

WESTPARK BLDG O *SUBLEASE SUITE 140*

*A 9,101 SF Office and
Warehouse Building in
the Redmond Core*

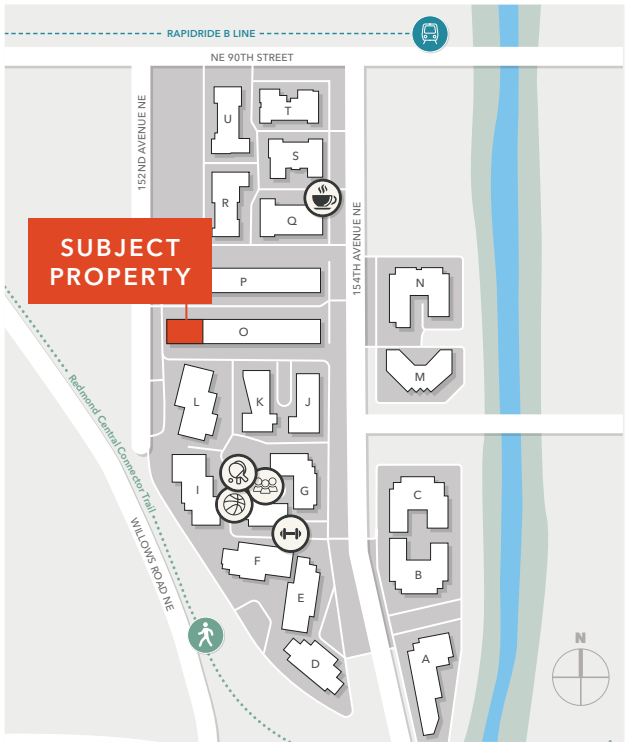
8635 154TH AVE NE, SUITE 140
REDMOND, WA



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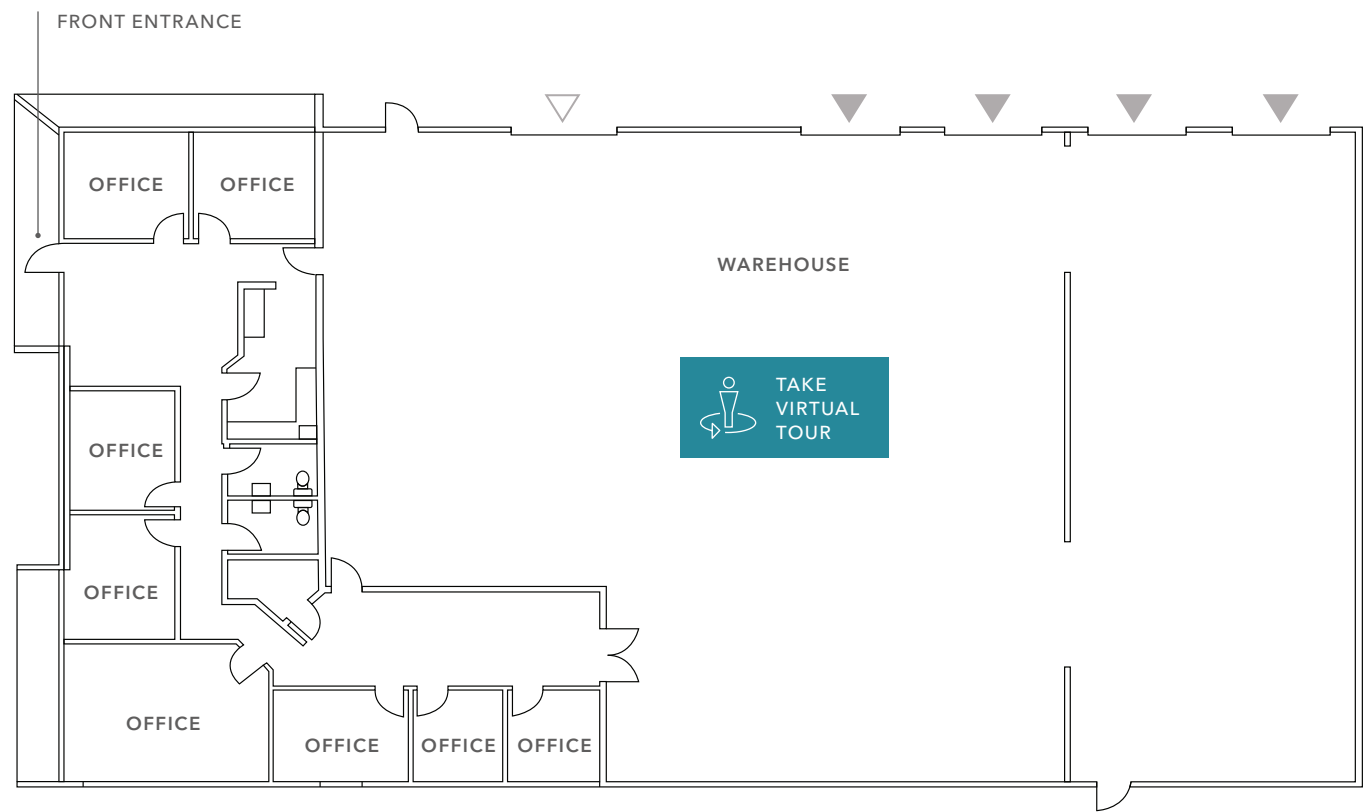


End-cap suite in Redmond, WA featuring warehouse and office buildout with ample parking. Ready for immediate occupancy.

