

# 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

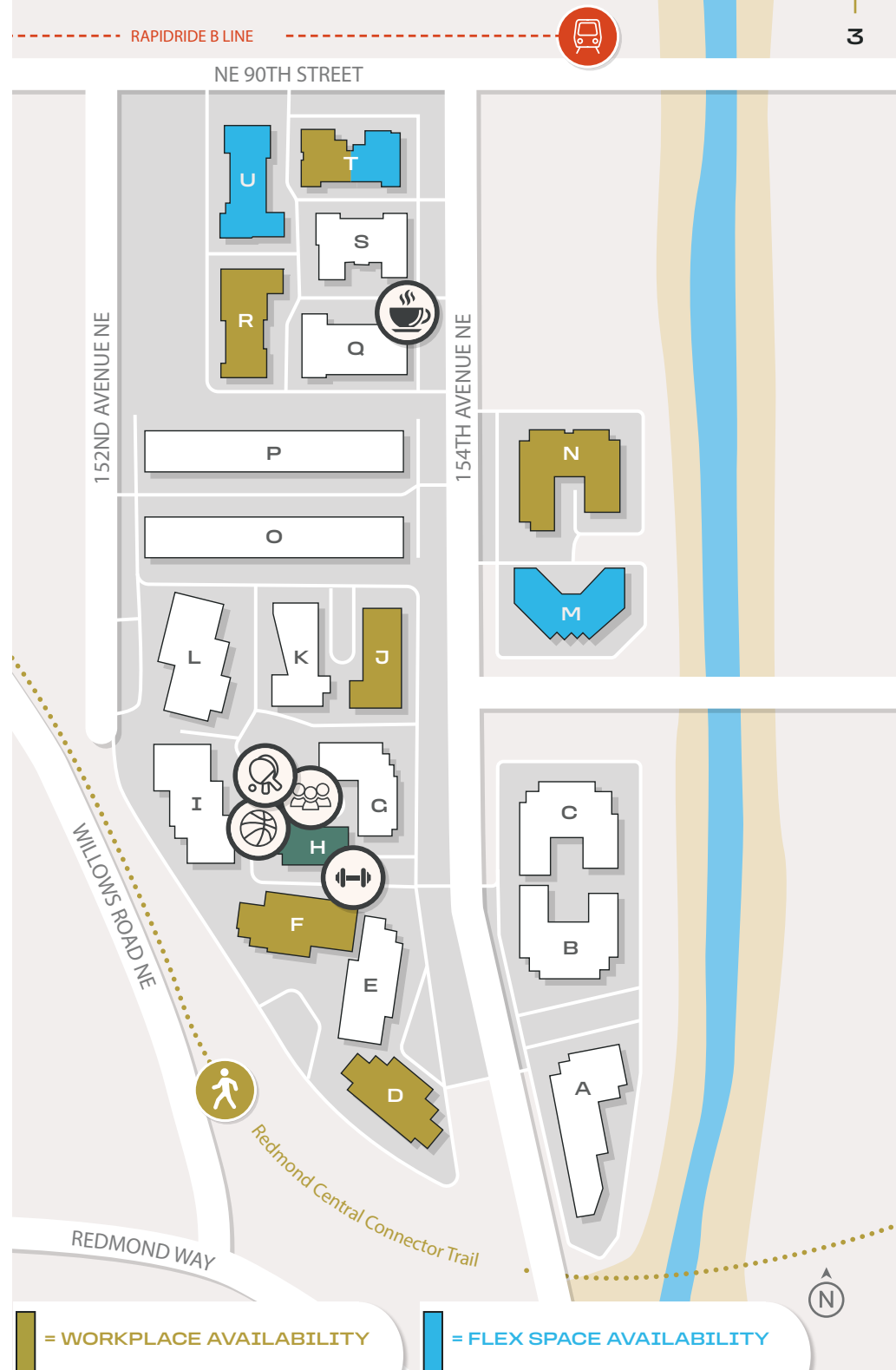


# From start-ups to enterprise ventures, Westpark welcomes you

## CAMPUS AVAILABILITIES

OFFICE		LEASABLE SF
15241 NE 90th Street <b>BUILDING R</b>	Suite 160	<b>1,151 RSF</b> Small office space, 2 private offices, conference/kitchen and internal restrooms.
8561 154th Avenue NE <b>BUILDING J</b>	Suite 210	<b>1,541 RSF</b> Market-ready 2nd floor office space, furniture potentially available.
8345 154th Avenue NE <b>BUILDING F</b>	Suite 160	<b>4,133 RSF</b> 2nd floor office on extensive window line, move-in ready condition.
15365 NE 90th Street <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.
8271 154th Avenue NE <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.
8620 154th Avenue NE <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
8441 154th Avenue NE <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.
FLEX/INDUSTRIAL		LEASABLE SF
15365 NE 90th Street <b>BUILDING T</b>	Suite 120	<b>2,051 RSF Total</b> 1,530 RSF Office   521 RSF Warehouse Small office/warehouse space off the lobby, 3 private offices, testing area, warehouse with grade-level loading.
8531 154th Avenue NE <b>BUILDING K</b>	Suite 150	<b>2,886 RSF Total</b> 1,822 RSF Office   1,064 RSF Warehouse 3 private offices, conference room, kitchen, and warehouse with grade loading.

