8561 154th Avenue NE
Redmond, WA

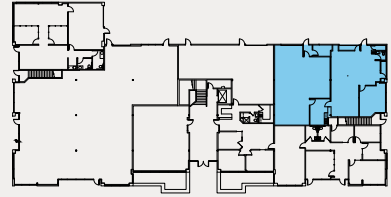
BUILD OUT NOTES:
Great small flex space with open office space, kitchen, and warehouse with grade-level loading.

Suite 130
2,865 RSF



1,591 RSF OFFICE
1,275 RSF WAREHOUSE
▲ GRADE LEVEL

KEY PLANS



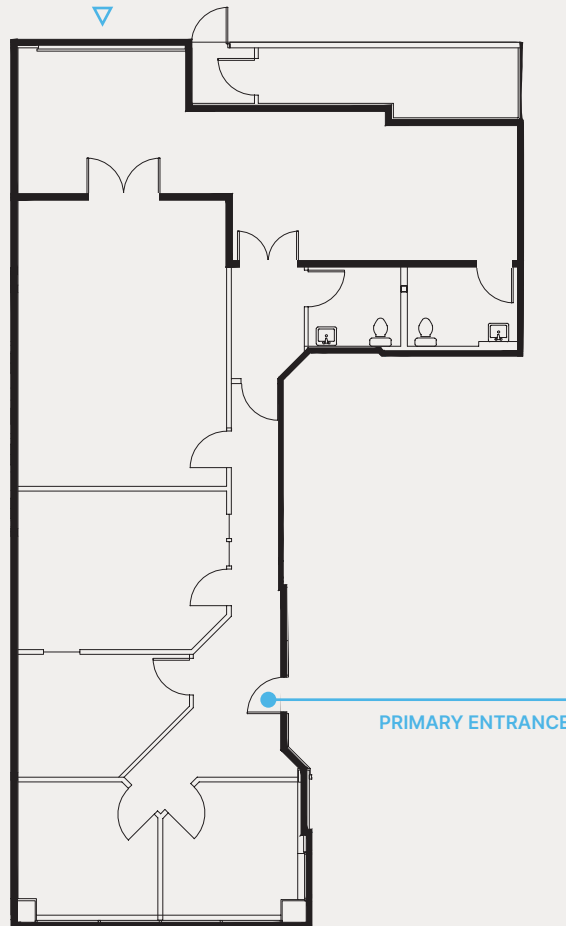
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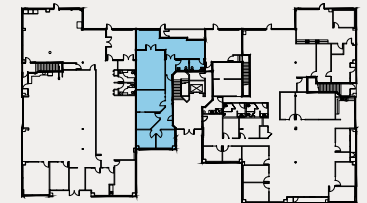
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1,530 RSF OFFICE
521 RSF WAREHOUSE
▲ GRADE LEVEL

KEY PLANS



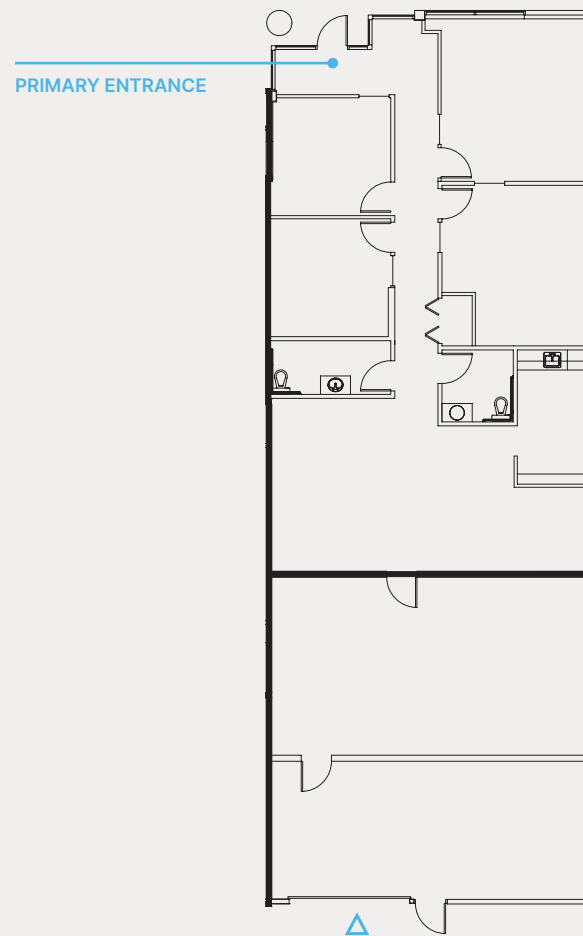
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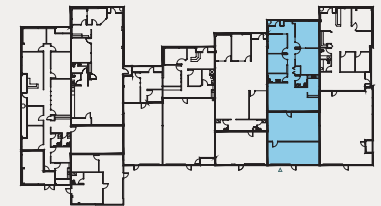
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1,822 RSF OFFICE
1,064 RSF WAREHOUSE
▲ GRADE LEVEL

