

KBS

WESTPARK BUSINESS PARK



 Redmond, WA

Including Redmond
Centercourt & PBTC

 778,472 square
feet

Total Rentable Area

 21 total
properties

Consisting of
office/flex/industrial

It's more than a business park, it's a destination for work and play.

Discover a vibrant campus environment perfectly integrated into its park-like setting offering tenants collaborative meeting areas and infinite onsite amenities.

BUSINESS PARK AMENITIES

Great room, conference facility, Avanti Food & Beverage, food truck service, high-end fitness facility, indoor/outdoor sport areas, bike lockers/rentals, paddleboard/kayak/canoe rentals, electric car charging stations

AREA AMENITIES

Well situated near numerous retail amenities, including Redmond Town Center and downtown Redmond

FREEWAY ACCESS

Easy access to SR-520 and I-405

RENTAL RATES

\$19.20/SF, NNN Office

\$9.60/SF, NNN Warehouse

NNN's range from
\$3.36-\$4.20/SF

LEASING INFORMATION

Mark Flippo

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Jason Bloom

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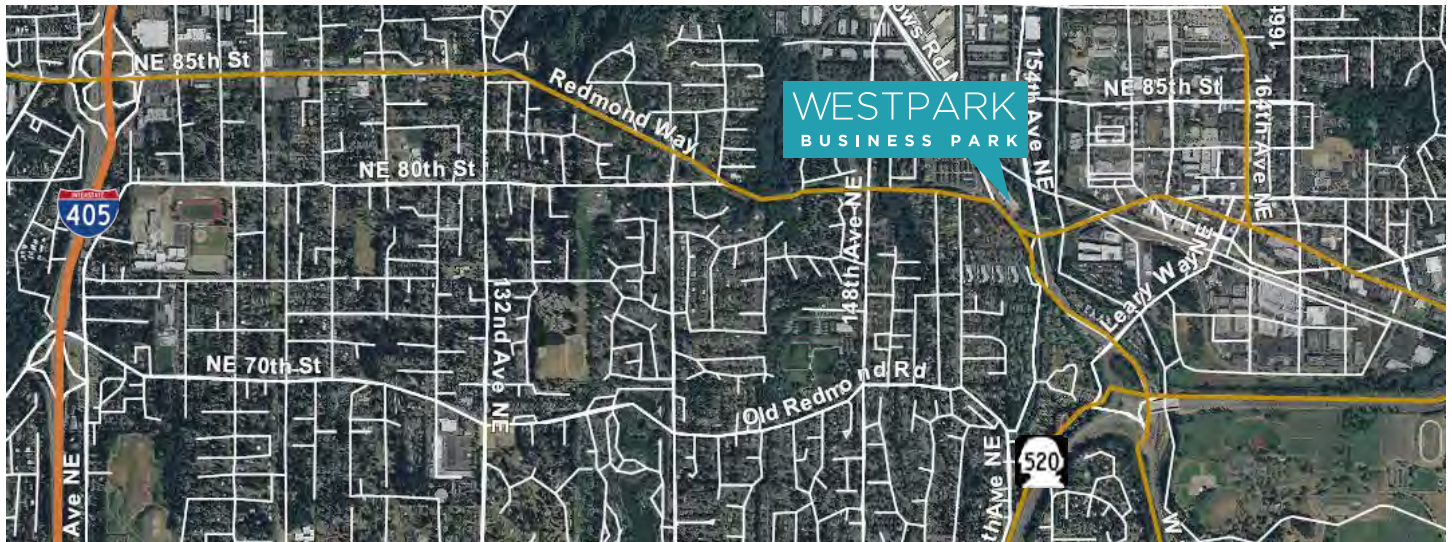




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Location



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Available Space Summary

Pure Office

Click on suite number for floor plan and information

| TOTAL SIZE | BLDG/SUITE | FLOOR | COMMENTS |
|------------|---------------------------|-------|--|
| 2,207 sf | I / 8429 | 2 | Perimeter private offices, open area, kitchen, reception and conference room |
| 2,653 sf | M / 8510A | 2 | Open office space with ability to add privates |
| 3,056 sf | Q / 15331 | 1 | 6 private offices, large conference room, kitchenette, and interior restroom |
| 3,431 sf | C / 8450 | 2 | Market ready space with kitchenette and 2 private offices |
| 3,546 sf | M / 8518 | 1 | 6 private offices, server room, conference room, and large kitchen |
| 5,732 sf | J / 8561 | 1 | Multiple perimeter private offices, reception, conference room and kitchen. Potential for grade level loading. |
| 7,825 sf | A / 8210U | 2 | Located on window line; Private offices, office space, and kitchenette |
| 8,723 sf | N / 8620 | 1 | Multiple perimeter private offices with open office area. Have kitchen and conference room. |
| 9,822 sf | B / 250 | 2 | Located on extensive window line; open office space and ability to add privates |
| 12,050 sf | E / 8343A | 1 | Market ready space with open office space and ability to build out to Tenant's needs |
| 14,395 sf* | N / 8660 | 2 | Market ready space with open office space and ability to build out to Tenant's needs |
| 22,175 sf* | D / 8279 | 2 | Market ready space with open office space and ability to build out to Tenant's needs |
| 27,663 sf* | E / 8343U | 2 | Market ready space with open office space and ability to build out to Tenant's needs |

*Space is divisible

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Available Space Summary

Office / Warehouse

Click on suite number for floor plan and information

| TOTAL SIZE | BLDG/SUITE | OFFICE SF | WHSE SF | COMMENTS |
|------------|-----------------------------------|-----------|---------|---|
| 2,096 sf | J / 8563 | 1,505 | 591 | 4 private office. Warehouse with grade level loading. |
| 3,783 sf | N / 8624 | 3,083 | 700 | Private offices, conference room, and warehouse space on 1st floor. Grade level and dock high loading. |
| 11,774 sf | H / 8441 | 10,765 | 1,009 | Primarily open plan office space on 2-floors with 5 privates. Grade level loading. |
| 12,962 sf* | B / 150 | 8,762 | 4,200 | Open office space on extensive window line on 1st floor. Clear warehouse with 24' clear height. Grade level and dock high loading |
| 22,784 sf* | B / 150 & 250 | 18,584 | 4,200 | Open office space on extensive window line on 2-floors. Clear warehouse with 24' clear height. Grade level and dock high loading. |

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Amenities



Parks/Recreation/Services

- 1 Downtown Central Park
- 2 O'Leary Park
- 3 Dudley Center Park
- 4 Anderson Park
- 5 Marymoor Park
- 6 The Stroll
- 7 Redmond Transit Center
- 8 Bella Bottega Regal Cinema
- 9 Pic Theater

Gyms/Athletic Clubs

- 1 Vertical Work Gym
- 2 Gold's Gym
- 3 Discover Yoga

Restaurants

- 1 Black Raven Brewing Co.
- 2 Celtic Bayou
- 3 Sage
- 4 Canyons
- 5 Coho Café
- 6 Tropea
- 7 Matador
- 8 Nara Japanese
- 9 Claim Jumpers
- 10 Matt's Rottisserie
- 11 Spazzo Italian Grill & Wine
- 12 Spicy Talk Bistro
- 13 Redmond Bar & Grill
- 14 Stone House Thai

ALL DAY FREQUENT ROUTES

Every 10-15 min. during the weekdays
Every 30-60 min. on nights and weekends

OTHER ALL DAY ROUTES

Every 30-60 min. during the weekdays
Every 30-60 min. on most nights and weekends

PEAK ONLY ROUTES

Weekday peak hour service connecting major destinations
Some routes run only one direction during peak hours



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