☕ = Dote To-Go | 👥 = Westpark Hub/Pavilion



RAPIDRIDE B LINE

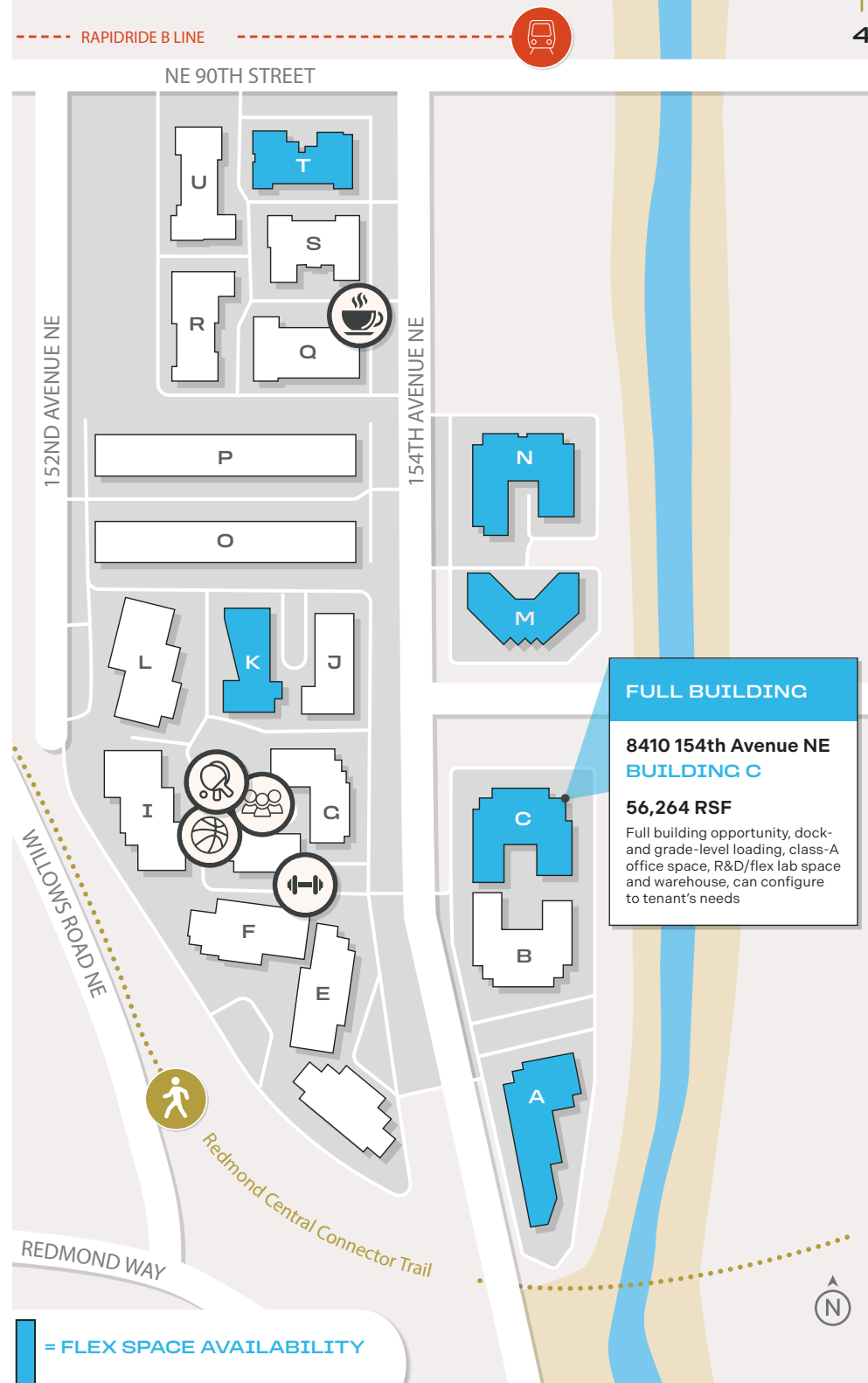


# From start-ups to enterprise ventures, Westpark welcomes you

## CAMPUS AVAILABILITIES

FLEX/INDUSTRIAL		LEASABLE SF
8531 154th Avenue NE <b>BUILDING K</b>	Suite 110	<b>3,557 RSF Total</b> 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 <b>BUILDING U</b>	Suite 140	<b>4,108 RSF Total</b> 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.
8620 154th Avenue NE <b>BUILDING N</b>	Suite 150	<b>5,360 RSF Total</b> 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 <b>BUILDING T</b>	Suite 110	<b>7,530 RSF Total</b> 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 <b>BUILDING N</b>	Suite 105/110	<b>7,708 RSF Total</b> Flex R&D space with dock- and grade-level loading, high-end finishes, and move-in ready condition.
8410 154th Avenue NE <b>BUILDING C</b>	Suite 120	<b>7,756 RSF Total</b> 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 <b>BUILDING M</b>	Suite 100	<b>11,107 RSF Total</b> 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 <b>BUILDING M</b>	Suite 200	<b>21,727 RSF Total</b> Office/Lab on second floor, incredible finishes, furniture available.
8210 154th Avenue NE <b>BUILDING A</b>	Suites 100/230	<b>32,412 RSF Total</b> 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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☑ = FLEX SPACE AVAILABILITY