KEY PLANS



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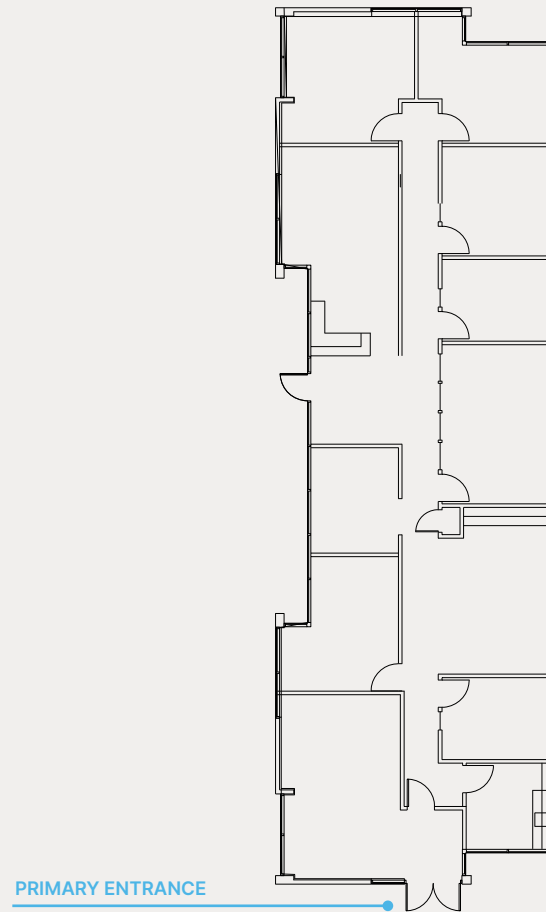
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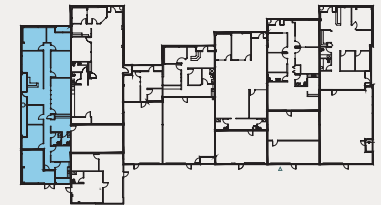
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3,200 RSF OFFICE
357 RSF WAREHOUSE



KEY PLANS



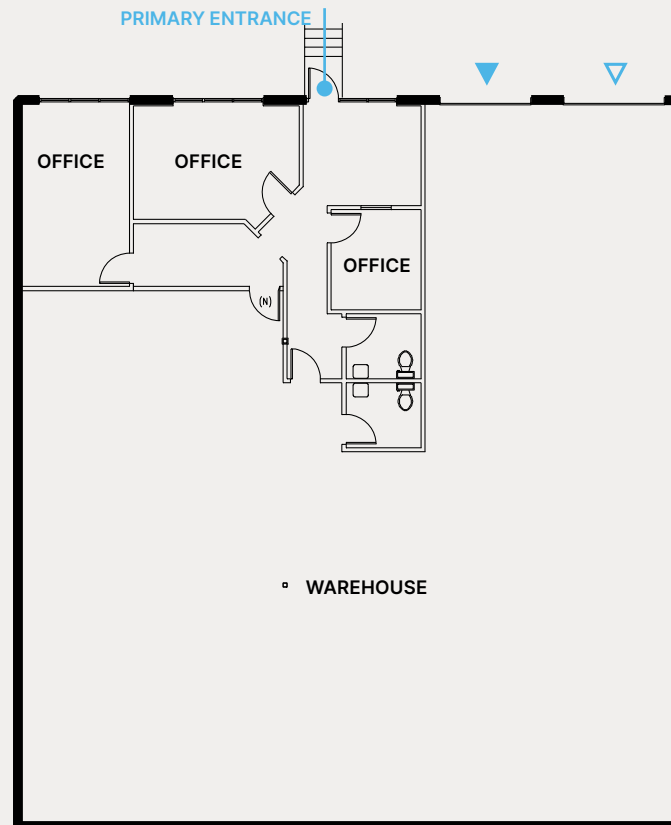
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909 RSF OFFICE
4,022 RSF WAREHOUSE
△ GRADE LEVEL
▲ DOCK LEVEL

