

# Quadrant Willows

— CORPORATE CENTER —

11121 – 11351 Willows Rd, Redmond, WA



OWNED BY AN AFFILIATE OF  
**EQUUS**  
CAPITAL PARTNERS, LTD.

**km** Kidder  
Mathews



BUILDING D LOBBY

OWNED BY AN AFFILIATE OF  
**EQUUS**  
CAPITAL PARTNERS, LTD.™

EXCLUSIVELY REPRESENTED BY

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# Building Highlights



	<b>UNIVERSAL AVIONICS BLDG 11351 WILLOWS RD</b>	<b>BUILDING C 11241 WILLOWS RD</b>	<b>BUILDING D 11261 WILLOWS RD</b>	<b>BUILDING E 11121 WILLOWS RD</b>
<b>BUILDING SIZE</b>	62,854 SF	71,737 SF	55,204 SF	58,961 SF
<b>2017 NNN</b>	N/A	\$9.03	\$8.34	\$9.03
<b>FLOORS</b>	Two (2)	Three (3)	Two (2)	Three (3)
<b>PARKING RATIO</b>	3.1/1,000 SF	3.1/1,000 SF	2.8/1,000 SF [50 underground]	3.1/1,000 SF
<b>CABLE PROVIDERS</b>	Frontier and AT&T	Frontier and Clearwire (Fiber)	Frontier and AT&T	Frontier and Clearwire (Fiber)
<b>YEAR BUILT</b>	1997	1998	2001	2000
<b>FIRE LIFE SYSTEMS</b>	A Notifier central alarm panel monitors the smoke detectors and flow switches and sounds the alarm, notifies the off-site monitoring service vendor. The Building has automatic wet-pipe suppression sprinkler system.	The building has wet pipe fire sprinkler systems and fire alarm control panels. Smoke detectors are throughout elevator lobbies and corridor spaces.	Incoming fire sprinkler main is piped to a check-valve backflow preventer for the fire line. The building and parking garage have a fire sprinkler system consisting of a wet and dry system and stand pipes. Stairways have stand pipes provided with a fire hose connection on each floor. The building has a fire control room on its west side.	The building has wet pipe fire sprinkler systems and fire alarm control panels. Smoke detectors are throughout elevator lobbies and corridor spaces.
<b>VERTICAL ACCESS</b>	One hydraulic Otis passenger elevator rated for 2,500 lbs. Elevator cab and control panels are ADA compliant.	Building includes one in-ground hydraulic elevator manufactured by US Elevator Company with a duty of 3,000 lbs at 100 fpm.	Dover-manufactured hydraulic elevator serves three levels, the parking garage and both office floors and is rated at 3,000 lbs.	Building includes one in-ground hydraulic, elevator manufactured by US Elevator Company with a duty of 3,000 lbs at 100 fpm.

# Property Features & Availabilities

**Asking Rate - \$19.50 / SF, NNN**

Can accommodate tenants ranging from 1,742 to 29,223 SF

Immediate access to I-405 via 85th Ave NE and 124th Ave NE, with an above-market standard surface parking ratio

