

FOR LEASE

# *WILLOWS PACIFIC BUILDING*

15305 NE 95th Street, Redmond, WA 98052





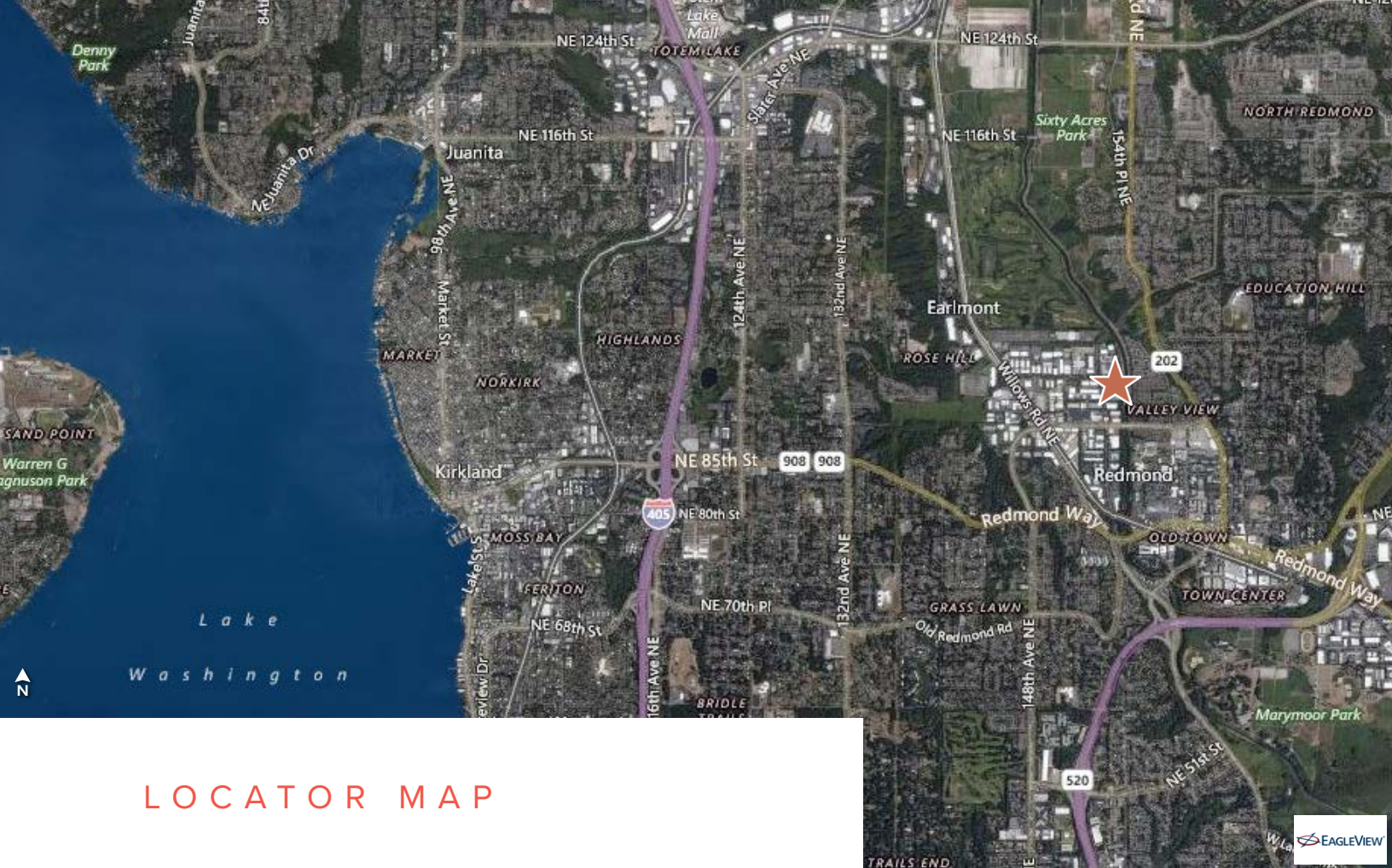
## BUILDING OVERVIEW

*The Willows Pacific Building is conveniently located in the “Willows Industrial Center” off of Willows Road and close to the amenities of downtown Redmond and easy freeway access.*

## SPECIAL FEATURES

The two story building includes over 12,553 square feet of R&D/Fab/Lab space and 6,143 square feet of office space on the first floor along with an additional 6,058 square feet of office space on the second floor. The total space is 24,753 square feet and sits on approximately 1.5 acres of well maintained property. The interior of the Willows Pacific Building was completely razed and all new offices and a mezzanine with open office space were built for a high tech research and development facility in 2000.

As part of the renovation all office areas were provided with upscale natural wood finish doors, trim and side relights. The R&D/Fab/Lab sections of the building have 17 foot high ceilings with open ducting and are equipped with multiple rows of general work lighting, compressed air and are served by the 1,200 amp 120/208 volt 3 phase building service. The complete building, including the R&D/Fab/Lab area is equipped with multiple HVAC units and individual climate controls.