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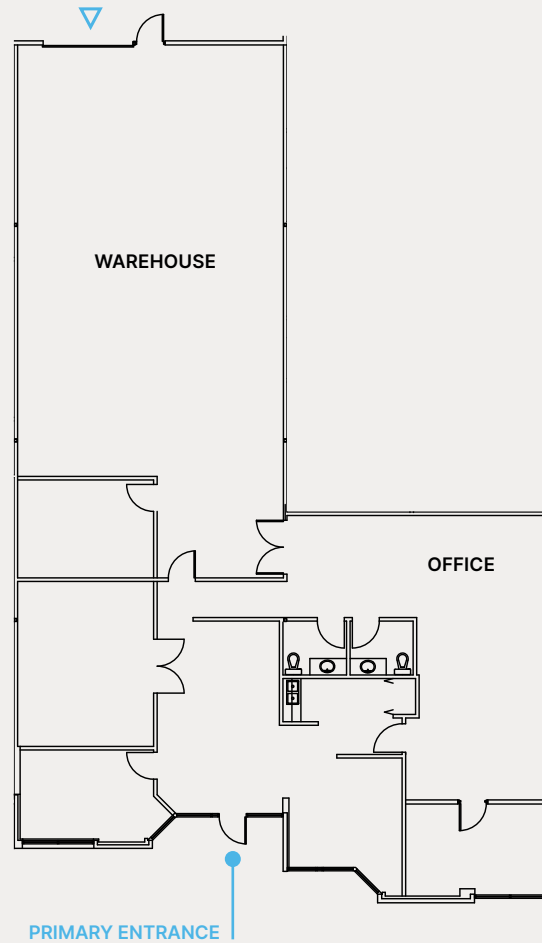
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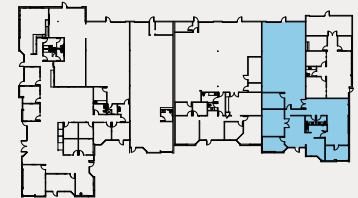
BUILD OUT NOTES:

Outstanding small flex space with high-end finishes with 3 private offices, conference room, kitchen, and warehouse with grade-level loading.

2,258 RSF OFFICE
1,850 RSF WAREHOUSE
▲ GRADE LEVEL



KEY PLANS



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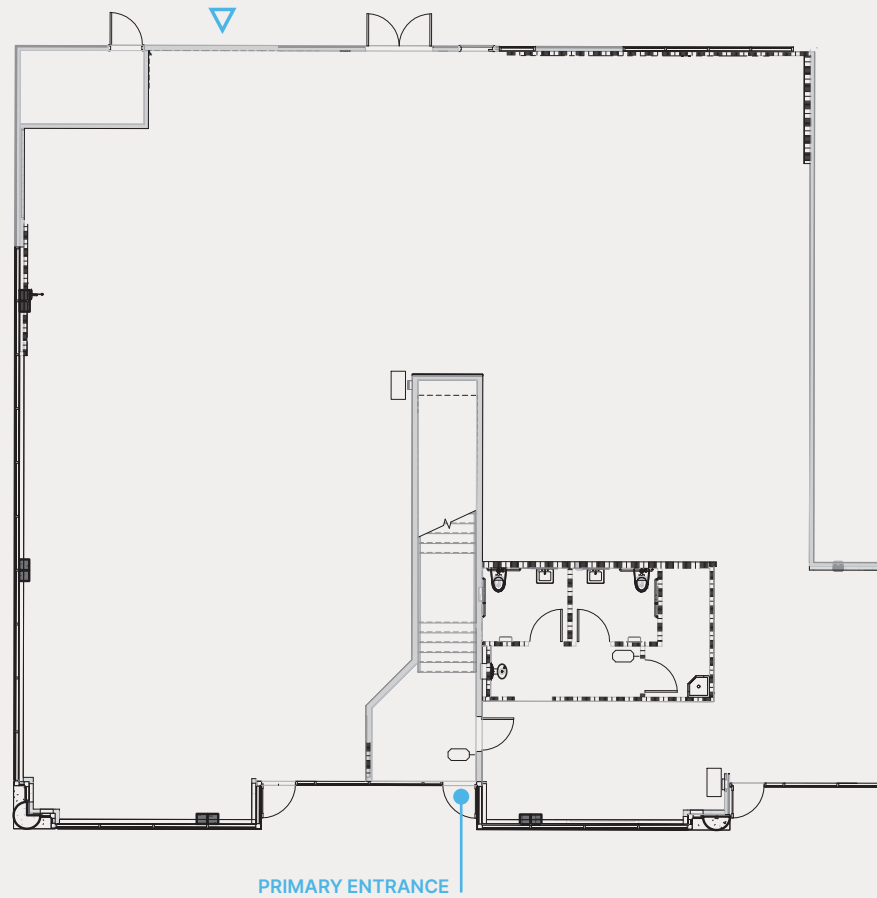
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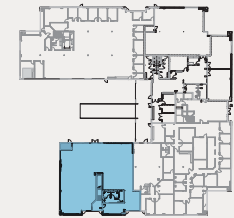
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▲ GRADE LEVEL



