Westpark

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

Kidder Mathews

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

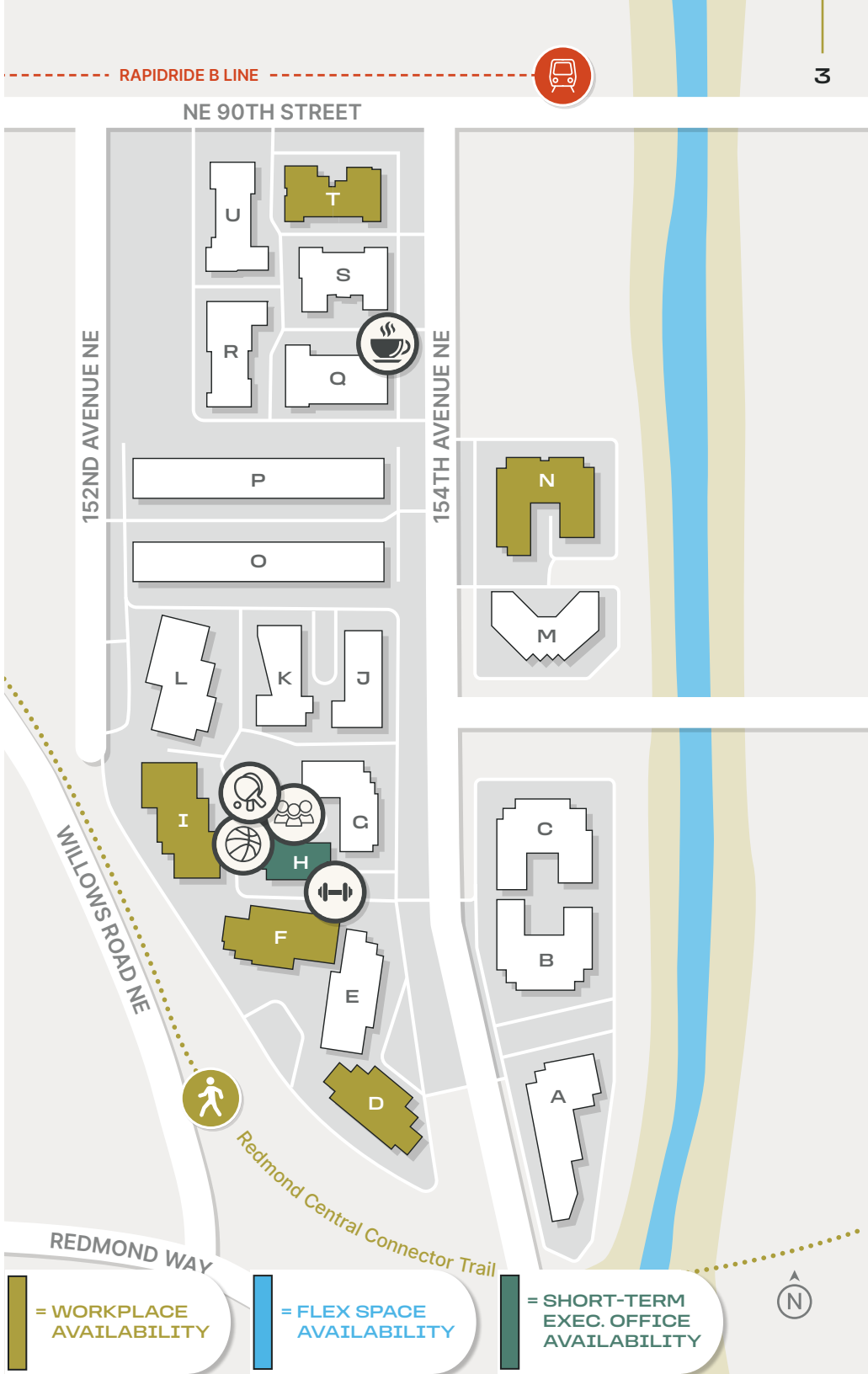
TRAIL ACCESS
located on-site to Sammamish River Trail, providing jogging and bike trails connecting to Burke-Gilman Trail

