

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. |
| 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. |



= Dote To-Go



= Westpark Hub/Pavilion



RAPIDRIDE B LINE



= WORKPLACE AVAILABILITY

Westpark

BUILDING R

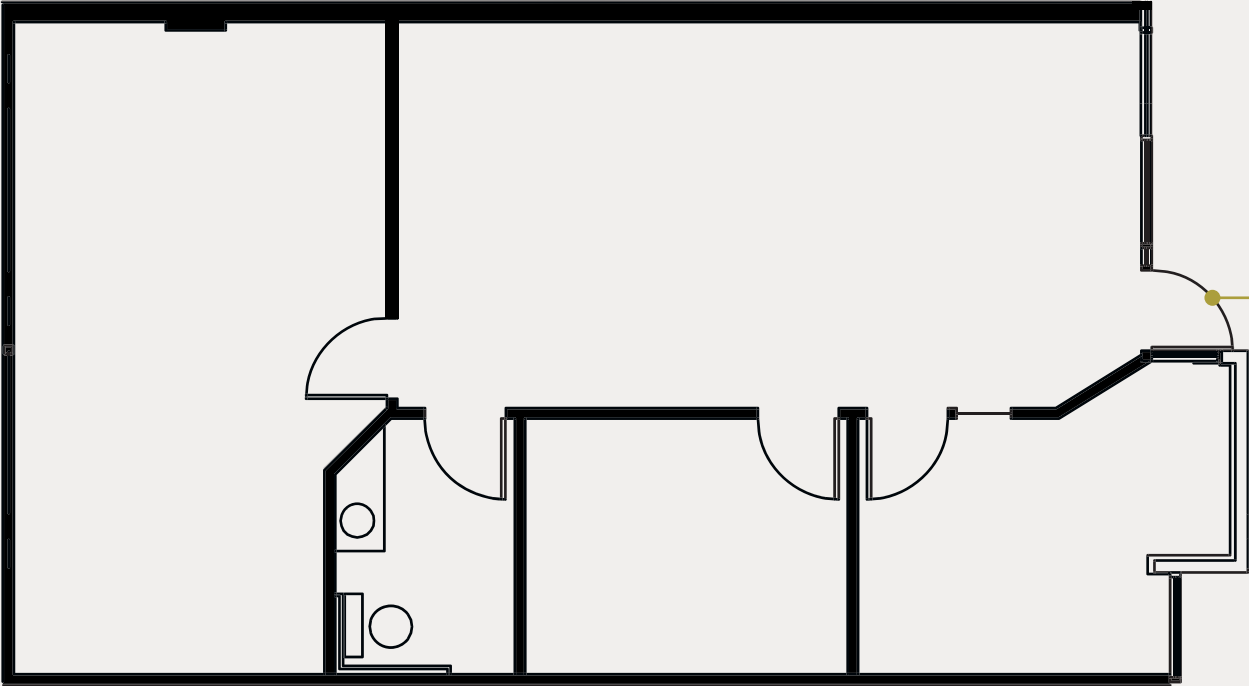
15241 NE 90th Street
Redmond, WA

BUILD OUT NOTES:

Small office space, 2 private offices,
conference/kitchen and internal restrooms.

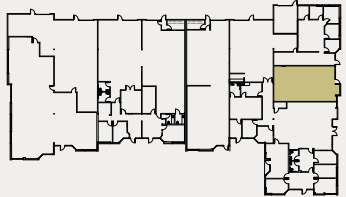
Suite 160

1,151 RSF



PRIMARY
ENTRANCE

KEY PLAN



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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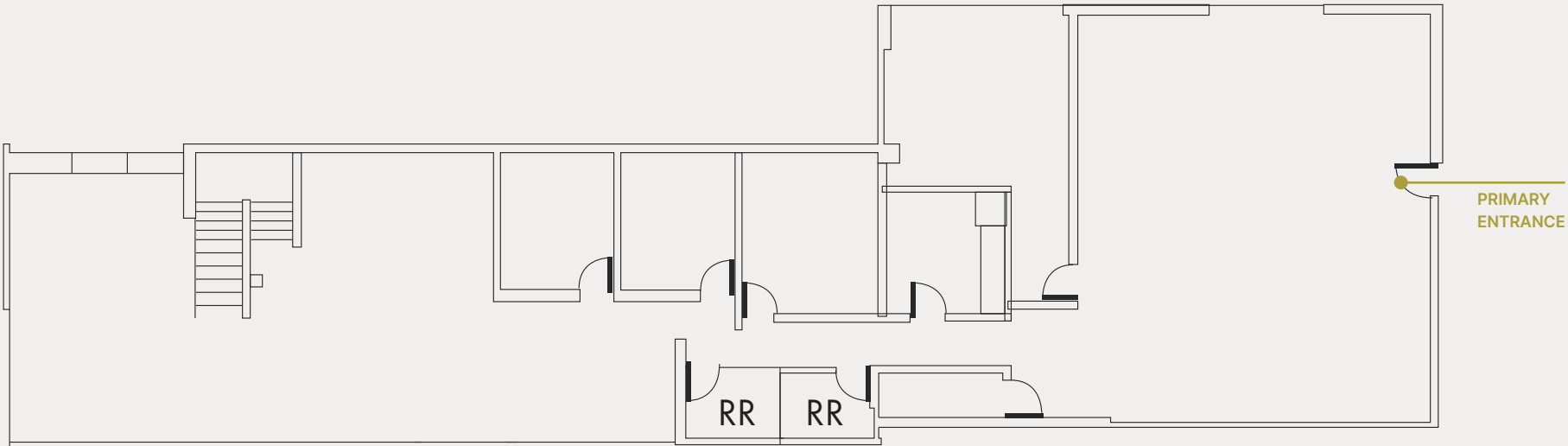
Westpark