KEY PLANS



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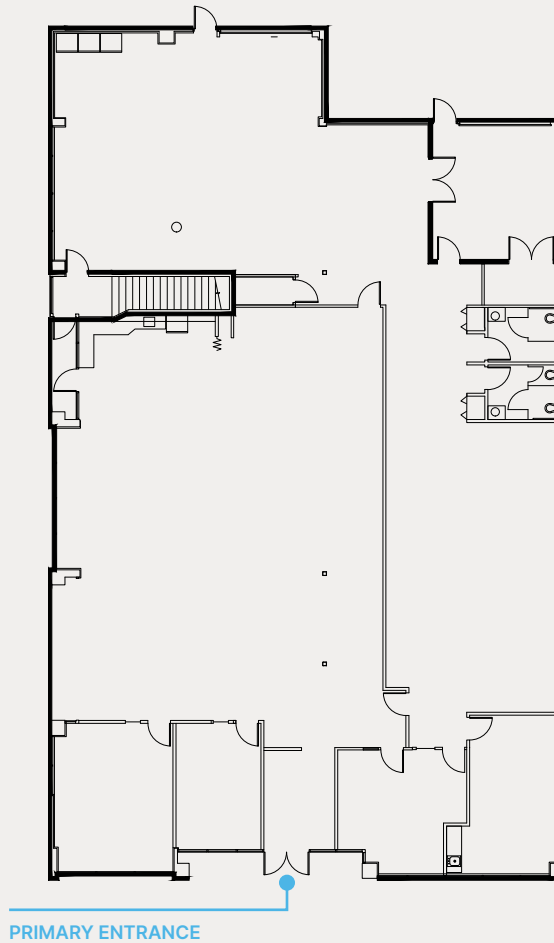
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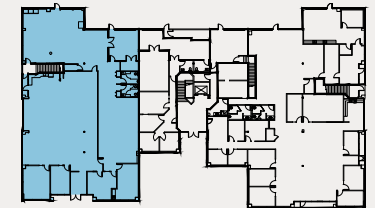
BUILD OUT NOTES:

R&D/Flex space with small warehouse,
grade-level loading, temp controlled R&D
area with polished concrete floors. Move-in
ready condition.

7,177 RSF OFFICE
353 RSF WAREHOUSE



KEY PLANS



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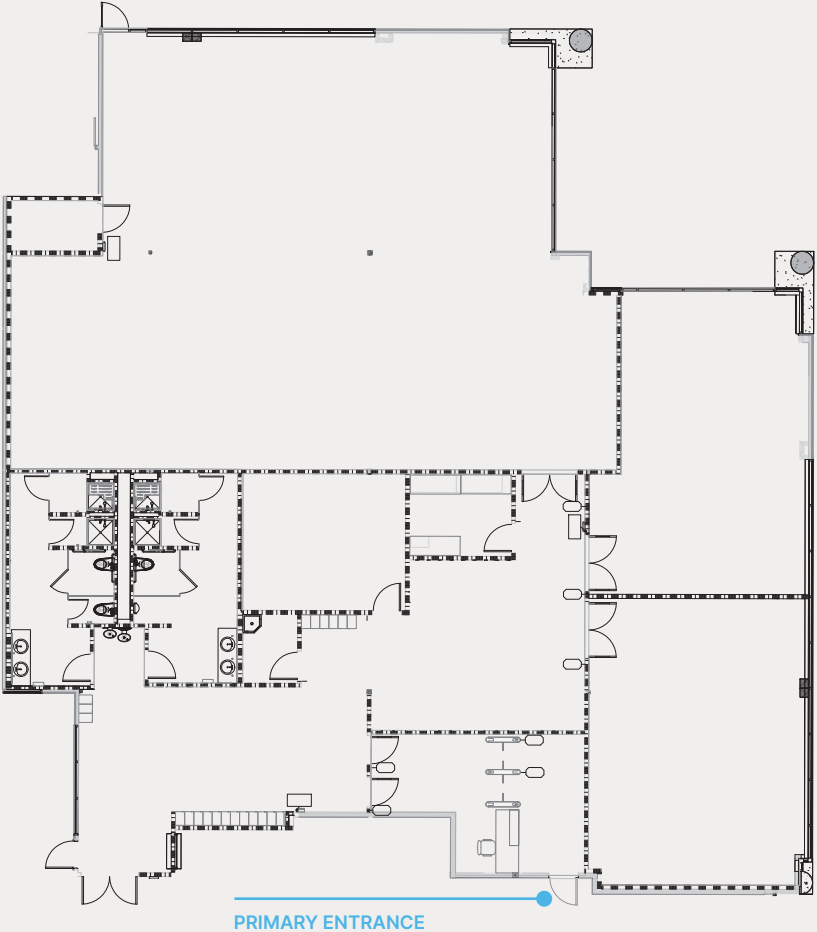
Westpark

BUILDING N

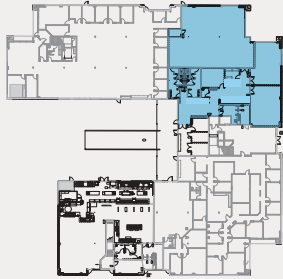
8620 154th Avenue NE
Redmond, WA

BUILD OUT NOTES:
Flex R&D space with dock & grade-level loading, high-end finishes, and move-in ready condition.