From start-ups to enterprise ventures, Westpark welcomes you

CAMPUS AVAILABILITIES

OFFICE		LEASABLE SF
8415 154th Avenue NE BUILDING I	Suite 210	**2,231 RSF** Extensive window line, multiple private offices.
8345 154th Avenue NE BUILDING F	Suite 160	**4,133 RSF** 2nd floor office on extensive window line, move-in ready condition.
8271 154th Avenue NE BUILDING D	Suite 200	**7,715 RSF** Full floor available, divisible to 7,715 SF and 14,910 SF. Landlord will reconfigure space to suit tenant's needs.
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	Suite 250	**14,910 RSF** Full floor available, divisible to 7,715 SF and 14,910 SF. Landlord will reconfigure space to suit tenant's needs.
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.

= Dote To-Go | = Westpark Hub/Pavilion



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CAMPUS AVAILABILITIES (CONT.)

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.
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 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.
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	Suites 105/110	**7,708 RSF Total** Flex R&D space with dock- and grade-level loading, high-end finishes, and move-in ready condition.

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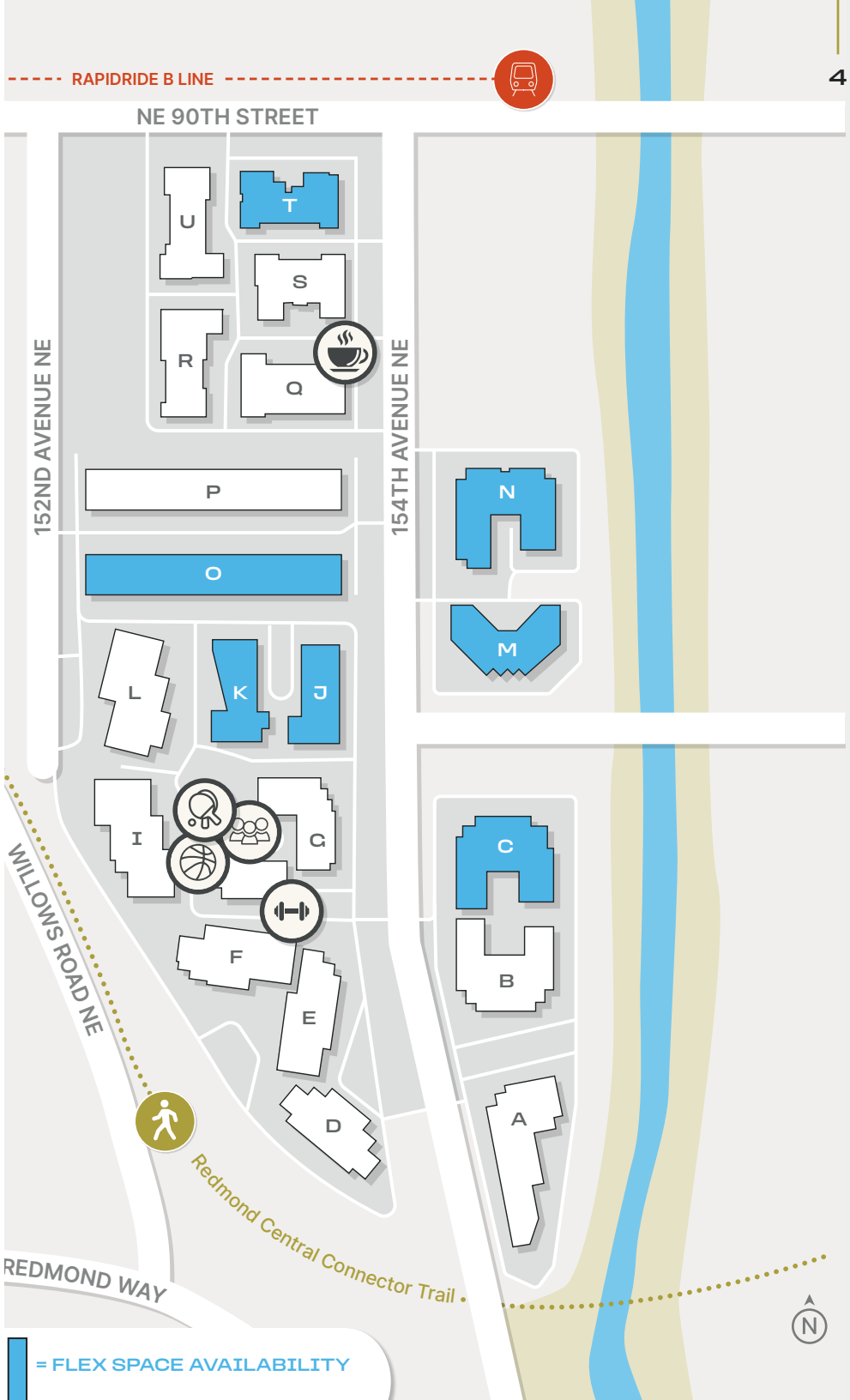