BUILDING F

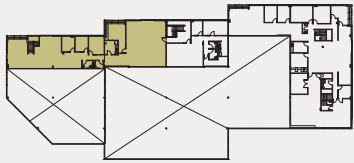
8345 154th Avenue NE
Redmond, WA

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

Suite 160
4,133 RSF



KEY PLAN



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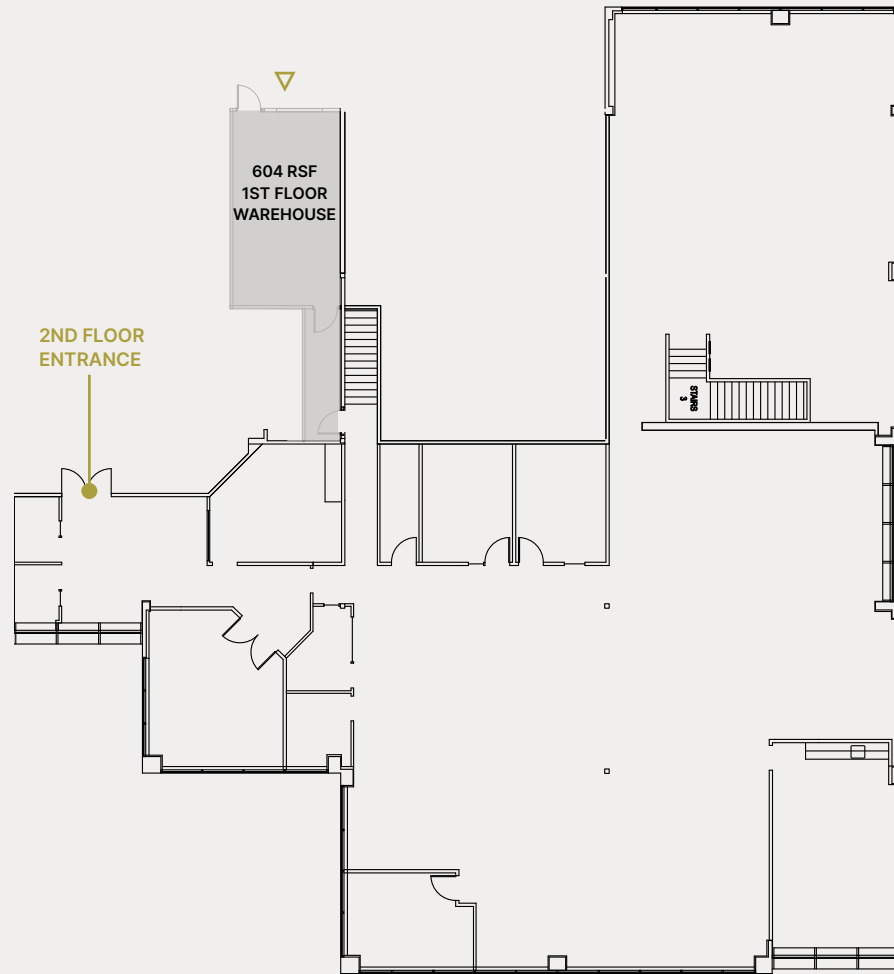
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BUILD OUT NOTES:

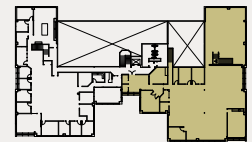
2nd floor office on extensive window line,
includes small 604 RSF warehouse for storage
with grade-level loading.



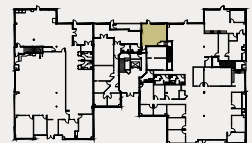
△ GRADE LEVEL

KEY PLANS

2ND FLOOR



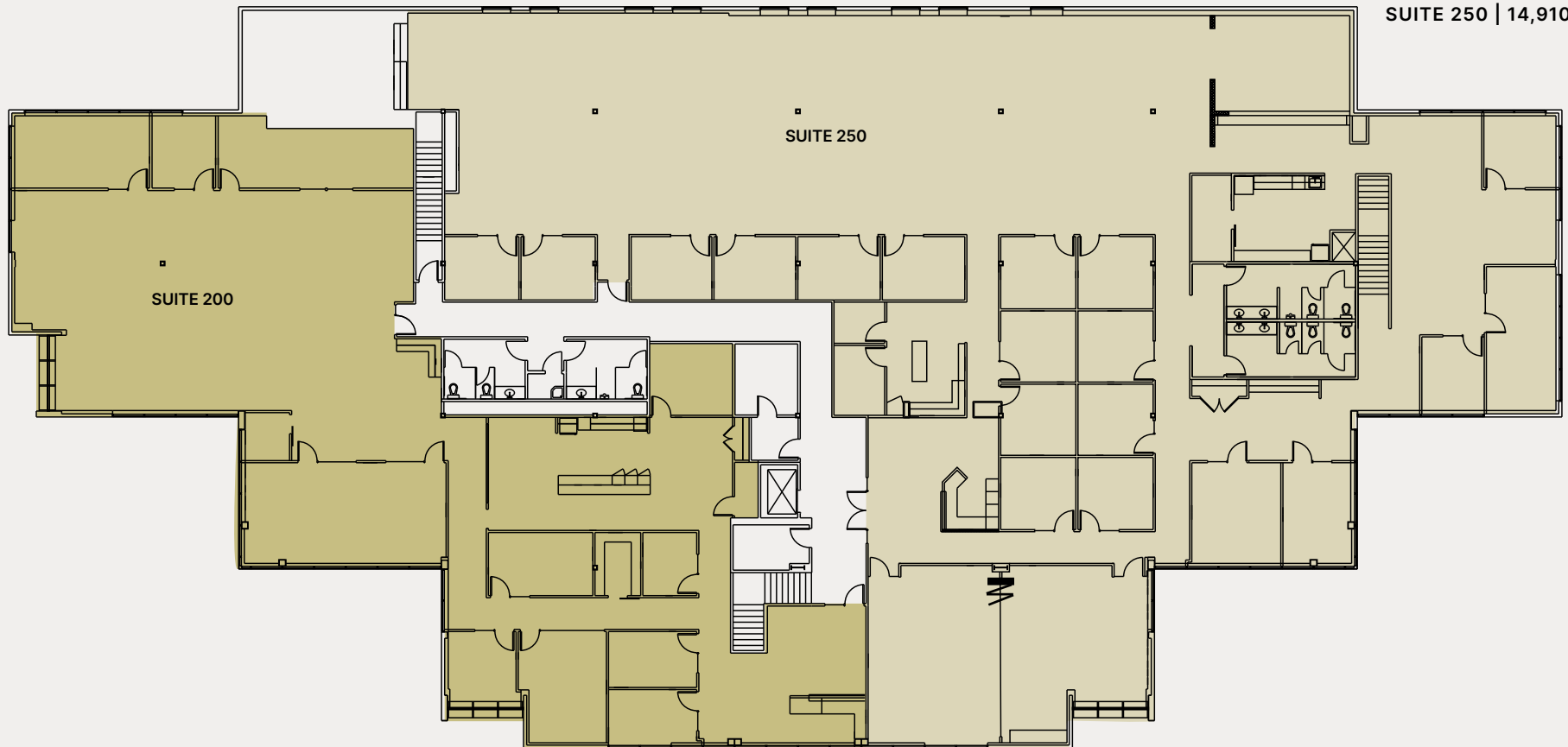
1ST FLOOR



BUILD OUT NOTES:

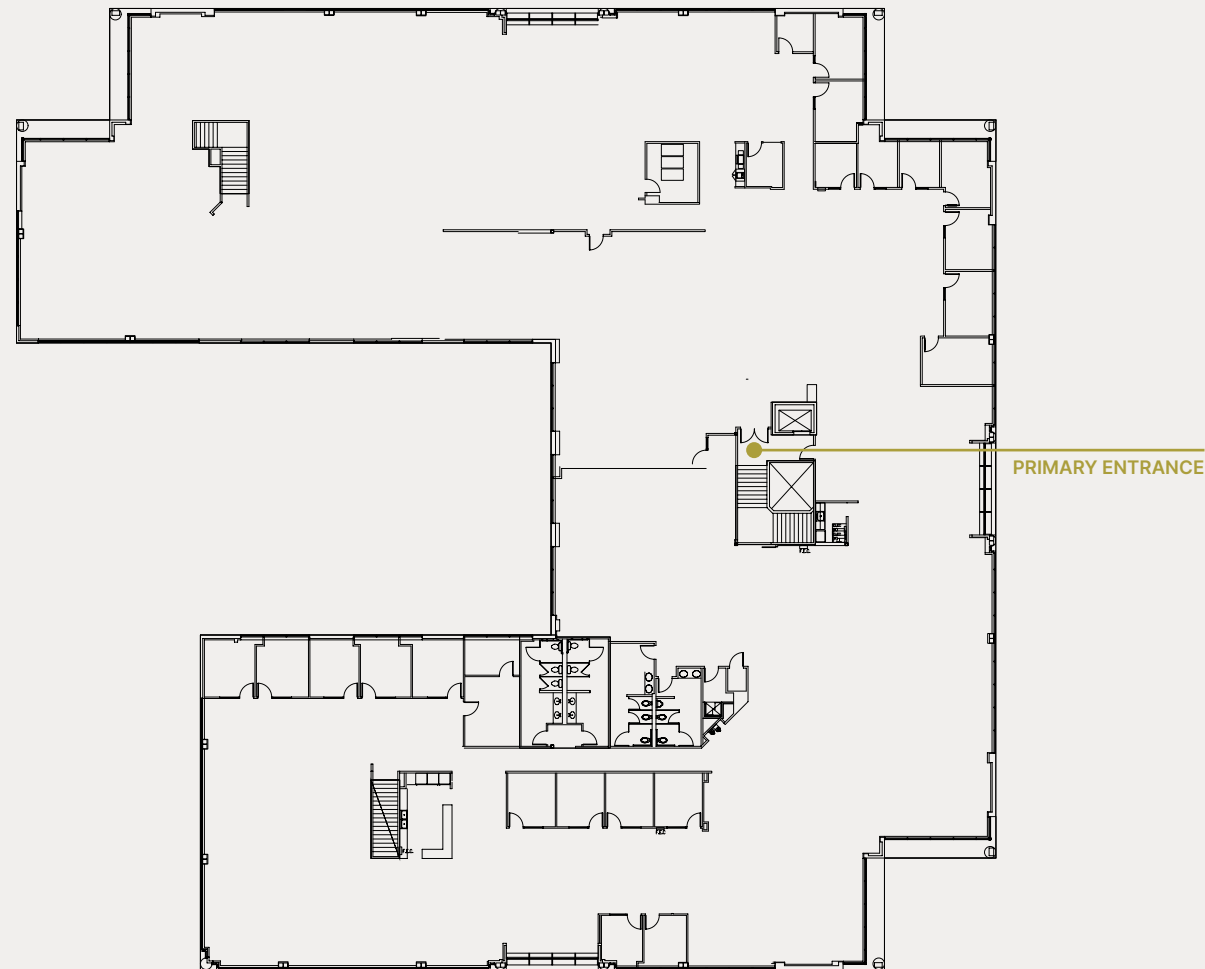
Full floor available, divisible
to 7,715 RSF and 14,910 RSF.
Landlord will reconfigure space
to suit tenant's needs.

SUITE 200 | 7,715 RSF
SUITE 250 | 14,910 RSF



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.