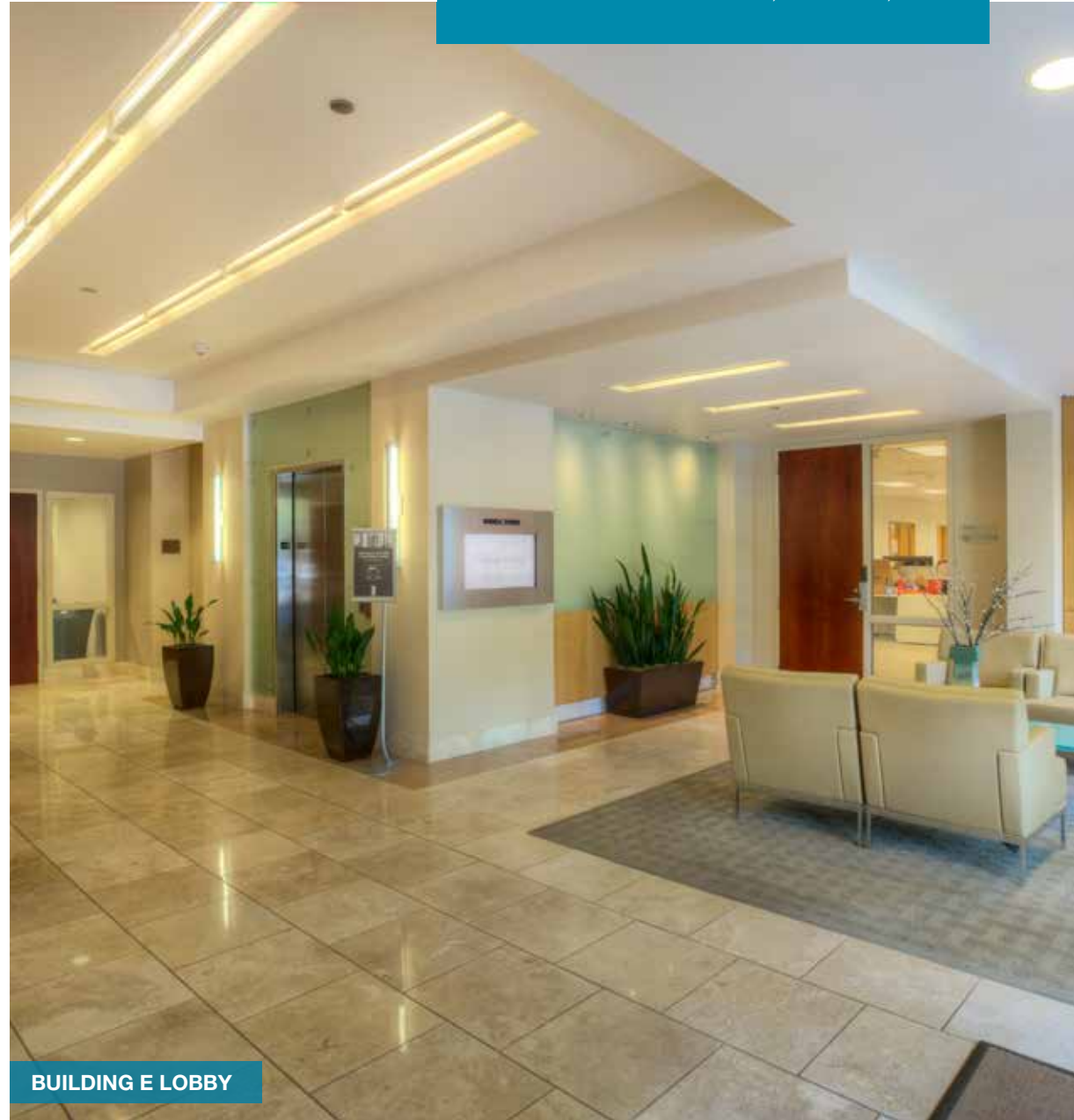
Weekly food truck rotation

Large, flexible floorplates and extensive glass lines

Newly renovated common areas

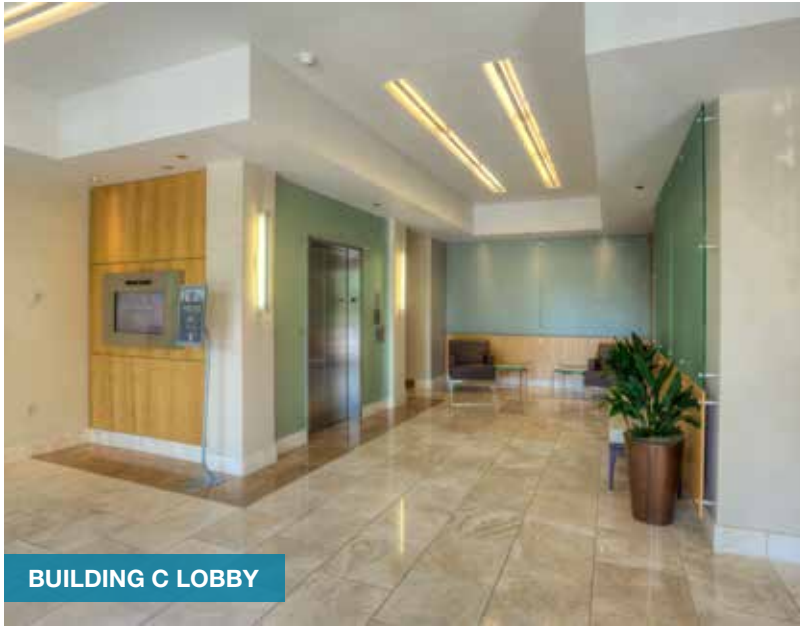
Restaurants, hotel, golf course, residential homes and shopping venues in close proximity

Professionally managed and maintained by Kidder Mathews



UNIT	SQUARE FEET	COMMENTS
<b>BUILDING C</b>		
Suite 319	1,742 SF	Available Now
<b>BUILDING D</b>		
Suite 200	29,223 SF	Available Now
<b>BUILDING E</b>		
Suite 101	4,624 SF	Available Now
Suite 210	7,198 SF	Available Now
Suite 300	12,591 SF	Available 30 days' notice