Suites
105/110
7,708 RSF



KEY PLANS

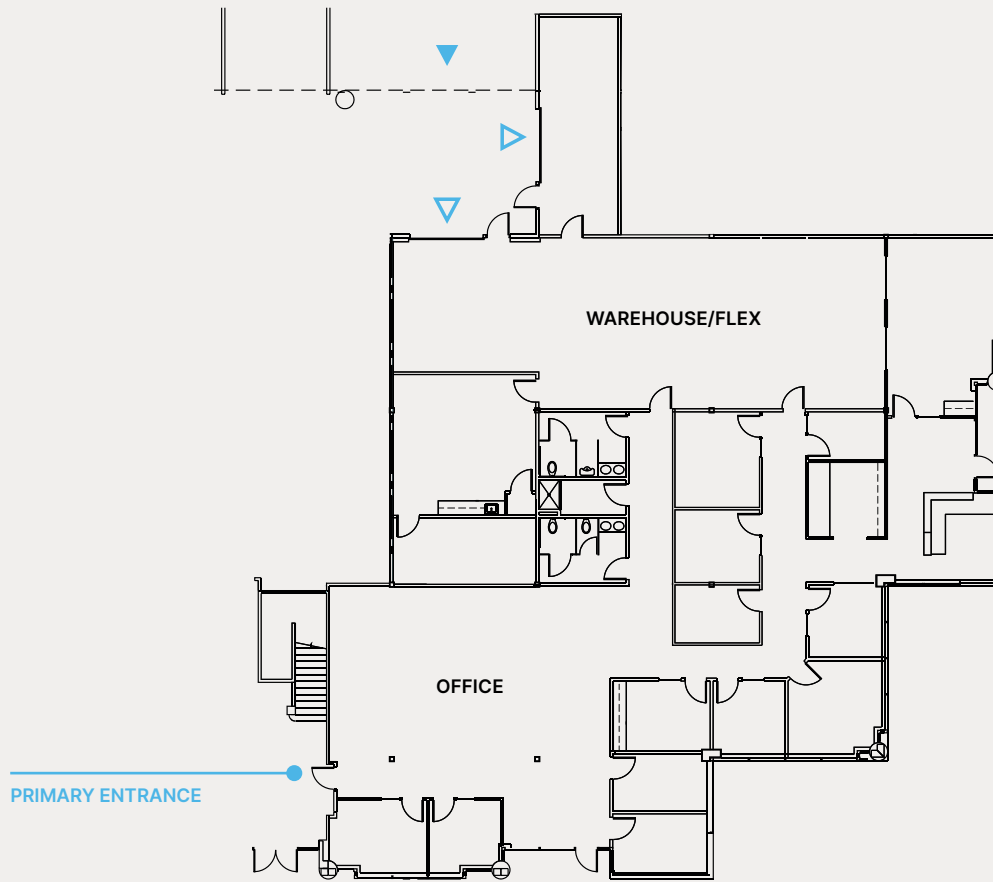


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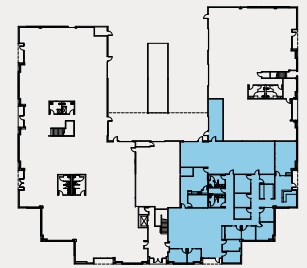




5,417 RSF OFFICE
2,339 RSF WAREHOUSE

- ▲ GRADE LEVEL
- ▲ DOCK HIGH

KEY PLANS



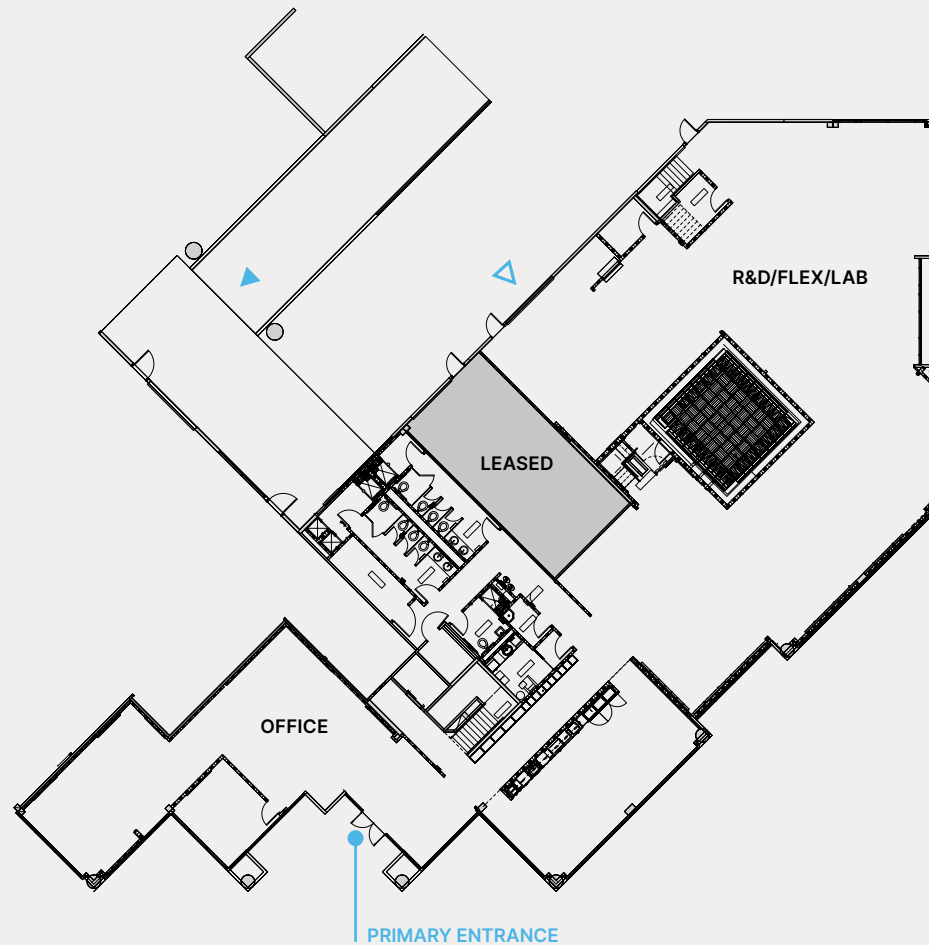
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△ GRADE LEVEL
▲ DOCK HIGH