Westpark

BUILDING H

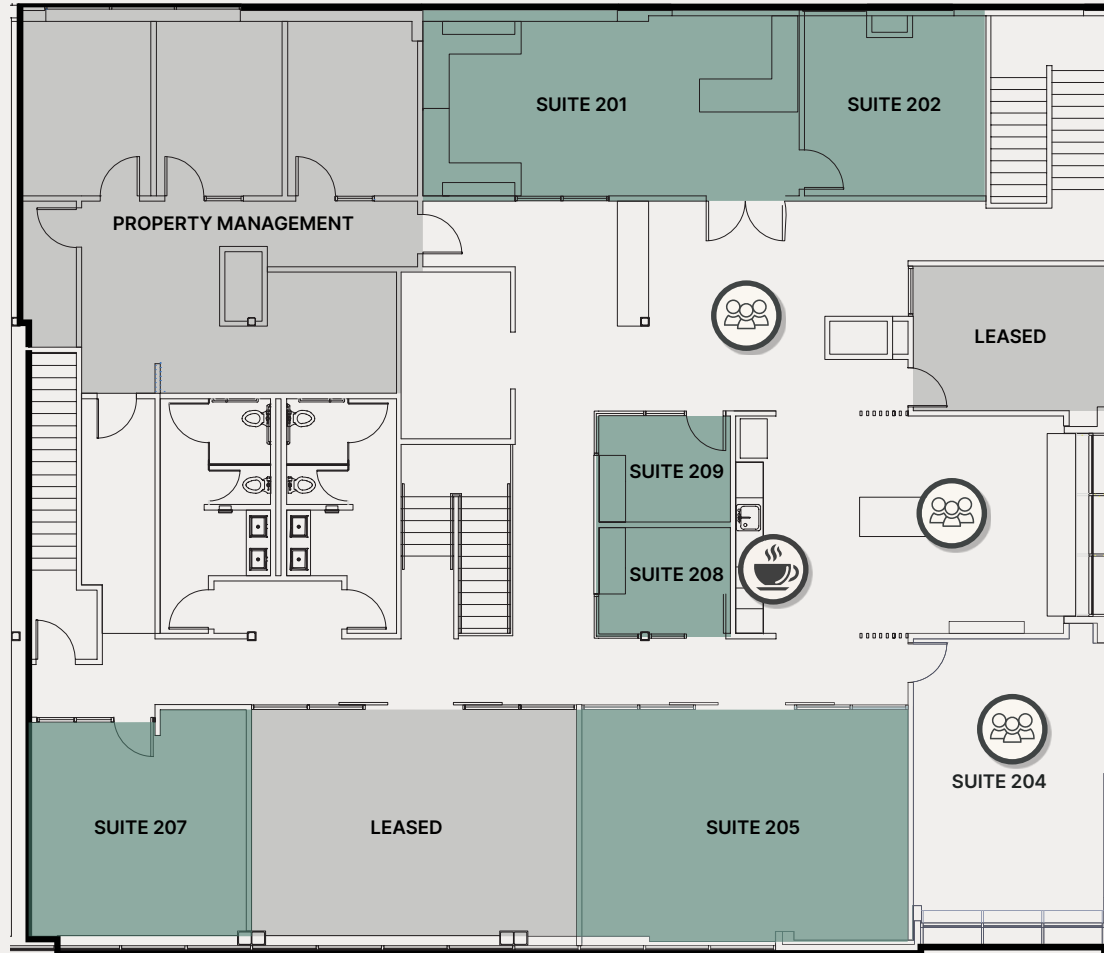
8441 154th Avenue NE
Redmond, WA

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



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



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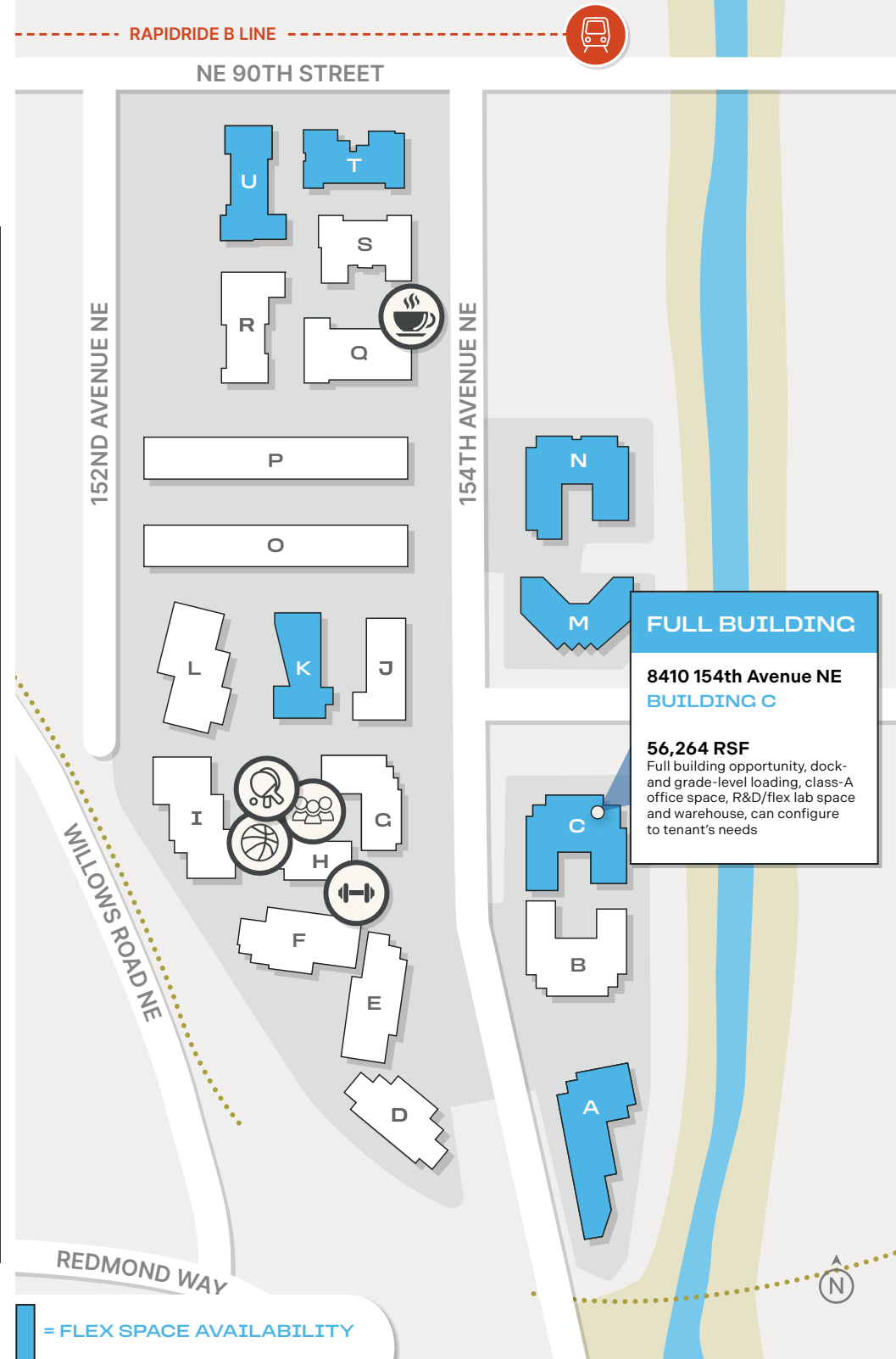


From start-ups to enterprise ventures, Westpark welcomes you

CAMPUS AVAILABILITIES

| 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. |
| 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. |
| 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. |
| 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. |
| 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, 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. |

☕ = Dote To-Go | 👥 ⚖️ 🏀 🧑‍🔬 = Westpark Hub/Pavilion

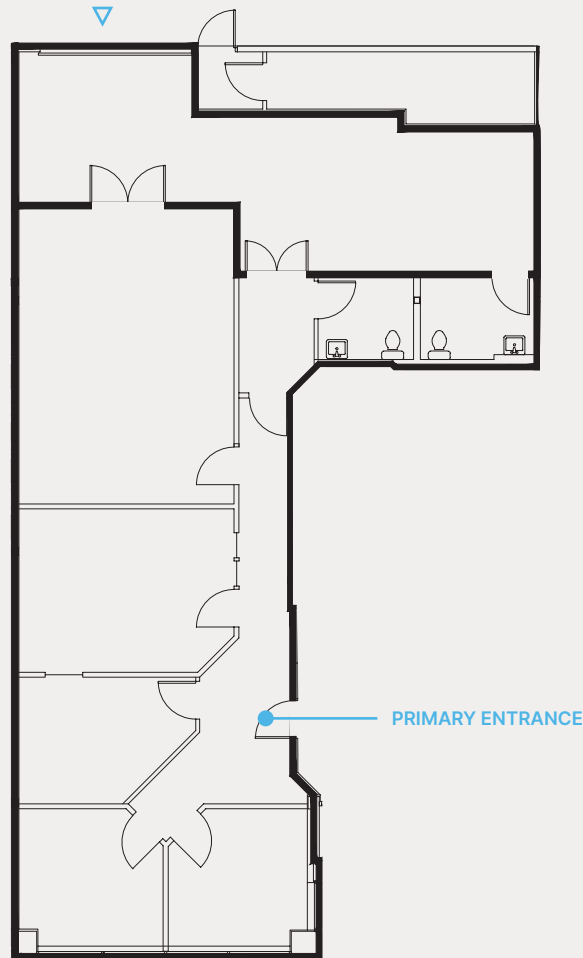


FULL BUILDING

**8410 154th Avenue NE
BUILDING C**

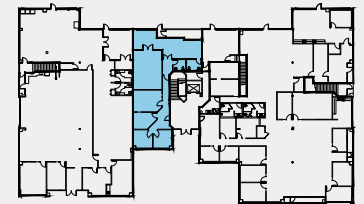
56,264 RSF
Full building opportunity, dock- and grade-level loading, class-A office space, R&D/flex lab space and warehouse, can configure to tenant's needs

