

# Westpark



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



## 21 Buildings

Office

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Flex/R&D

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Industrial/Warehouse

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Short-Term Office Suites

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## Nearby

Downtown Redmond

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Microsoft World Headquarters

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Major Bus Lines

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.5mi from SR-520

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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 .5MI

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

located throughout park

#### 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

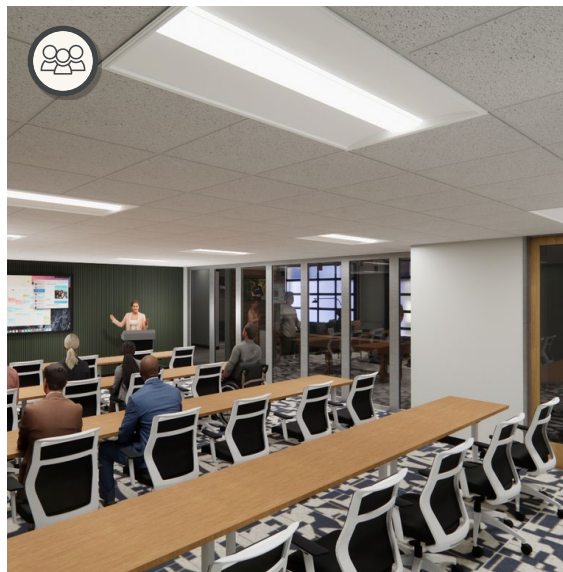
OFFICE		LEASABLE SF
<b>15241 NE 90th Street</b> <b>BUILDING R</b>	Suite 160	<b>1,151 RSF</b> Small office space, 2 private offices, conference/kitchen and internal restrooms.
<b>8345 154th Avenue NE</b> <b>BUILDING F</b>	Suite 160	<b>4,133 RSF</b> 2nd floor office on extensive window line, move-in ready condition.
<b>15365 NE 90th Street</b> <b>BUILDING T</b>	Suite 200	<b>9,239 RSF</b> 2nd floor office on extensive window line, includes small 604 SF warehouse for storage with grade-level loading.
<b>8271 154th Avenue NE</b> <b>BUILDING D</b>	Suites 200/250	<b>22,625 RSF</b> Full floor available, divisible to 7,715 SF and 14,910 SF. Landlord will reconfigure space to suit tenant's needs.
<b>8620 154th Avenue NE</b> <b>BUILDING N</b>	Suite 200	<b>33,700 RSF</b> 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
<b>8441 154th Avenue NE</b> <b>BUILDING H</b>	Suites 201-209	<b>2-6 person suites</b> 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.





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.



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

PLANNED INTERIOR REFRESH ON THE BOARDS\*

\*design subject to evolution



**ORDER AHEAD**

Amenity rich from the inside, out,  
explore nearby conveniences.