LOCATOR MAP

EXTERIOR PHOTO



## PROPERTY HIGHLIGHTS

---

- **Available**

March 2021, possible sooner

- **Lease Rate**

\$2.00/SF, NNN Office

\$1.85/SF, NNN R&D/Fab/Lab

- **Features**

12,201 SF Office

12,553 SF Flex

HVAC throughout

Dock and grade loading

70 parking stalls

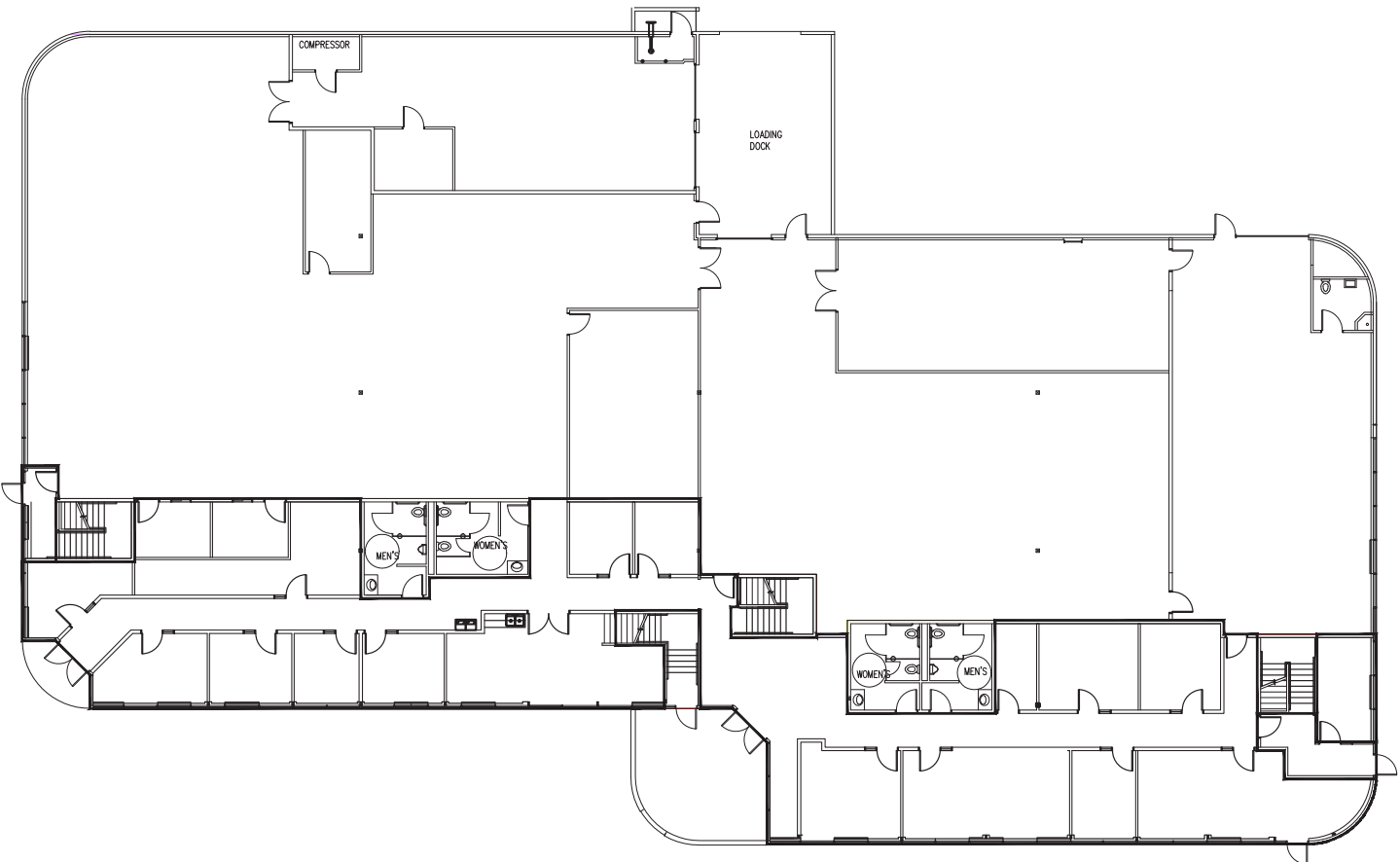


## BUILDING INFORMATION

BUILDING TYPE	Cast in Place	ROOF	Membrane (Installed 2006)
CONSTRUCTION TYPE	Concrete	GROSS BUILDING SF	24,753 SF
DATE BUILT	1985/2000	STORIES	2
LAND AREA	65,233 SF	R&D/FAB/LAB SF	12,553 SF
LOADING DOCKS	4 grade level; 3 are accessible from dock	OFFICE SF	12,201 SF
FIRE SPRINKLERS	Yes	R&D/FAB/LAB CEILING HEIGHT	17'
PARKING SPACES	70 parking spaces on site	POWER	1,200 Amp 120/208 3-phase
BATHROOMS	9	UTILITIES	Gas
ZONED	MP	INTERNET	High Speed Connection Hookups - Ziplly Fibre and Comcast
DESIGN FLOOR LOAD (2ND FLOOR)	100 PSF Live	COMPLETE BUILDING HVAC	Multiple roof HVAC unitary units provide separate climate controls throughout building
AUTOMATIC IRRIGATION SYSTEM	Yes	EXTERIOR PAINT	Elastomeric (2007)
		ENHANCED SEISMIC REINFORCEMENT	Seismic attachment and reinforcement of roof beams to concrete walls