= FLEX SPACE AVAILABILITY

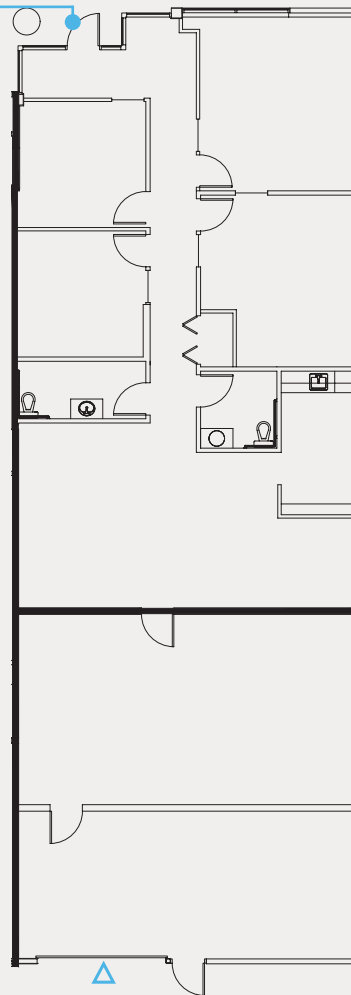


1,530 RSF OFFICE
521 RSF WAREHOUSE
▲ GRADE LEVEL

KEY PLAN

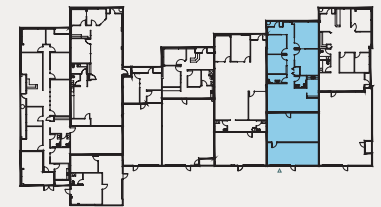


PRIMARY ENTRANCE



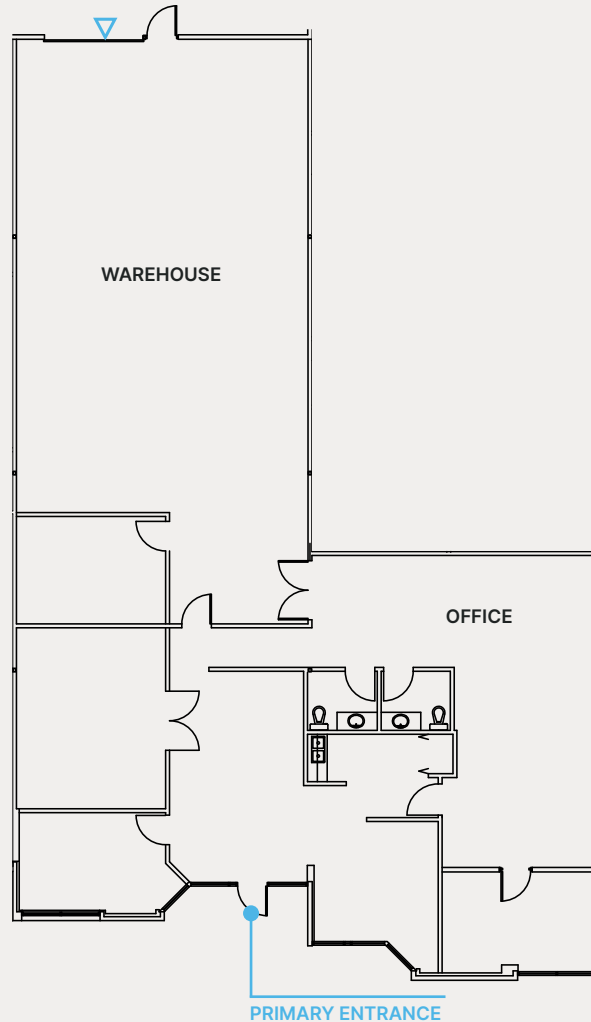
1,822 RSF OFFICE
1,064 RSF WAREHOUSE
▲ GRADE LEVEL

KEY PLAN

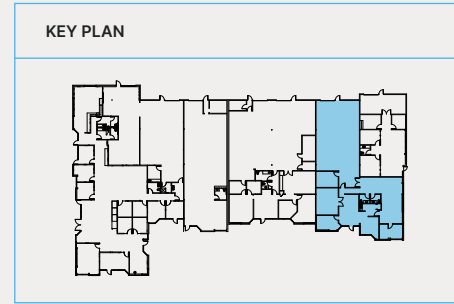


BUILD OUT NOTES:

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



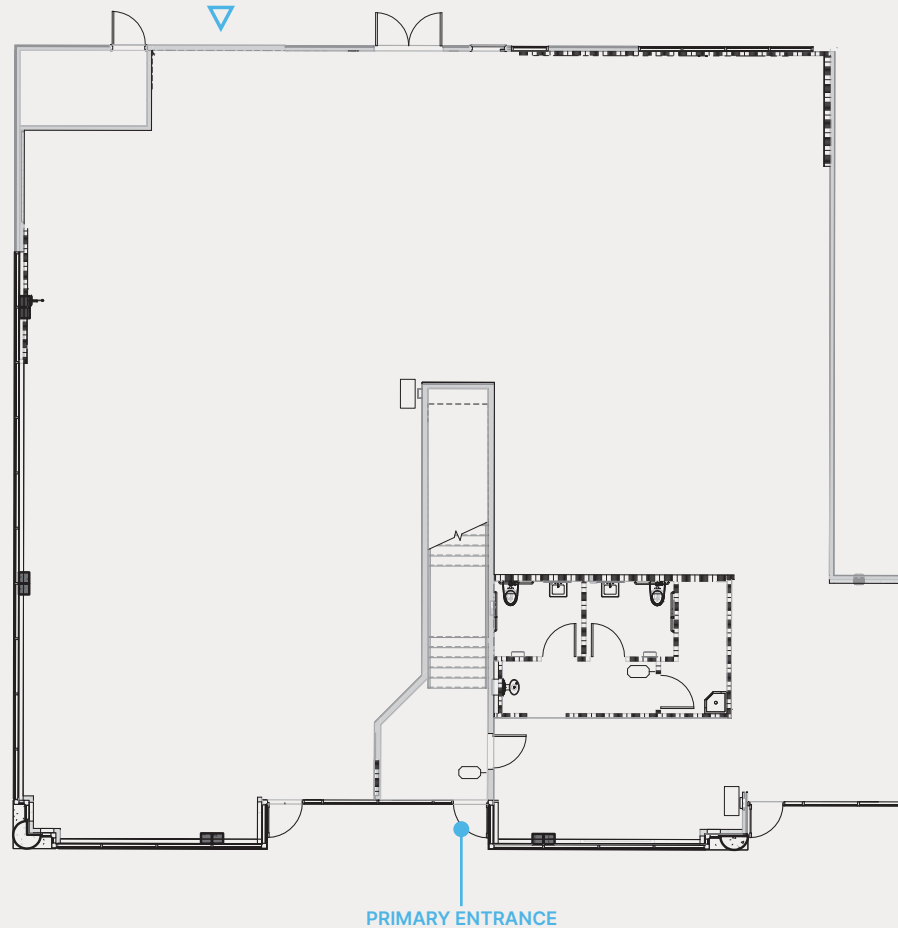
2,258 RSF OFFICE
1,850 RSF WAREHOUSE
▲ GRADE LEVEL



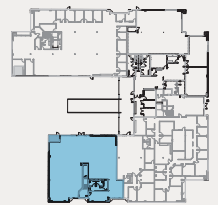
BUILD OUT NOTES:

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.

