



QUADRANT WILLOWS

11121, 11241, 11261 & 11351 Willows Road NE | Redmond



**JOE
LYNCH**

Executive Managing Director
425.362.1399
joe.lynch@ngkf.com

**DAN
HARDEN**

Senior Managing Director
425.362.1393
dan.harden@ngkf.com



PROPERTY HIGHLIGHTS



Unparalleled access with immediate proximity to SR-520 and I-405, and mass-transit accessible.



Valued Eastside location with corporate neighbors, such as Facebook/Oculus, Amazon, Microsoft and Google.



Strong local demographics with access to a highly educated workforce.



Close proximity to retail amenities at both Redmond Town Center and the Village at Totem Lake.



Nearby local biking routes, including the Redmond Central Connector immediately adjacent to the property.



Efficient floorplates offer natural light, flexible spaces, and unobstructed views in most directions.

CENTRAL LOCATION

“Quadrant Willows is located in the tech dominant Redmond neighborhood of Willows Road where employees enjoy equal access to both SR-520 and I-405 in a productive suburban setting.”





BUILDING DETAILS

Property Addresses 11121, 11241, 11261 & 11351
Willows Road NE, Redmond

Campus Size 248,041 SF

Year Built/Renovated 1998 - 2000

Floors 3

Parking 3.1/1,000 SF

2020 Operating Expenses \$8.86

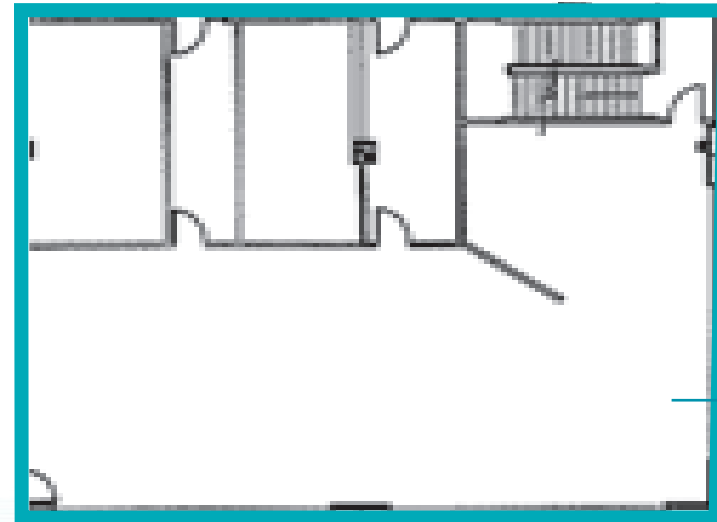
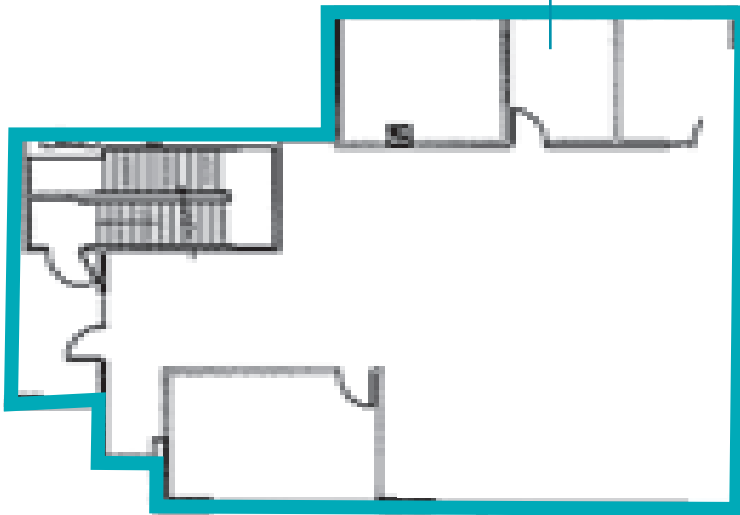