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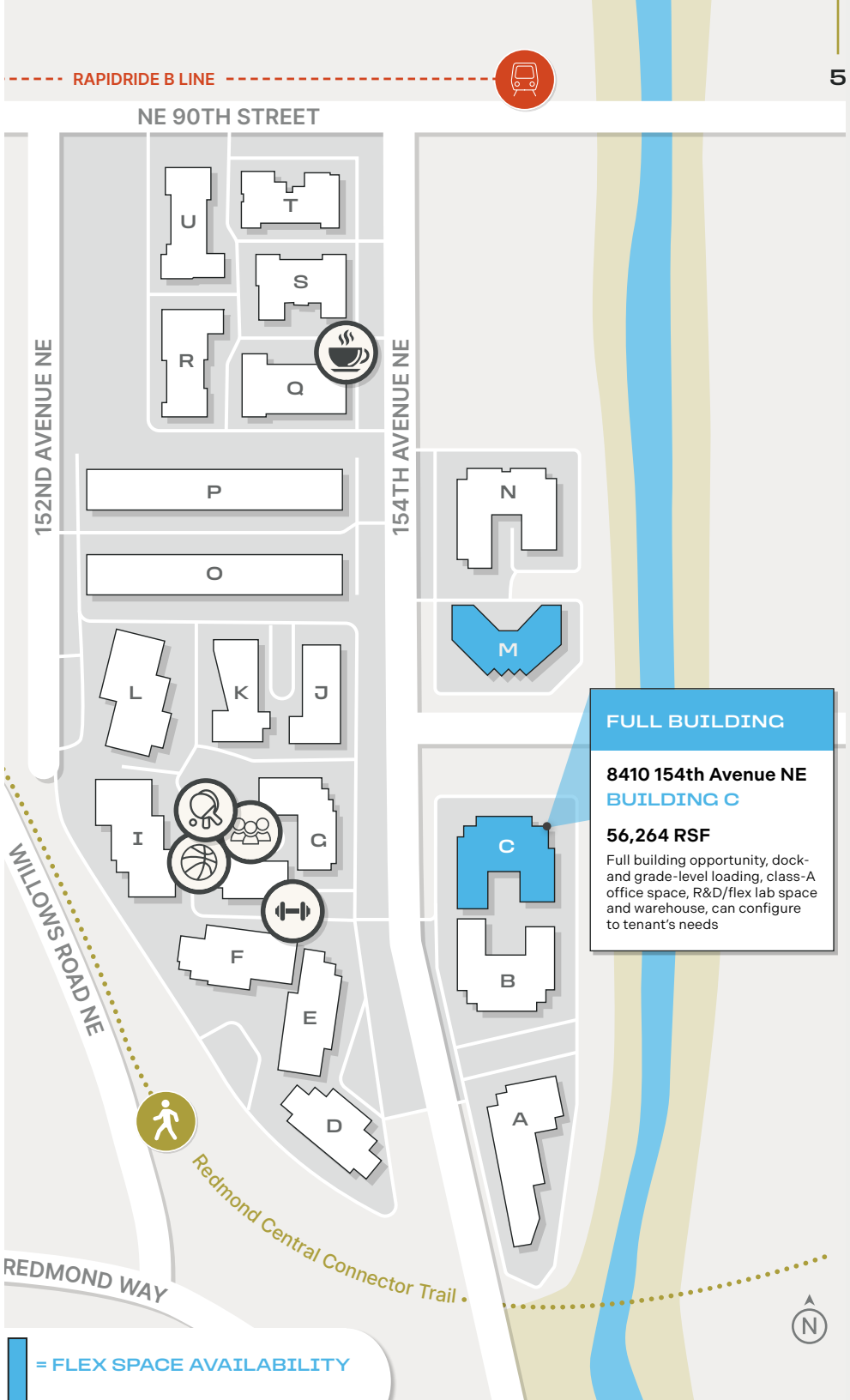
CAMPUS AVAILABILITIES (CONT.)