▲ GRADE LEVEL

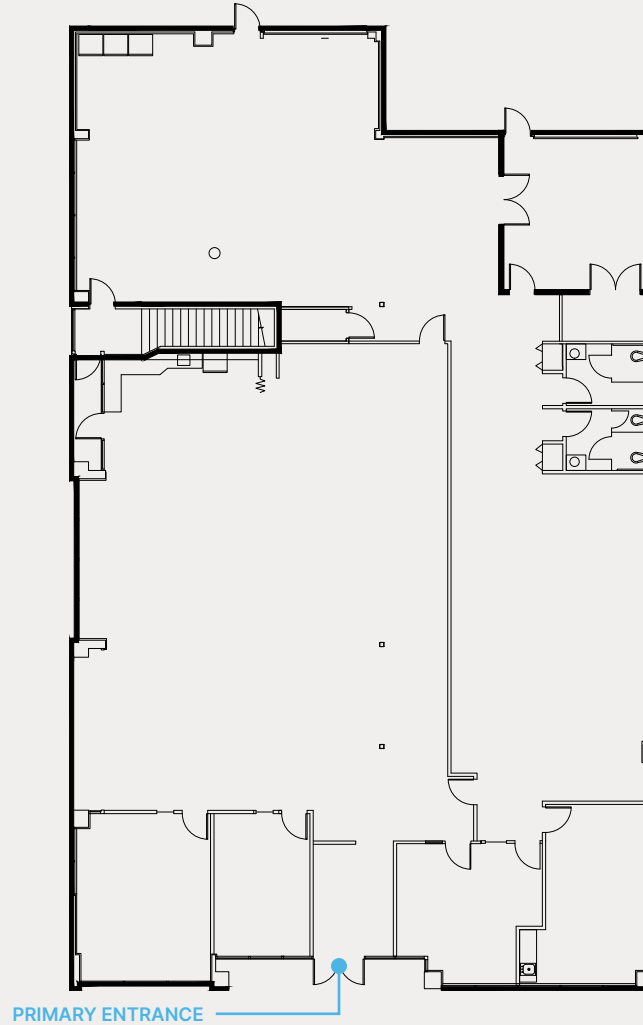


KEY PLAN



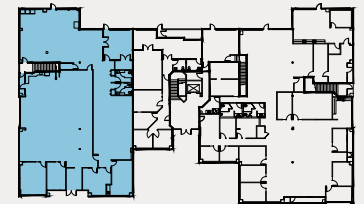
BUILD OUT NOTES:

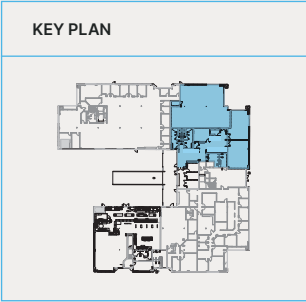
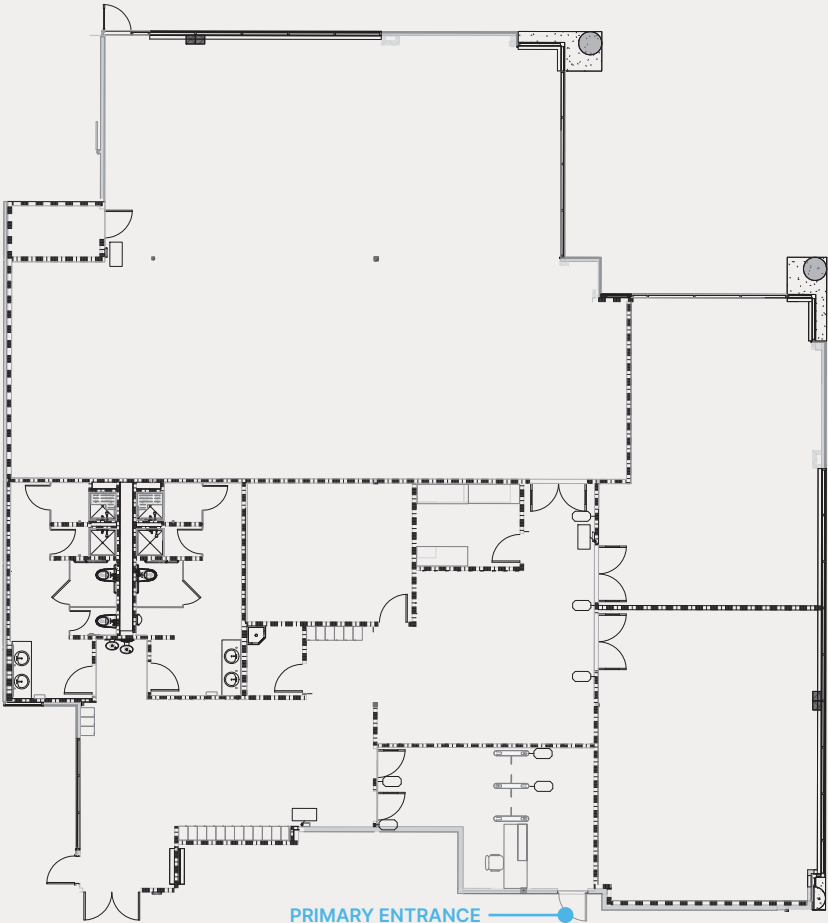
R&D/Flex space with small warehouse,
grade-level loading, temp controlled R&D
area with polished concrete floors. Move-in
ready condition.



7,177 RSF OFFICE
353 RSF WAREHOUSE

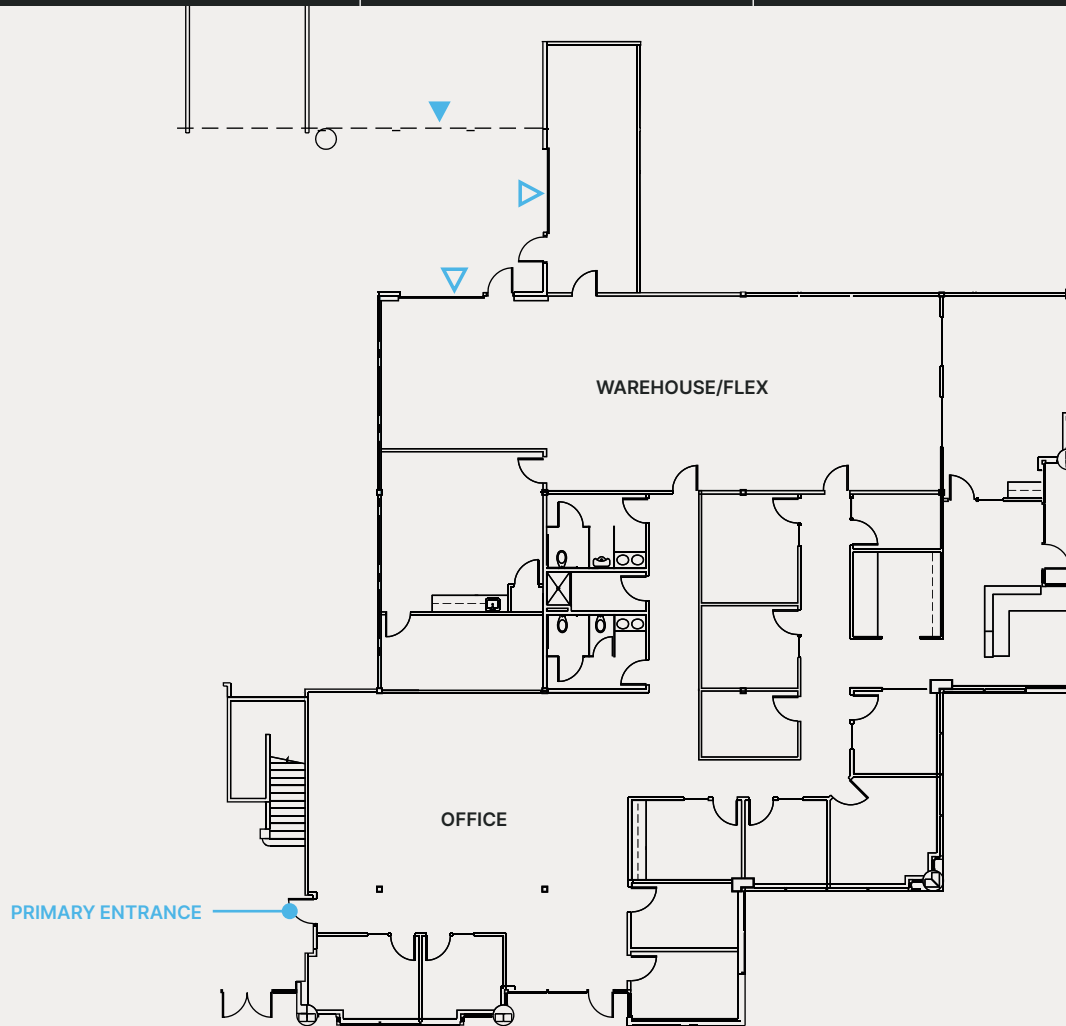
KEY PLAN





BUILD OUT NOTES:

Market-ready space, newly built out, extensive window line with 2,339 RSF warehouse, 2 grade-level doors and a shared dock door.