CURRENT AVAILABILITIES

Building C | 1st Floor

Suite 140 | 2,821 RSF

Available immediately



Suite 120 | 2,616 RSF

Available immediately

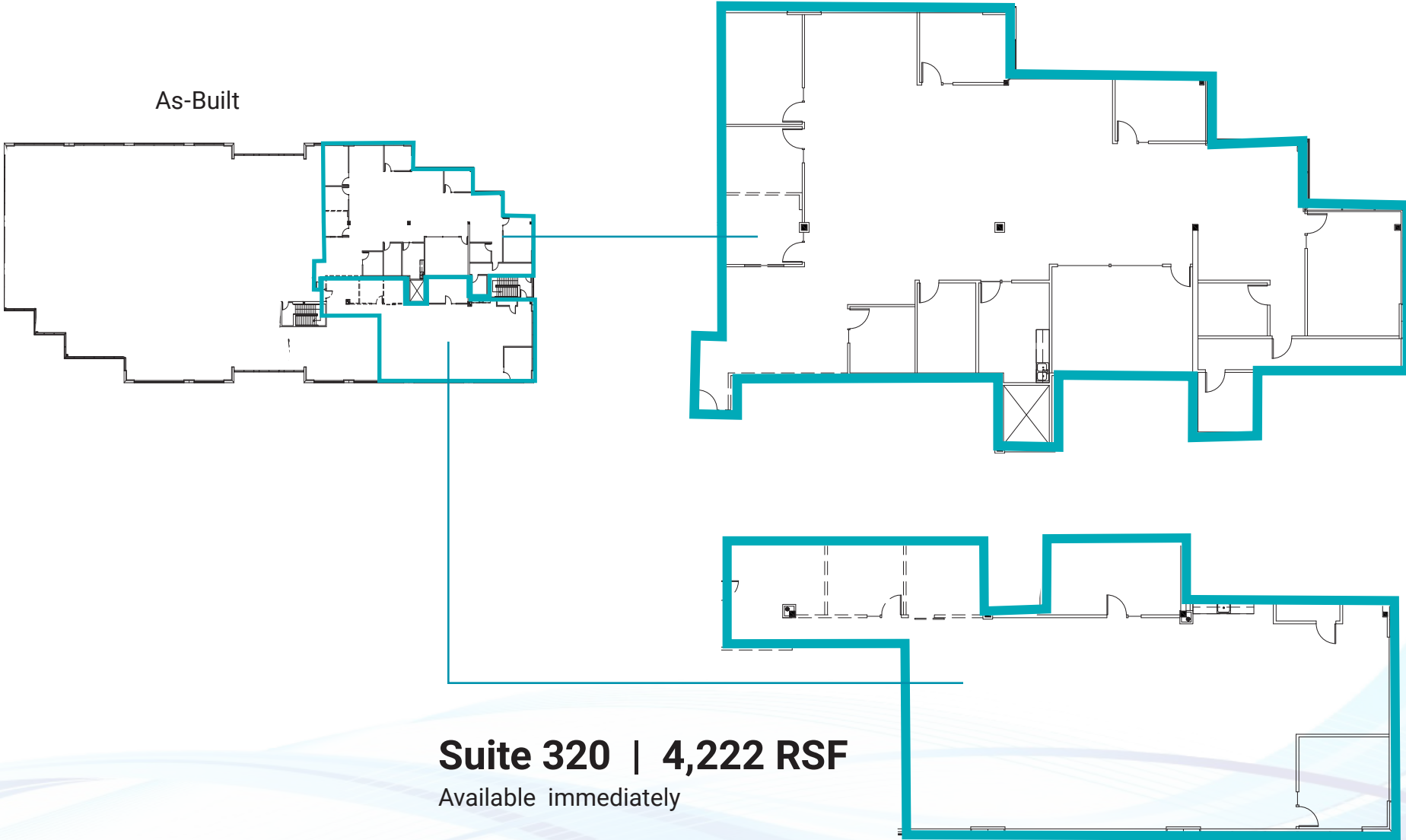
CURRENT AVAILABILITIES

Building C | 3rd Floor

Suite 310 | 5,287 RSF