WITHIN SHORT COMMUTE

# Westpark



WITHIN A  
5-MI. DRIVE

30+

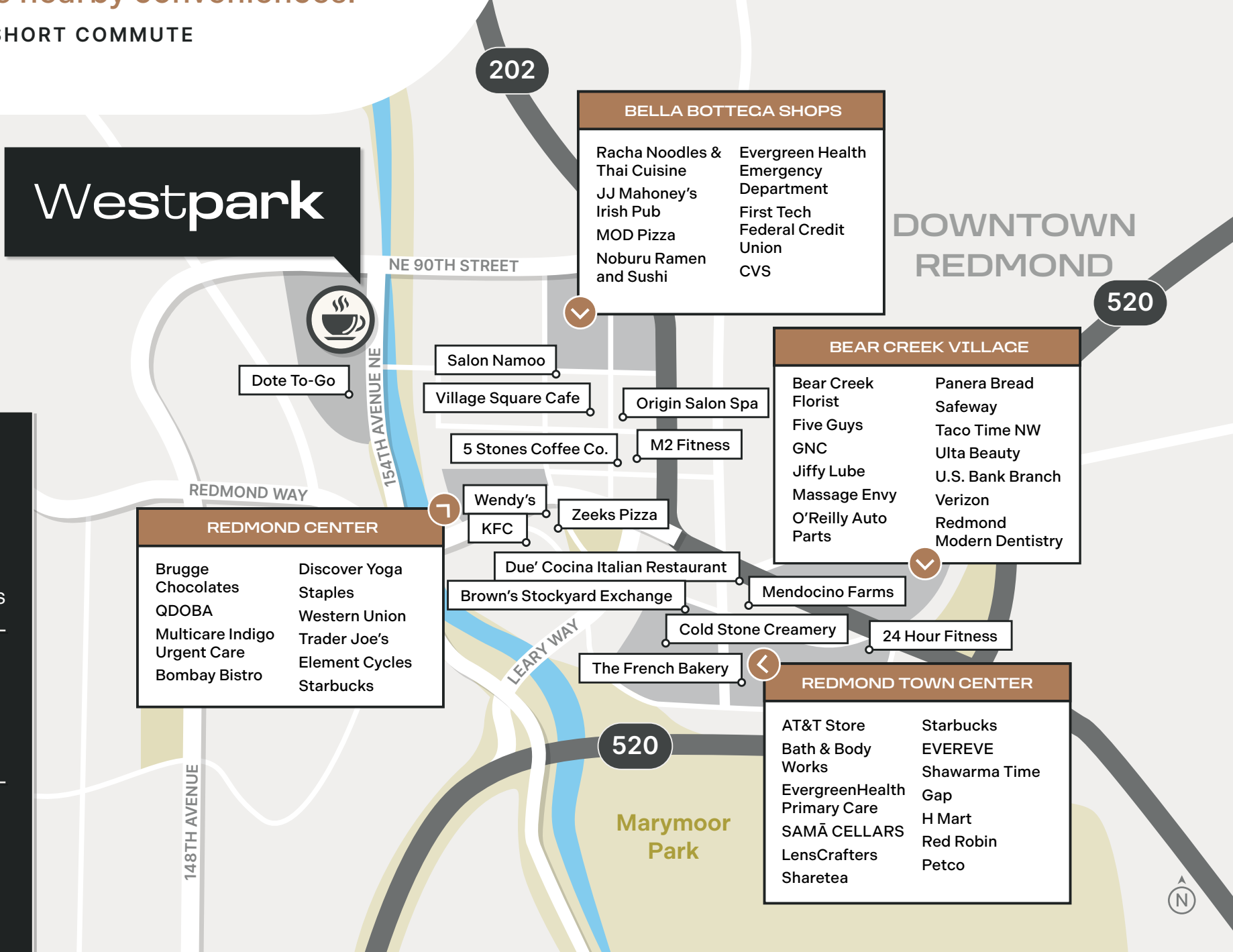
DINING OPTIONS

20+

BANKS &  
SERVICES

20+

NEIGHBORING  
RETAILERS



**BELLA BOTTEGA SHOPS**

Racha Noodles & Thai Cuisine	Evergreen Health Emergency Department
JJ Mahoney's Irish Pub	First Tech Federal Credit Union
MOD Pizza	CVS
Noburu Ramen and Sushi	

**BEAR CREEK VILLAGE**

Bear Creek Florist	Panera Bread
Five Guys	Safeway
GNC	Taco Time NW
Jiffy Lube	Ulta Beauty
Massage Envy	U.S. Bank Branch
O'Reilly Auto Parts	Verizon
	Redmond Modern Dentistry

**REDMOND CENTER**

Brugge Chocolates	Discover Yoga
QDOBA	Staples
Multicare Indigo Urgent Care	Western Union
Bombay Bistro	Trader Joe's
	Element Cycles
	Starbucks

**REDMOND TOWN CENTER**

AT&T Store	Starbucks
Bath & Body Works	EVEREVE
EvergreenHealth Primary Care	Shawarma Time
SAMĀ CELLARS	Gap
LensCrafters	H Mart
Sharetea	Red Robin
	Petco

**REDMOND CENTER (continued)**

- Dote To-Go
- Salon Namoo
- Village Square Cafe
- Origin Salon Spa
- 5 Stones Coffee Co.
- M2 Fitness
- Wendy's
- KFC
- Zeeks Pizza
- Due' Cocina Italian Restaurant
- Brown's Stockyard Exchange
- Mendocino Farms
- Cold Stone Creamery
- 24 Hour Fitness
- The French Bakery

520

520

405

Marymoor Park

DOWNTOWN REDMOND



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

**EXEMPLARY TENANT BUILD OUTS\***

\*actual space availability and interior conditions may vary



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