



QUADRANT WILLOWS
CORPORATE CENTER

BUILDING A
11431 WILLOWS ROAD NE, REDMOND, WA

64,269 RSF CLASS A, TWO STORY OFFICE BUILDING

REPRESENTED EXCLUSIVELY BY:



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AVAILABILITY

- Suite 210: 2,413 SF

FEATURES

- Recent major renovations completed in the lobby and common areas
- Large floorplates facilitate highly efficient layouts
- Prominent building signage available with great visibility from Willows Road
- Convenient access to I-405 and SR-520 with ingress/egress via a fully lighted intersection
- Sweeping views of the Cascade Mountains and Willows Run Golf Course
- Showers in both male and female restrooms for employee use
- Secure fenced storage space available in the parking garage
- The property contains two ChargePro Electric Car Charging Stations

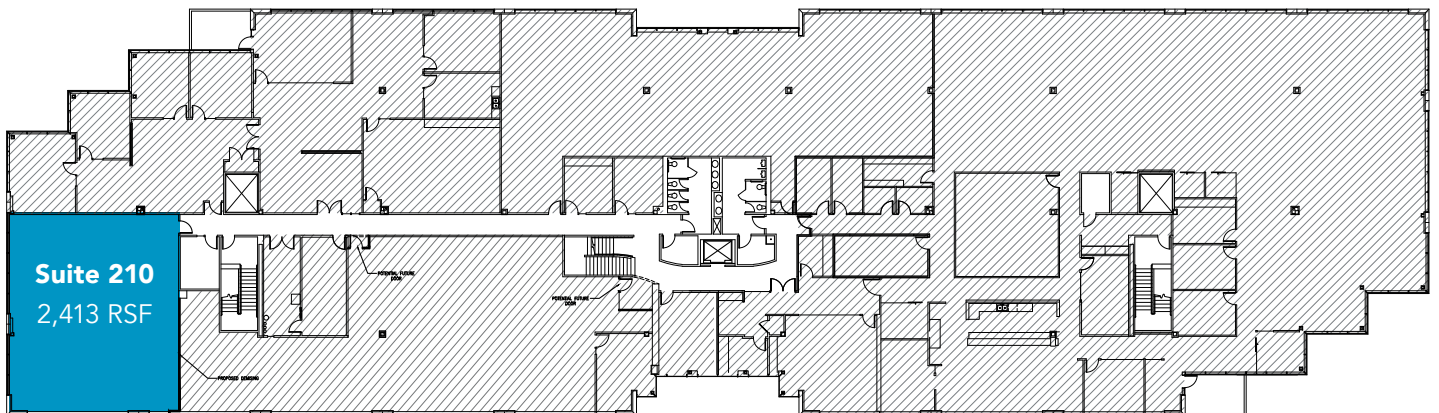
BUILDING INFORMATION

YEAR BUILT	1998
LOCATION & ACCESS	Located along Willows Road across from Willows Run Golf Course with convenient access to both SR-520 and I-405. Redmond Town Center and Microsoft World Headquarters are located just minutes from the site and there is a transit stop on Willows Road near the Project.
PARKING	3.0/1,000 parking ratio (up to 3.8/1,000 utilizing tandem parking stalls). 60 stalls are in the parking garage.
CEILING HEIGHTS	Floor heights are 15 feet with standard drop ceiling heights of 9 feet
SECURITY	HID security card system
POWER	2,000 amps / 2,500 kVA, 480Y/277 Volt, 3-phase, 4-wire
TELECOMMUNICATIONS	Multiple fiber service providers available and already accessible through the building data room
BUILDING GENERATOR	A 125 kVa Generator is available for a tenant to use as emergency back-up power.

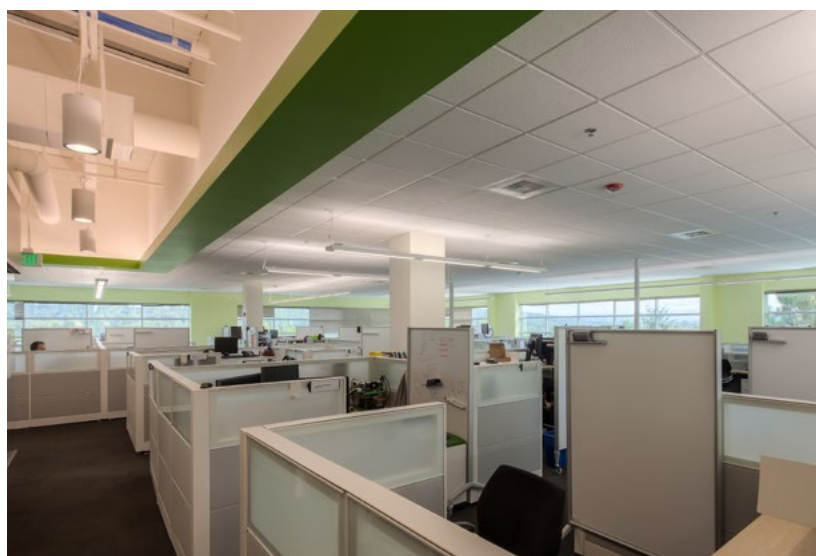
SITE PLAN



FLOOR PLANS



SECOND FLOOR



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