Available immediately

As-Built



Suite 320 | 4,222 RSF

Available immediately

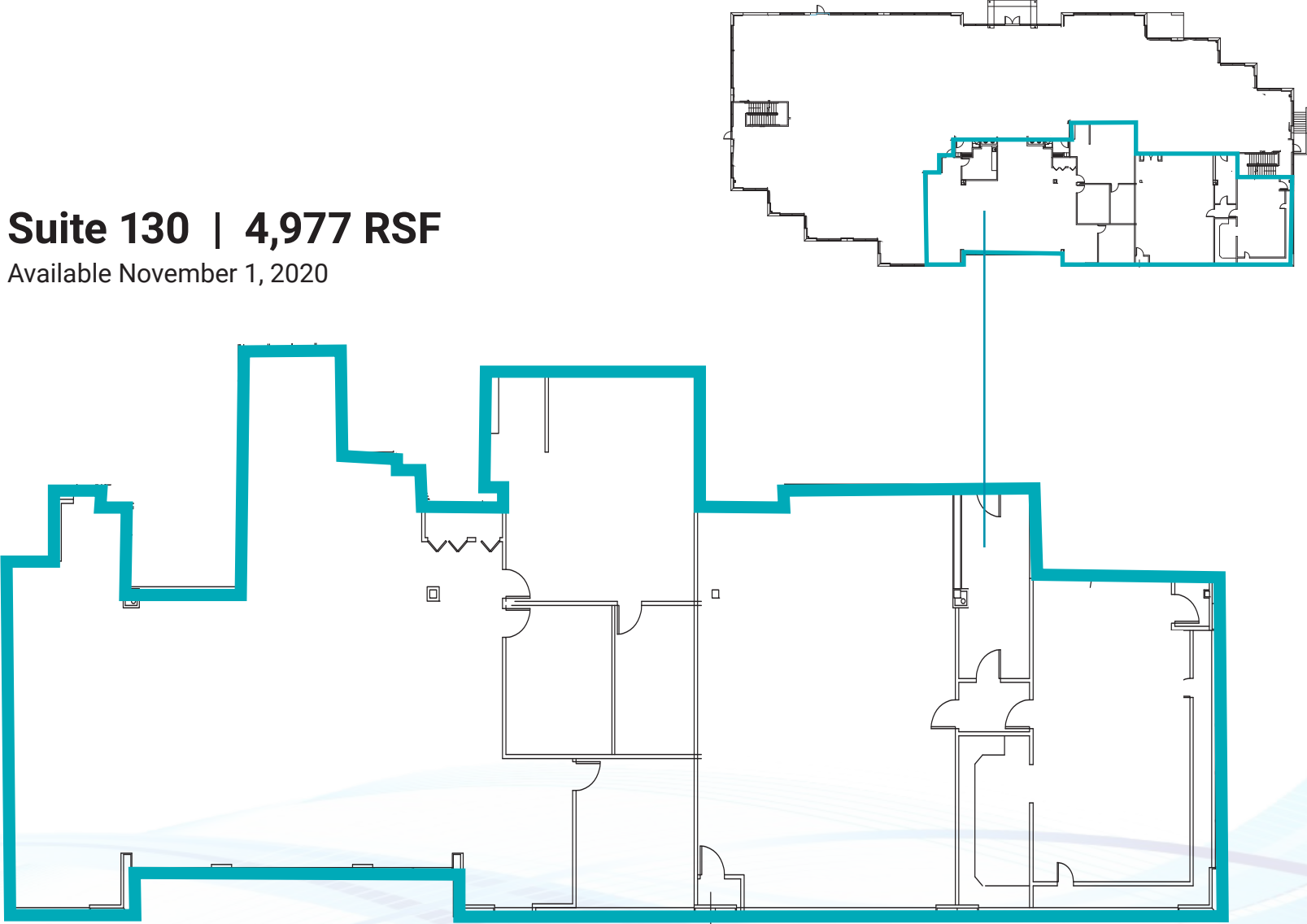
CURRENT AVAILABILITIES

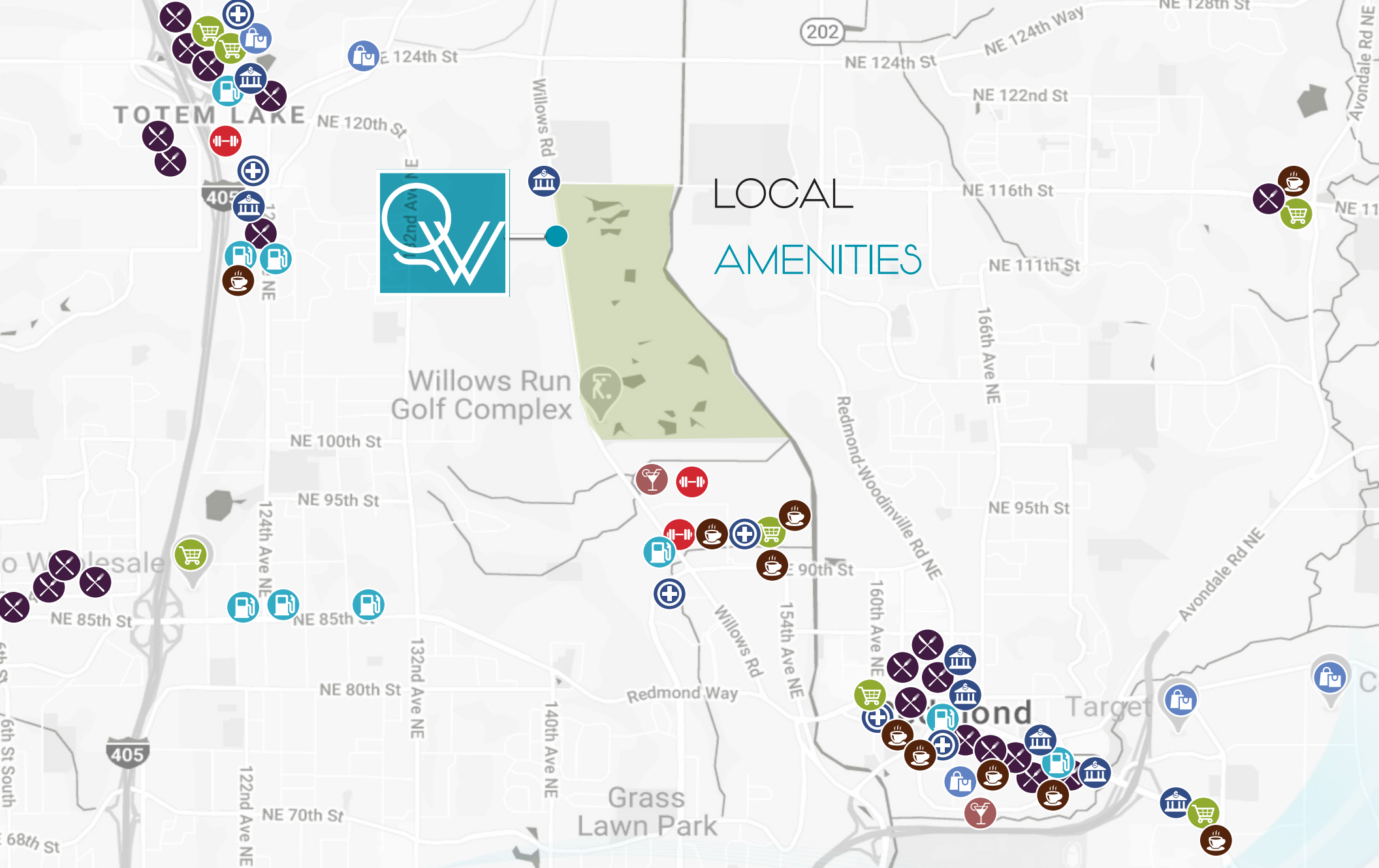
Building E | 1st Floor

Suite 130 | 4,977 RSF











Available November 1, 2020

As-Built





LOCAL AMENITIES

-  Restaurant
-  Bar/Lounge
-  Gym/Fitness
-  Coffee
-  Bank
-  Gas
-  Pharmacy/Clinic
-  Grocery
-  Transportation
-  Retail

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.