

KBS

WESTPARK BUSINESS PARK



 **Redmond, WA**

Including Redmond
Centercourt & PBTC



782,185 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

New Amenities Center on-site (Building H), including fully furnished plug & play shared executive office space, conference facility, fitness facility, cafe and shuffleboard.

Other amenities include outdoor basketball area and access to the Sammamish trail systems. Full service bar and restaurant (Dubliner Pub), new outdoor pavillion with gas fire pit and covered seating.

RETAIL AMENITIES/ SERVICES

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

ACCESS

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

LEASING INFORMATION

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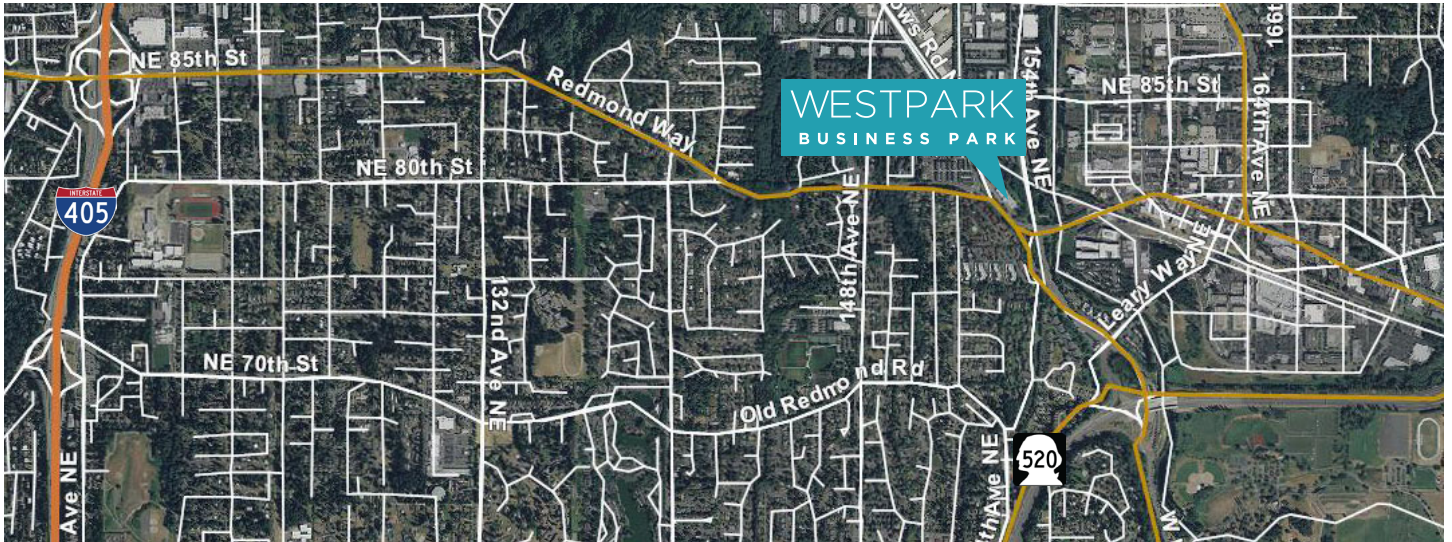
 **JLL**

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Mathews**

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Available Space Summary

Pure Office

Click on suite number for floor plan and information

TOTAL SIZE	BLDG/SUITE	FLOOR	COMMENTS
1,135 sf	R / Suite 160	1	Open office area, 2 private offices and conference room.
1,415 sf	J / Suite 270	2	Heavy office build out along extensive window line
1,501 sf	J / Suite 210	2	Mix of open office area with private offices.
2,388 sf	H/ Suite 110	1	Open office area with extensive window line, 2 private offices, conference room and kitchenette.
2,603 sf	N / Suite 210	2	Open office with perimeter private offices.
2,824 sf	Q / Suite 120	1	Heavy office build out with reception and conference room.
11,971 sf	G / 200	2	Mix of open office area with private offices, Ability to demise.
13,159 sf	G / 110/120	1	Mix of open office area with private offices, Ability to demise.
25,130 sf	G / Suite 110/120/200	1 & 2	Mix of open office area with private offices, 1,135 sf can easily be converted to warehouse. Ability to demise.

Shared Executive Office Space

2 - 6 person office space	Building H	Suite 201	Brand new shared office space minutes from downtown Redmond
		Suite 202	Fully furnished office space with flexible lease terms, with fully serviced rates (including utilities)
		Suite 203	Access to small and large conference rooms, fitness facility with showers and towel service, and food service
			Wi-Fi and phones hooked up allowing for immediate occupancy

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BUSINESS PARK

Available Space Summary

Office / Warehouse

Click on suite number for floor plan and information

TOTAL SIZE	BLDG/SUITE	OFFICE SF	WHSE SF	COMMENTS
2,134 sf	H / Suite 130	572	1,562	Open office, warehouse with grade level loading.
3,719 sf	K / Suite 130	1,779	1,940	Grade level loading, open space with 3 private offices and conference room.
8,424 sf	H / Suite 140/240	7,655	769	In process of market-ready work, can build out office to tenant's needs.
10,558 sf	H / Suite 130/140/240	8,227	2,331	In process of market-ready work, can build out office to tenant's needs.
11,881 sf	O / Suite 110/115	977	10,904	24' clear height, dock and grade loading, ability to demise to Suite 110 (5,859 sf warehouse) or Suite 115 (977 sf office & 5,045 sf warehouse)
11,647 sf	F / Suite 120	4,592	7,055	24' clear height, dock and grade level loading, ability to potentially add 3,372 SF additional warehouse space.

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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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