# Interior Photos



**BUILDING C LOBBY**



**BUILDING D, SUITE 200 KITCHEN**



**BUILDING D, SUITE 200**



**CREATIVE INTERIOR BUILDOUT**

# Location Aerial

## Quadrant Willows

CORPORATE CENTER

11121 – 11351 Willows Rd, Redmond, WA



# Drive Times

## Quadrant Willows

CORPORATE CENTER

11121 – 11351 Willows Rd, Redmond, WA



# Property Floor Plan - Building C

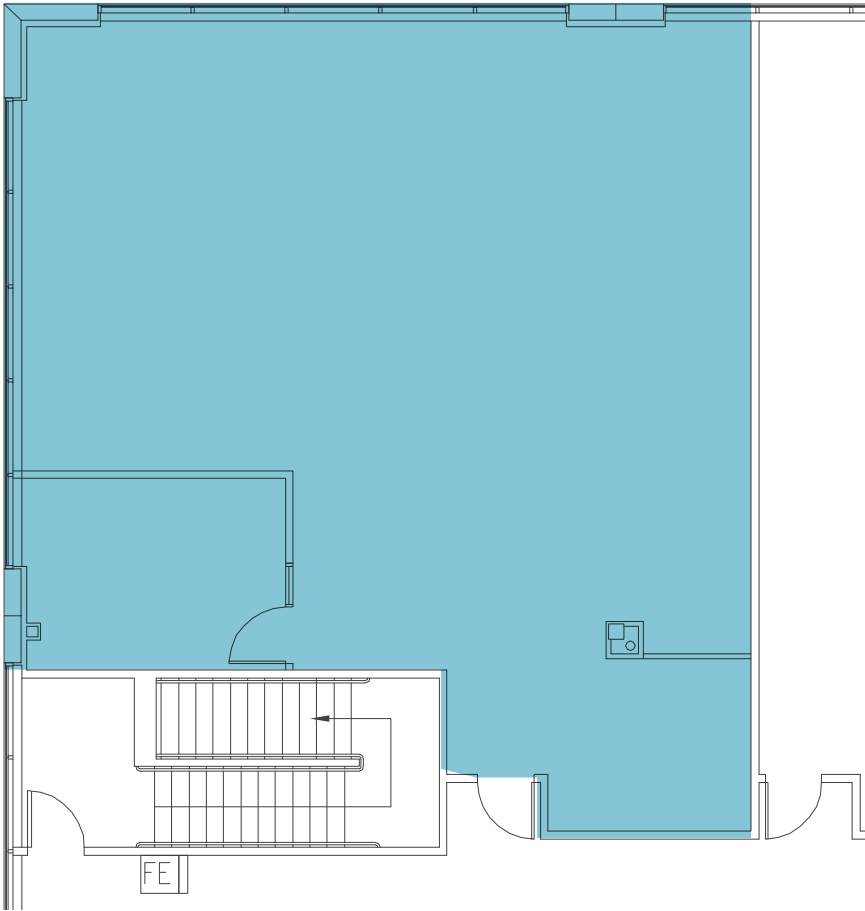