KEY PLANS



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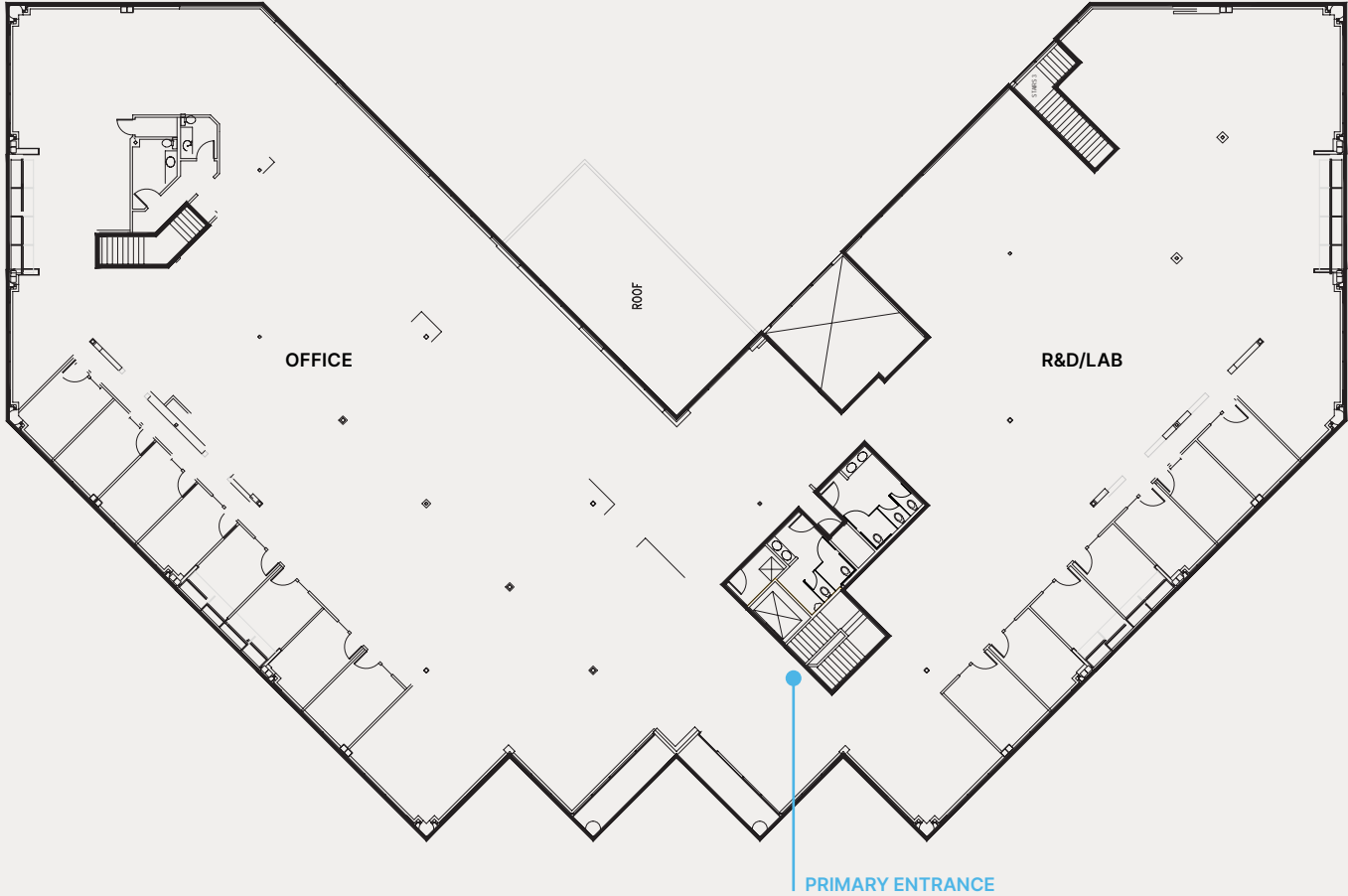
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BUILDING M

8510 154th Avenue NE
Redmond, WA

BUILD OUT NOTES:
Office/Lab on second floor, incredible
finishes, furniture available.