# WILLOWS PACIFIC BUILDING

## FIRST FLOOR

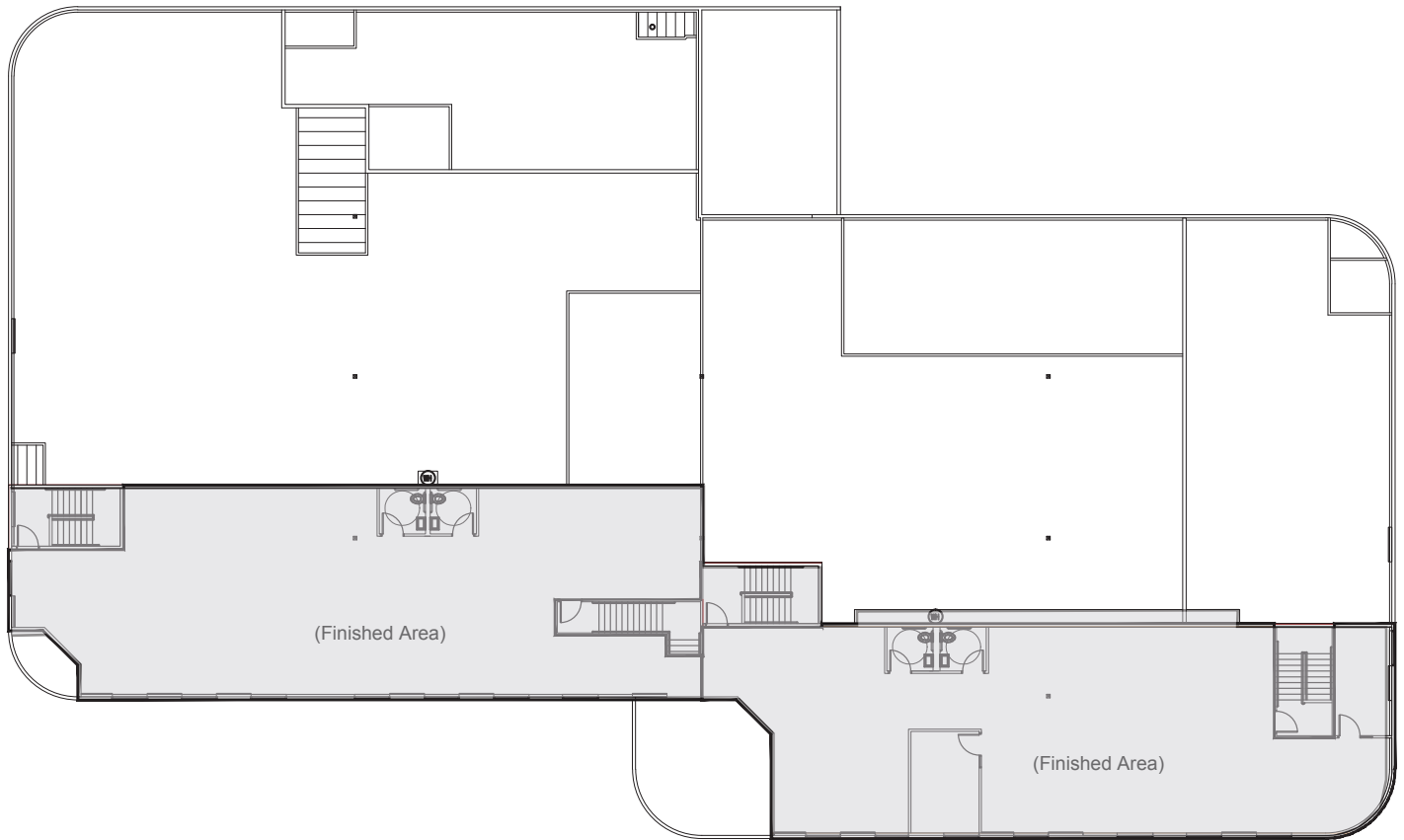


1ST FLOOR

SCALE: NTS

# WILLOWS PACIFIC BUILDING

## SECOND FLOOR



2ND FLOOR

SCALE: NTS

# *WILLOWS PACIFIC BUILDING*

---

## PLEASE CONTACT:

### **Craig Wilson**

Senior Vice President  
+1 425 462 6922  
[craig.wilson@cbre.com](mailto:craig.wilson@cbre.com)

### **Steve Sutherland**

First Vice President  
+1 425 462 6927  
[sr.sutherland@cbre.com](mailto:sr.sutherland@cbre.com)

### **CBRE, Inc.**

929 108th Ave NE  
Suite 700  
Bellevue, WA 98004

15305 NE 95TH STREET, REDMOND, WA 98052

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. JG 12-14-20