

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 new onsite amenities.

BUSINESS PARK AMENITIES

Conference facility, outdoor amenities area, Avanti Food & Beverage, food truck service, fitness facility, outdoor sport areas, and access to trail systems. New full service bar and restaurant onsite, new outdoor pavillion with gas fire pit and covered seating

RETAIL AMENITIES

Located near numerous retail amenities, including Redmond Town Center and downtown Redmond

ACCESS

Easy access to SR-520 and I-405. Located directly on major bus line, with access to downtown Redmond, Bellevue, and Microsoft World Headquarters

RENTAL RATES

\$19.50/SF, NNN Office

\$9.60/SF, NNN Warehouse

LEASING INFORMATION

Mark Flippo

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Jason Bloom

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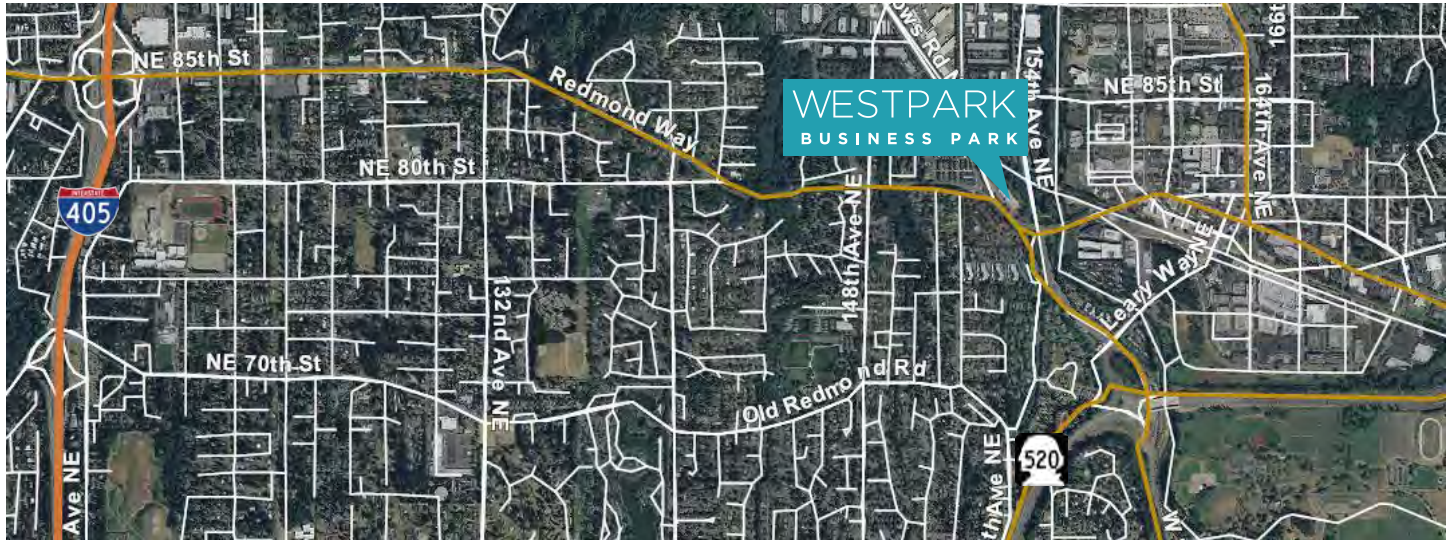




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 **Kidder
Mathews**

Available Space Summary

Pure Office

Click on suite number for floor plan and information

TOTAL SIZE	BLDG/SUITE	FLOOR	COMMENTS
1,415 sf	J / 8587	2	Reception, 3 private offices, kitchenette and conference room.
1,678 sf	C / 8434	2	Perimeter private offices, reception and conference room.
2,207 sf	I / 8429	2	Perimeter private offices, open area, kitchen, reception and conference room.
2,509 sf	Q / 15331	1	Tech space with open ceiling.
3,712 sf	M / 8518	1	Mix of private and open office area with break room.
4,033 sf	L / 8521	2	Reception, 7 private offices on windowline, kitchenette, and extensive open area.
5,962 sf	N / 8660B	2	Market ready space with open office space and ability to build out to Tenant's needs
8,718 sf	M / 8516	2	Mix of private and open office area, conference room, and kitchen.
9,763 sf	E / 8343A	1	Market ready space with open office space and ability to build out to Tenant's needs.
12,454 sf	M / 8515	2	Mix of private and open office area, conference room, and kitchen.
14,538 sf*	D / 8279	2	Market ready space with open office space and ability to build out to Tenant's needs.
21,173 sf	M / 8515-16	2	Entire 2nd floor. Mix of private and open office area, conference room, and kitchen.

*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
2,575 sf	Q / 15315	1,070	1,505	Mix of private and open office area. Grade level loading. Available December 2017.
2,454 sf	R / 15249	807	1,647	Mix of private and open office area. Grade level loading.
2,592 sf	R / 15247	990	1,602	Mix of private and open office area. Grade level loading.
3,783 sf	N / 8624	2,583	1,200	Private offices, conference room, and warehouse space on 1st floor. Grade level and dock high loading.
5,046 sf	R / 15247-49	1,797	3,249	Mix of private and open office area. Grade level loading.
5,248 sf	M / 8512	4,631	617	Mix of private and open office area. Grade level loading and common dock.
11,239 sf*	F / 8345	9,739	1,500	Mix of private and open office area. Temperature controlled assembly/storage with grade loading.
12,224 sf	M / 8512-18	11,607	617	Mix of private and open office area. Grade level loading and common dock.
27,258 sf	C / 8410 & 8414	24,687	2,571	Mix of private and open office area. Grade level 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

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