# 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 **DOTÉ** 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+

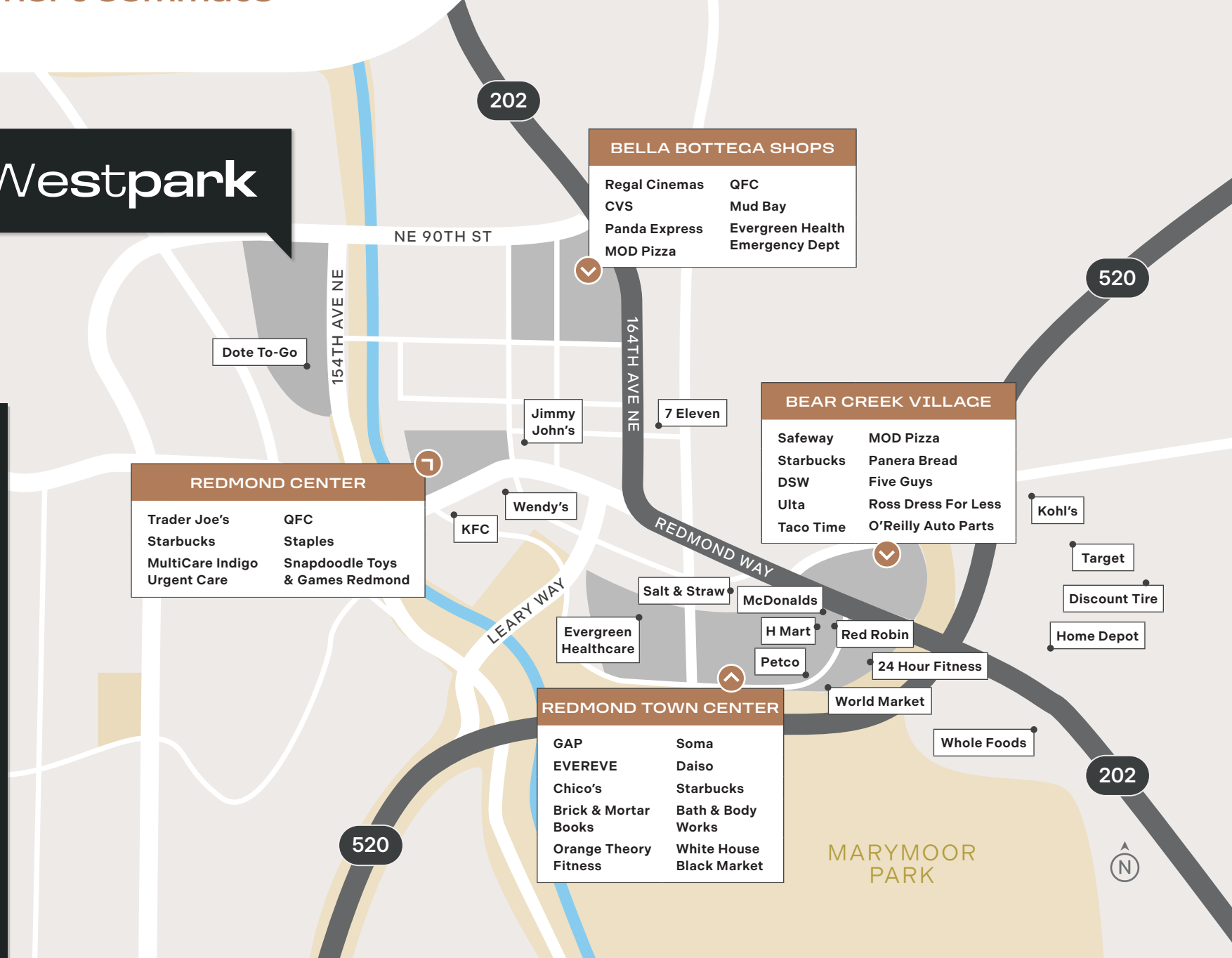
DINING OPTIONS

# 20+

BANKS &  
SERVICES

# 20+

NEIGHBORING  
RETAILERS



**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 CENTER**

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

**REDMOND TOWN CENTER**

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

Dote To-Go

Jimmy John's

7 Eleven

KFC

Wendy's

Salt & Straw

McDonalds

Evergreen Healthcare

H Mart

Red Robin

Petco

24 Hour Fitness

World Market

Whole Foods

Kohl's

Target

Discount Tire

Home Depot



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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