5,417 RSF OFFICE
2,339 RSF WAREHOUSE

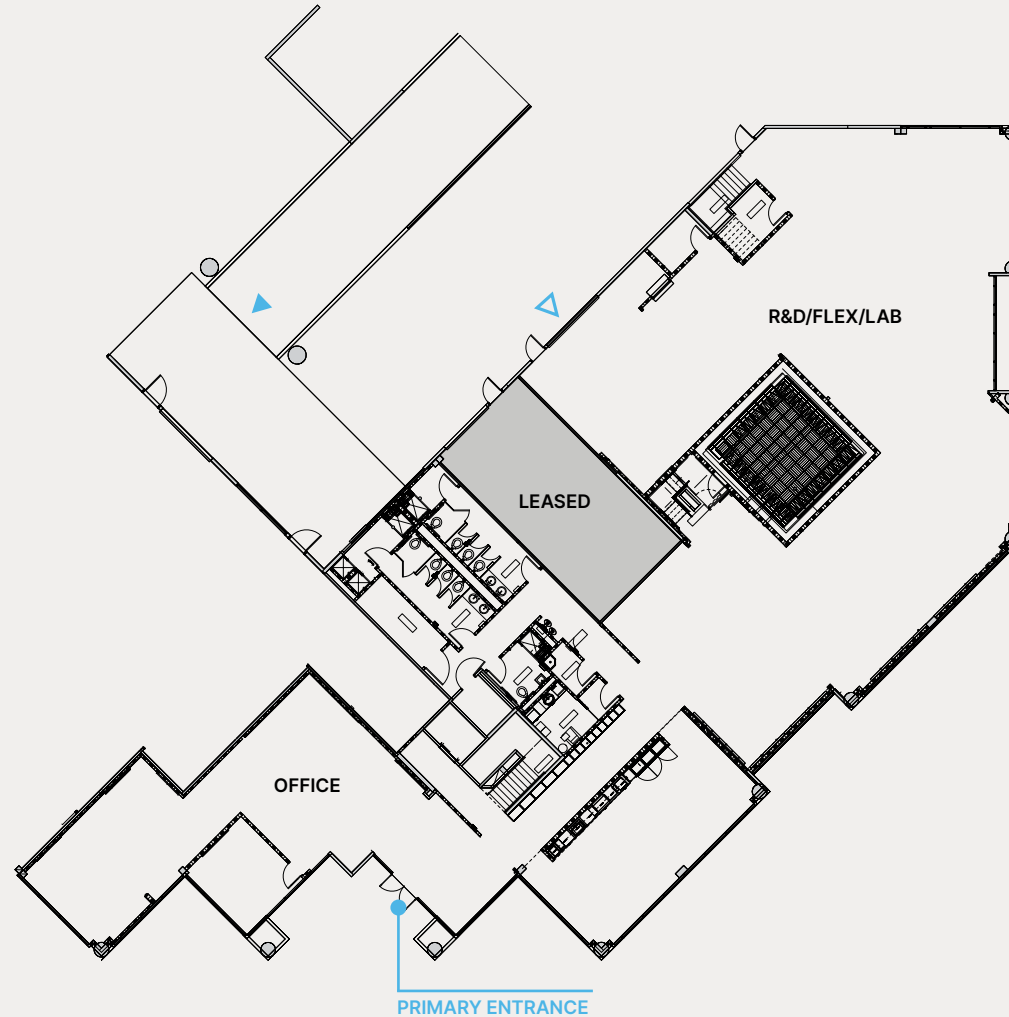
- △ GRADE LEVEL
- ▲ DOCK HIGH

KEY PLAN



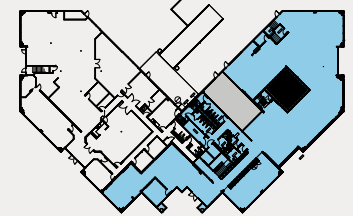
BUILD OUT NOTES:

Office/R&D/Lab on first floor, high-level finishes,
dock- and grade-level loading with shared dock.
Dust collection system, compressed air systems.



▲ GRADE LEVEL
▲ DOCK HIGH

KEY PLAN



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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

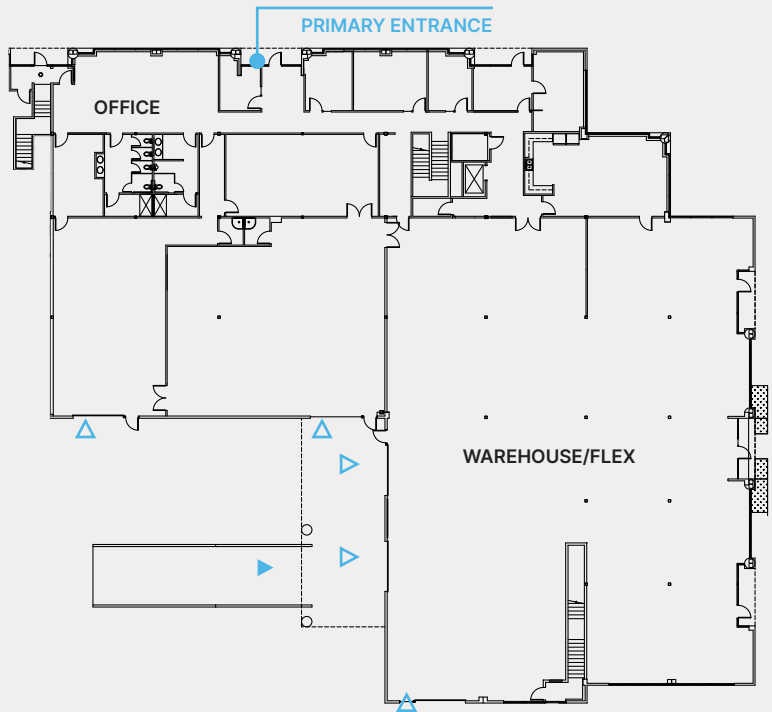
BUILD OUT NOTES:

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

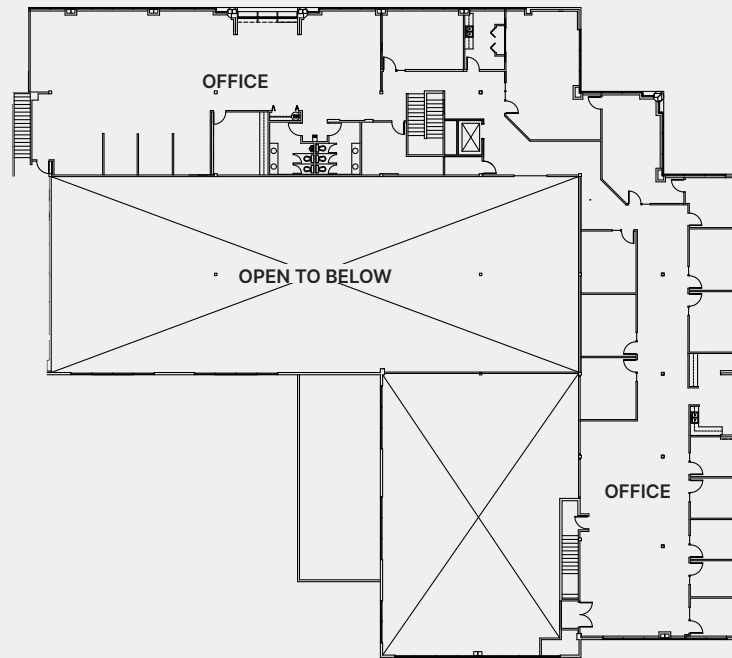
Suites 100/230

32,412 RSF

1ST FLOOR | SUITE 100



2ND FLOOR | SUITE 230



16,922 RSF OFFICE
15,490 RSF WAREHOUSE

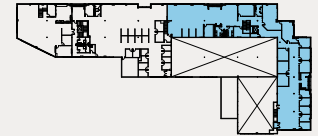
- ▲ GRADE LEVEL
- ▲ DOCK HIGH

KEY PLANS

1ST FLOOR



2ND FLOOR



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Westpark

BUILDING C

8410 154th Avenue NE
Redmond, WA

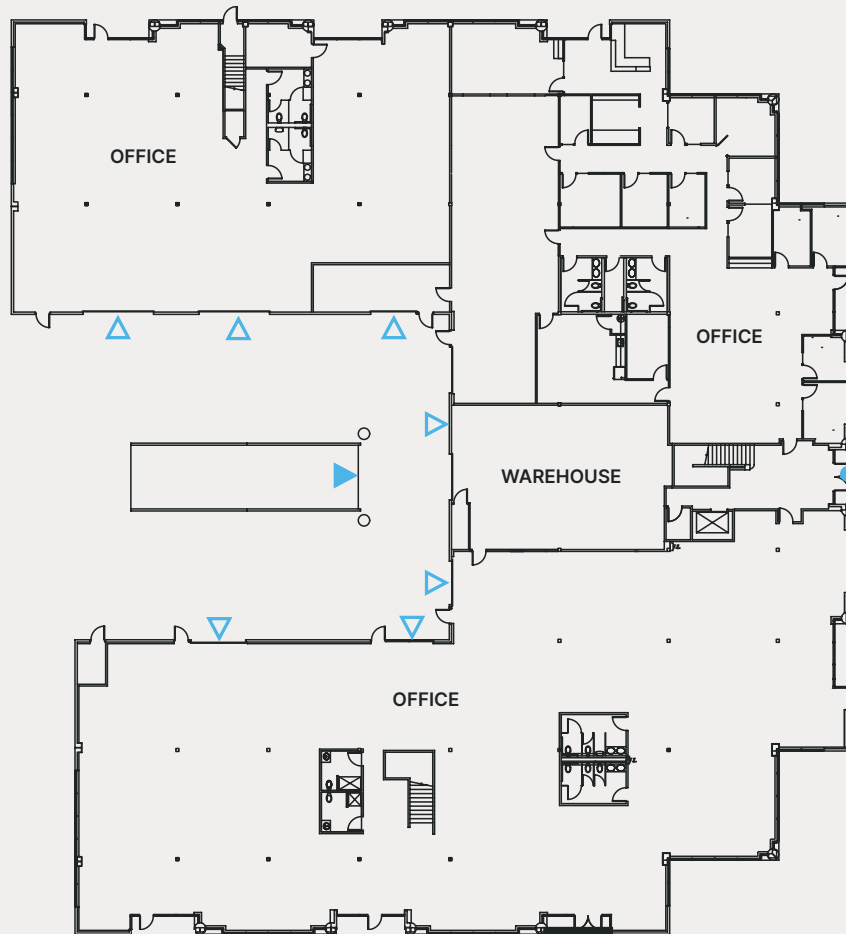
BUILD OUT NOTES:

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.

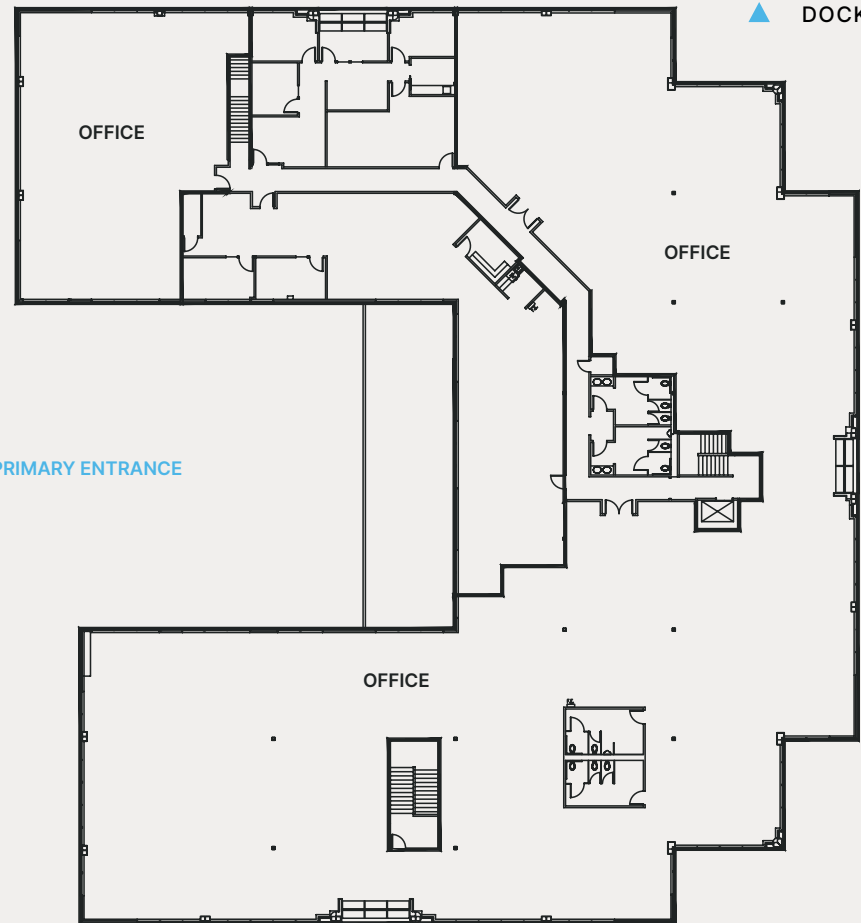
Full Building

56,264 RSF

1ST FLOOR



2ND FLOOR



▲ GRADE LEVEL

▲ DOCK HIGH

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