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.

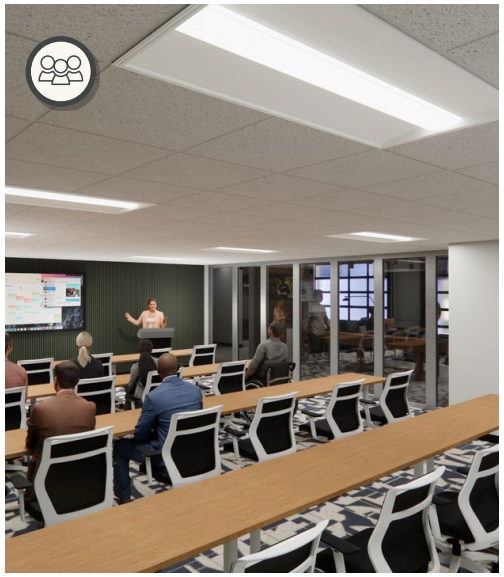


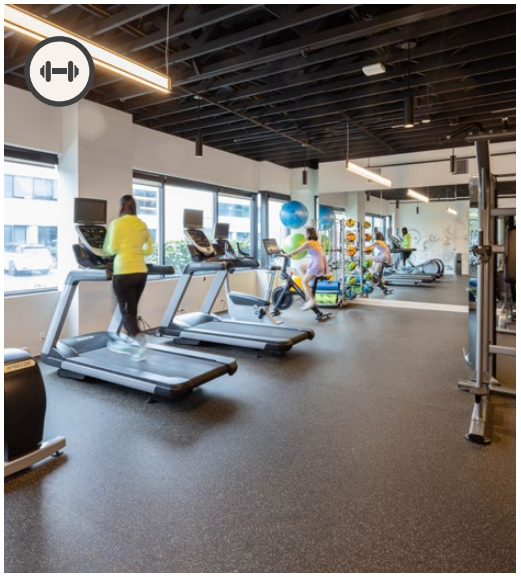
= Dote To-Go

= 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

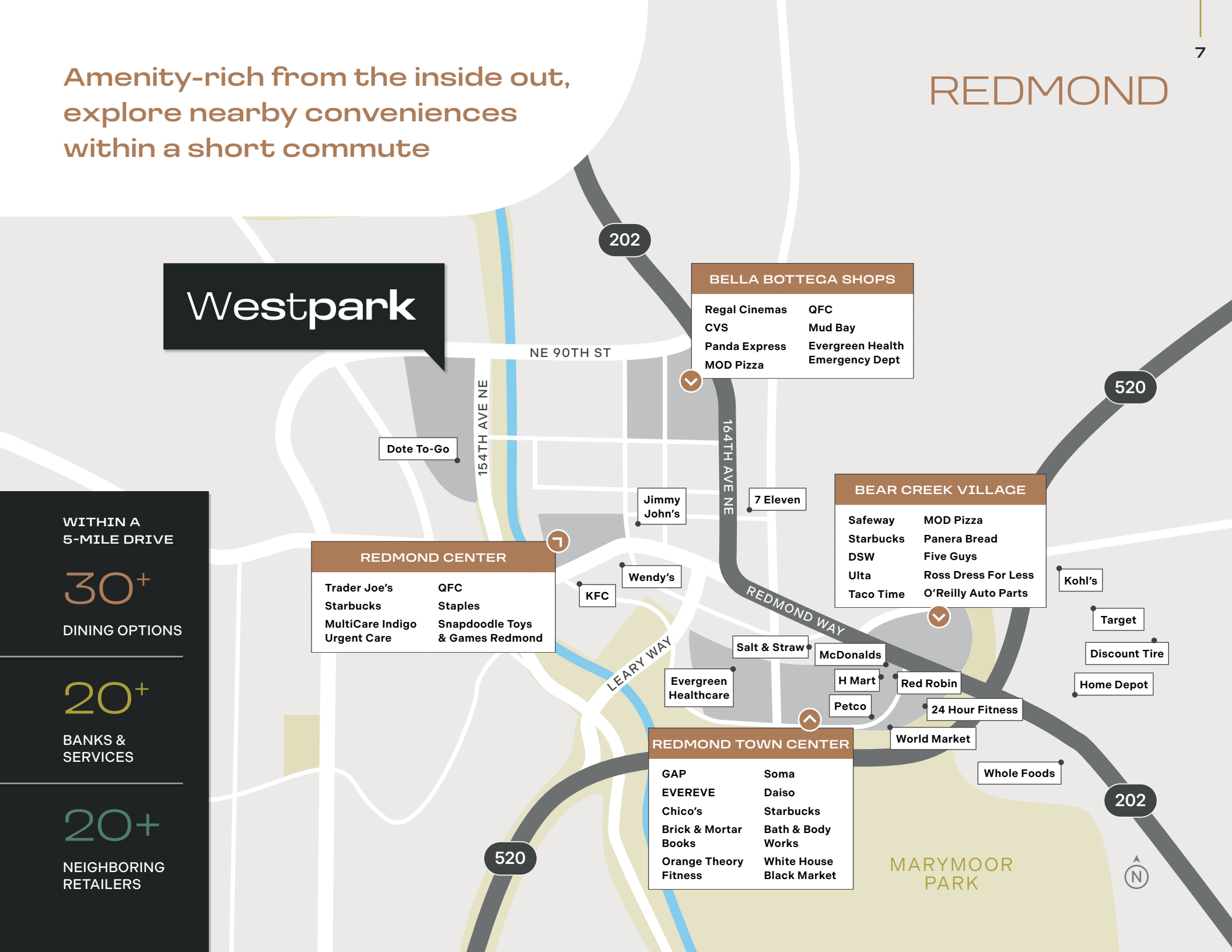
Across the campus, local favorite DOTE TO-GO offers an all-day mobile app ordering and pickup service within our newest shared space, Westpark Social, located in Building Q.

ORDER AHEAD

REDMOND

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

Westpark



BELLA BOTTEGA SHOPS

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

BEAR CREEK VILLAGE

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

REDMOND CENTER

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

REDMOND TOWN CENTER

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

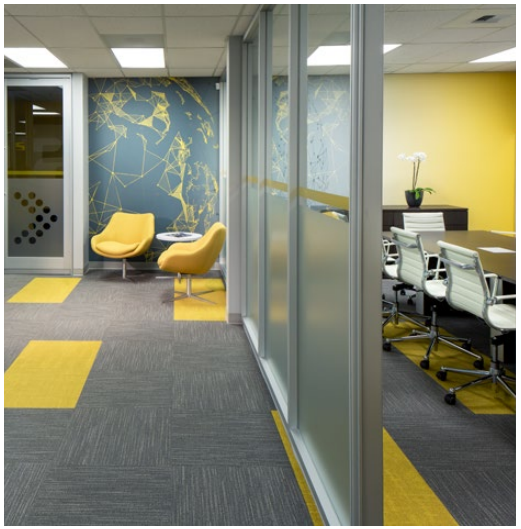
WITHIN A 5-MILE DRIVE

30+ DINING OPTIONS

20+ BANKS & SERVICES

20+ NEIGHBORING RETAILERS

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

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