ADDRESS	8635 154th Ave NE, Redmond, WA
BUILDING	Redmond Center Court, Building O
AVAILABLE SPACE	Suite 140
TOTAL RSF	9,101 SF
WAREHOUSE	6,446 SF
OFFICE	2,655 SF
SUITE TYPE	End-cap
PARKING	Ample parking at the end-cap
TERM	Sublease through master lease expiration 08/31/2028

CALL
BROKER FOR RATES

SUITE 140 FLOOR PLAN



9,101 SF

TOTAL RSF

2,655 SF

OFFICE RSF

6,446 SF

WAREHOUSE RSF

Small warehouse with office space,
dock and grade-level loading
21' clear height
Grade and dock-level loading
Drawing not to scale. As-built
subject to field verification

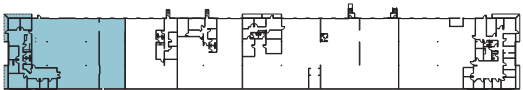


Dock High Loading



Grade Level Loading

BUILDING O



SUITE 140 *HIGHLIGHTS*

With eight private offices, a warehouse with four dock-high doors, easy freeway access and walkability to Redmond Town Center, this space is ready for you.

Easy Access with Ample Parking

Ample parking at the end-cap

Quick access to SR-520 and I-405

On major bus lines to downtown Redmond and Bellevue

Walkable to Redmond Town Center retail, OFC, Trader Joe's, Starbucks, Staples

Office Buildout

Eight (8) private offices

Reception area

Kitchenette

Server room

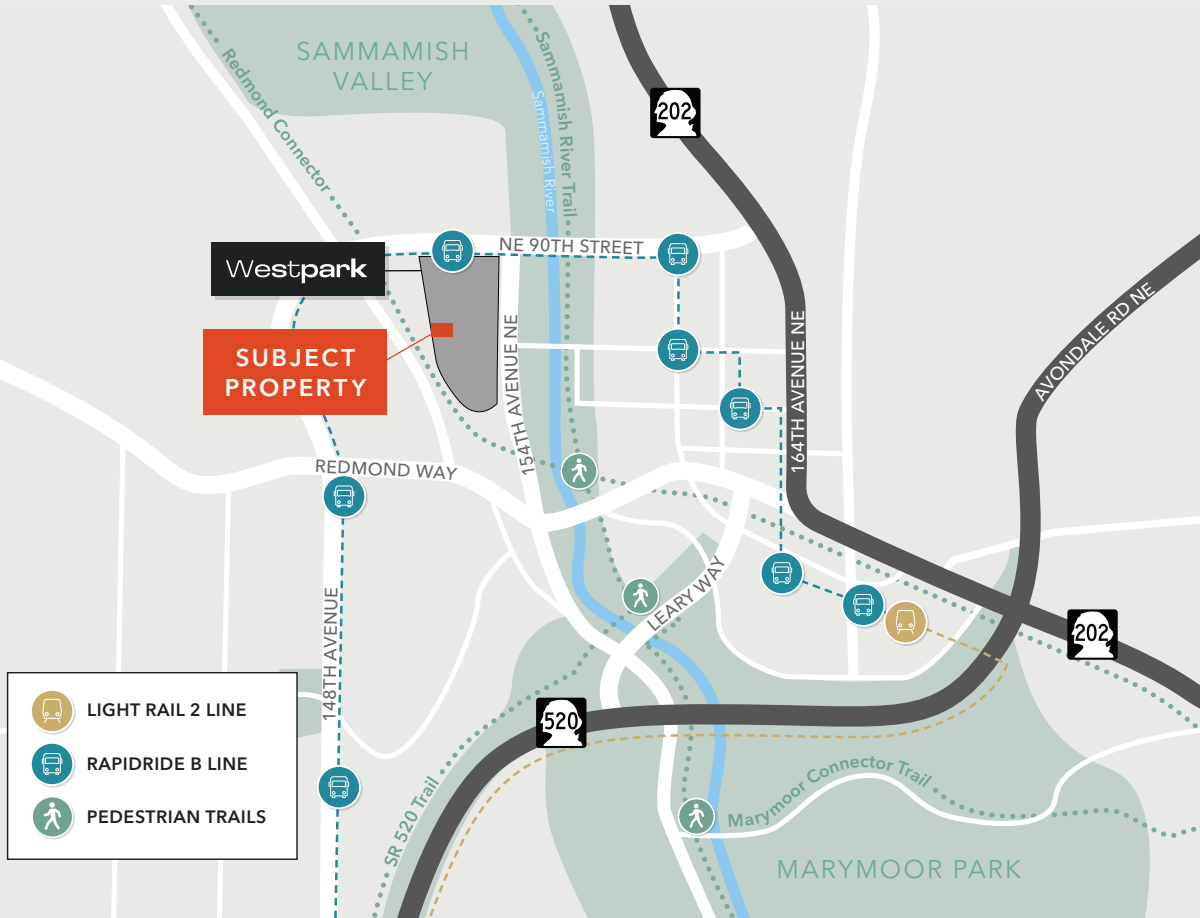
Warehouse

Four (4) dock-high doors

One (1) grade-level door

21' clear height

SUBJECT
PROPERTY



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 0.5 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.