Suite 200
21,727 RSF



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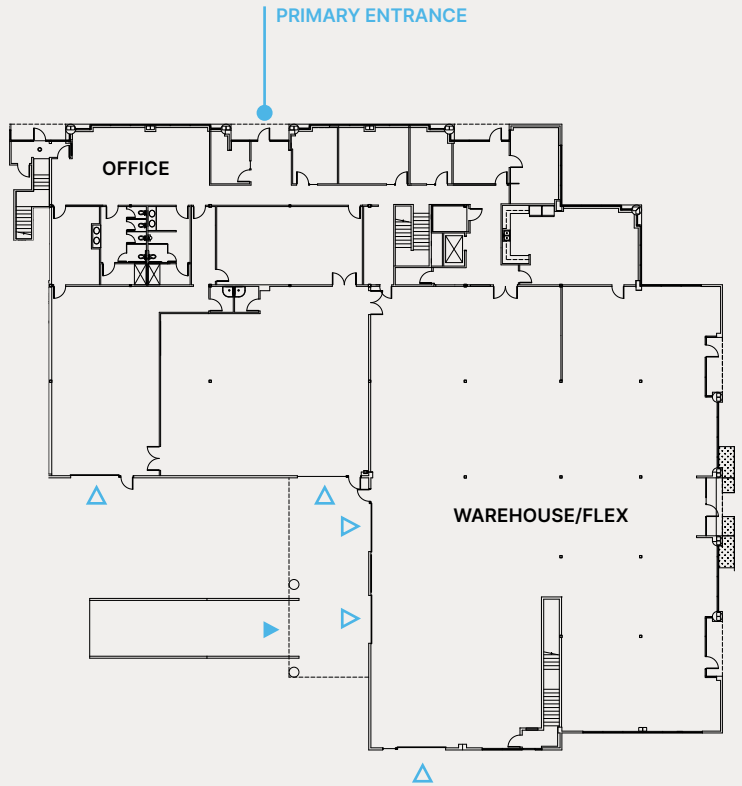
Westpark

BUILDING A

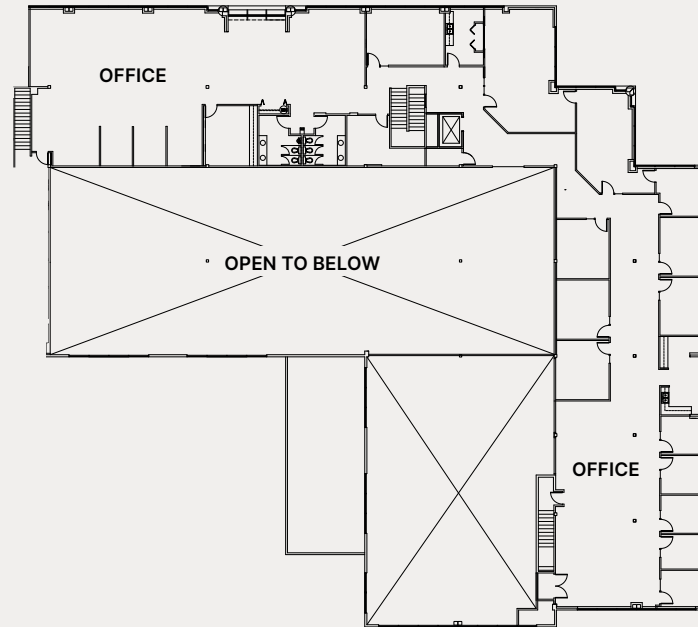
8210 154th Avenue NE
Redmond, WA

BUILD OUT NOTES:
Rare production, R&D and warehousing space. Dock- and grade-level loading, 24' clear height, heavy power, flex layout.

Suites
100/230
32,412 RSF



1ST FLOOR | SUITE 100

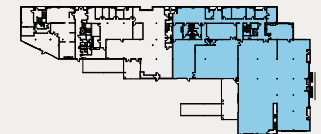


2ND FLOOR | SUITE 230

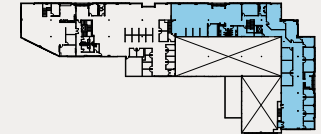
16,922 RSF OFFICE
15,490 RSF WAREHOUSE
▲ GRADE LEVEL
▲ DOCK HIGH

KEY PLANS

1ST FLOOR



2ND FLOOR



JASON BLOOM

425.450.1102 | jason.bloom@kidder.com | westparkredmond.com

DRAWING NOT TO SCALE

As-built subject to field verification

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Westpark

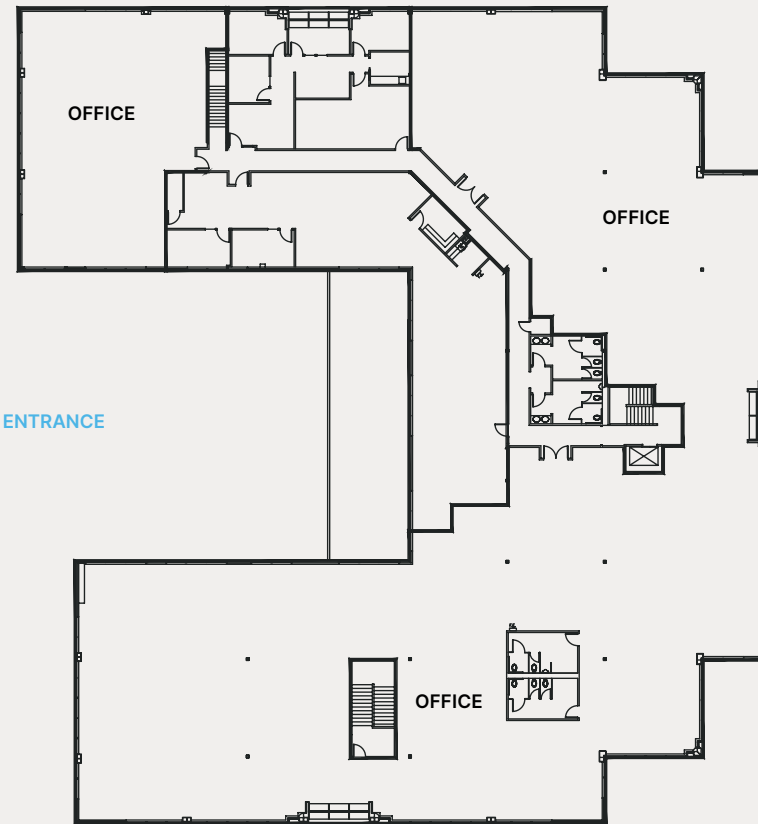
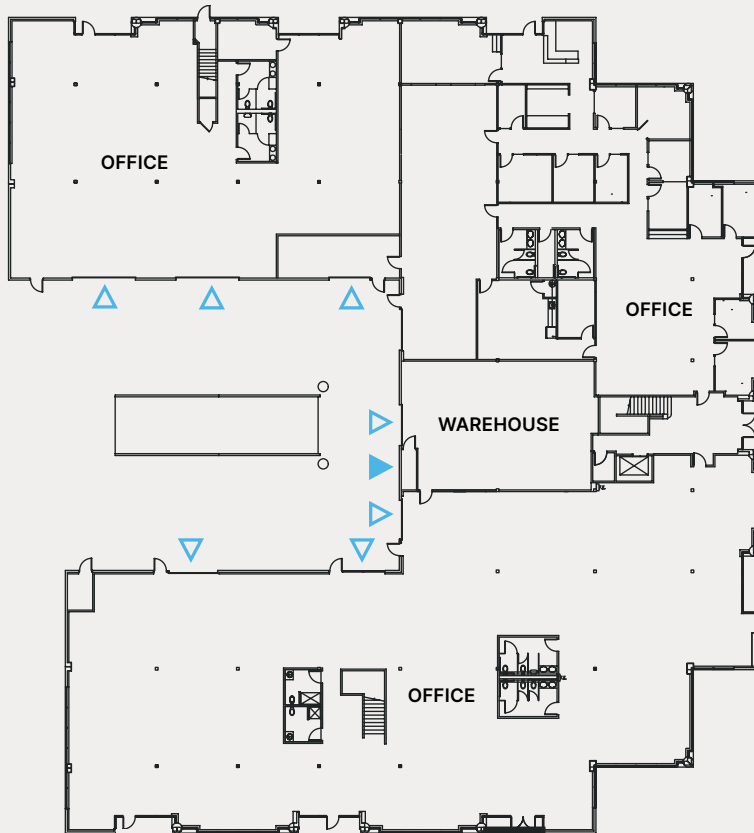
BUILDING C

8410 154th Avenue NE
Redmond, WA

BUILD OUT NOTES:

Rare stand-alone buildings with high-end finishes, read to configure to tenant's needs. Existing mix of open-to-ceiling office finishes, R&D/Lab space, and warehouse space with dock- and grade-level loading.

Full Building
56,264 RSF



▲ GRADE LEVEL
▲ DOCK HIGH

1ST FLOOR

2ND FLOOR | SUITE 230

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