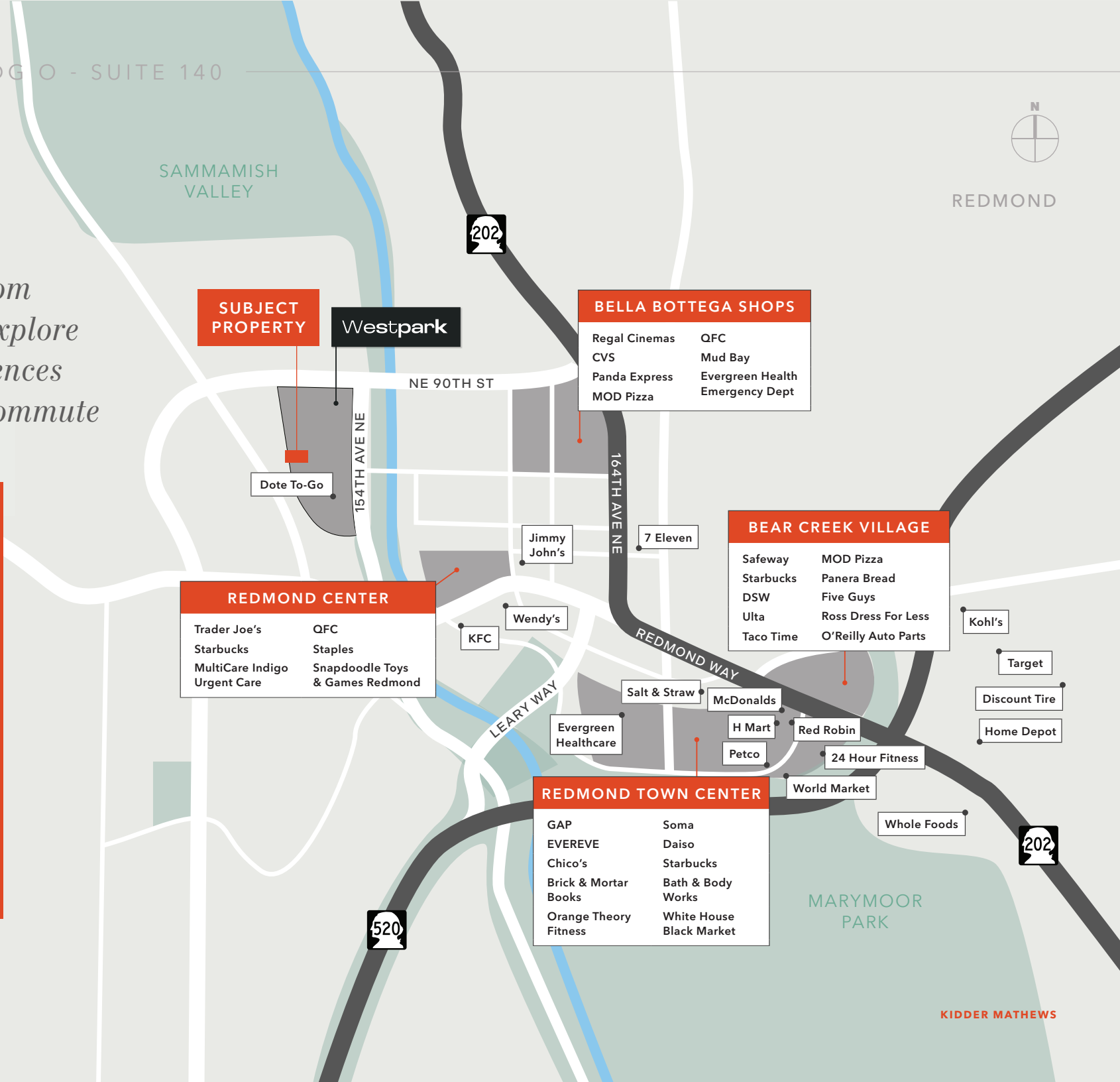
*Amenity-rich from
the inside out, explore
nearby conveniences
within a short commute*

WITHIN A
5-MILE DRIVE

30+
DINING OPTIONS

20+
BANKS & SERVICES

20+
NEIGHBORING
RETAILERS



**SUBJECT
PROPERTY**

Westpark

BELLA BOTTEGA SHOPS

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

REDMOND CENTER

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

BEAR CREEK VILLAGE

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

REDMOND TOWN CENTER

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

REDMOND

MARYMOOR
PARK

KIDDER MATHEWS



WESTPARK BLDG O SUBLEASE SUITE 140

*For more information on
this property, please contact*

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