Quadrant Willows

CORPORATE CENTER

11121 – 11351 Willows Rd, Redmond, WA

Suite 319 - 1,742 SF

Available Now



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# Property Floor Plan - Building D

Quadrant Willows

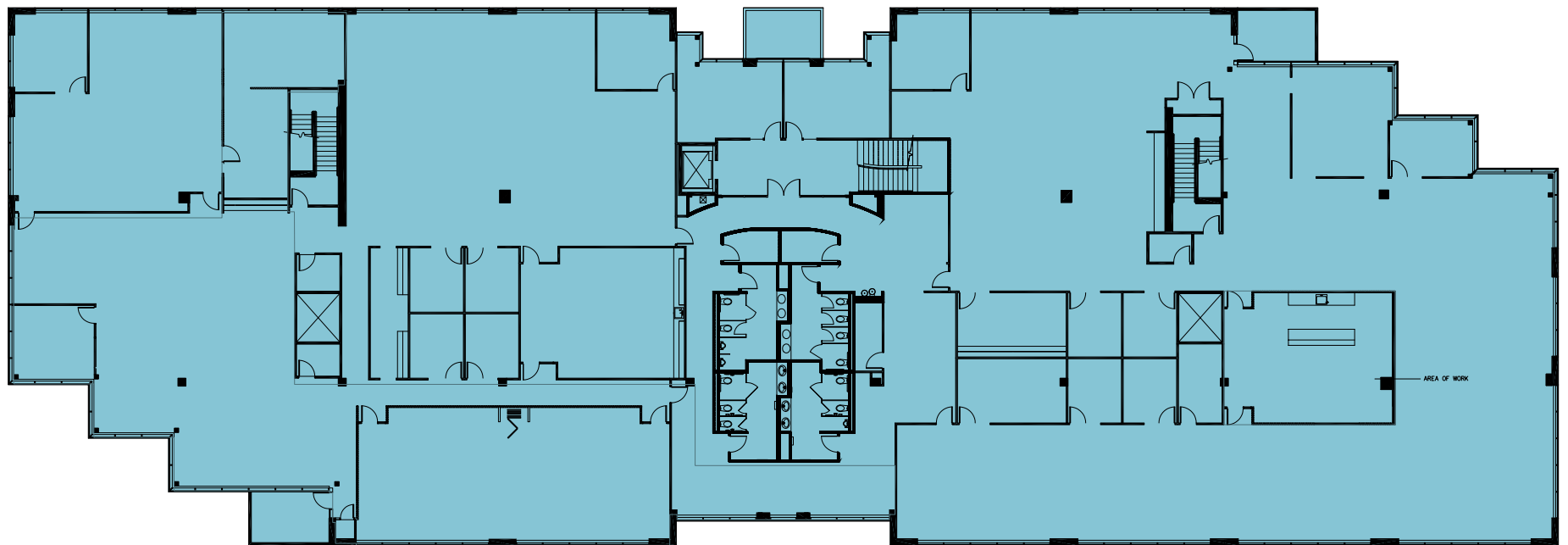
CORPORATE CENTER

11121 – 11351 Willows Rd, Redmond, WA

Suite 200 - 29,223 SF

Available Now

Ability to Demise



2ND FLOOR

# Property Floor Plan - Building E

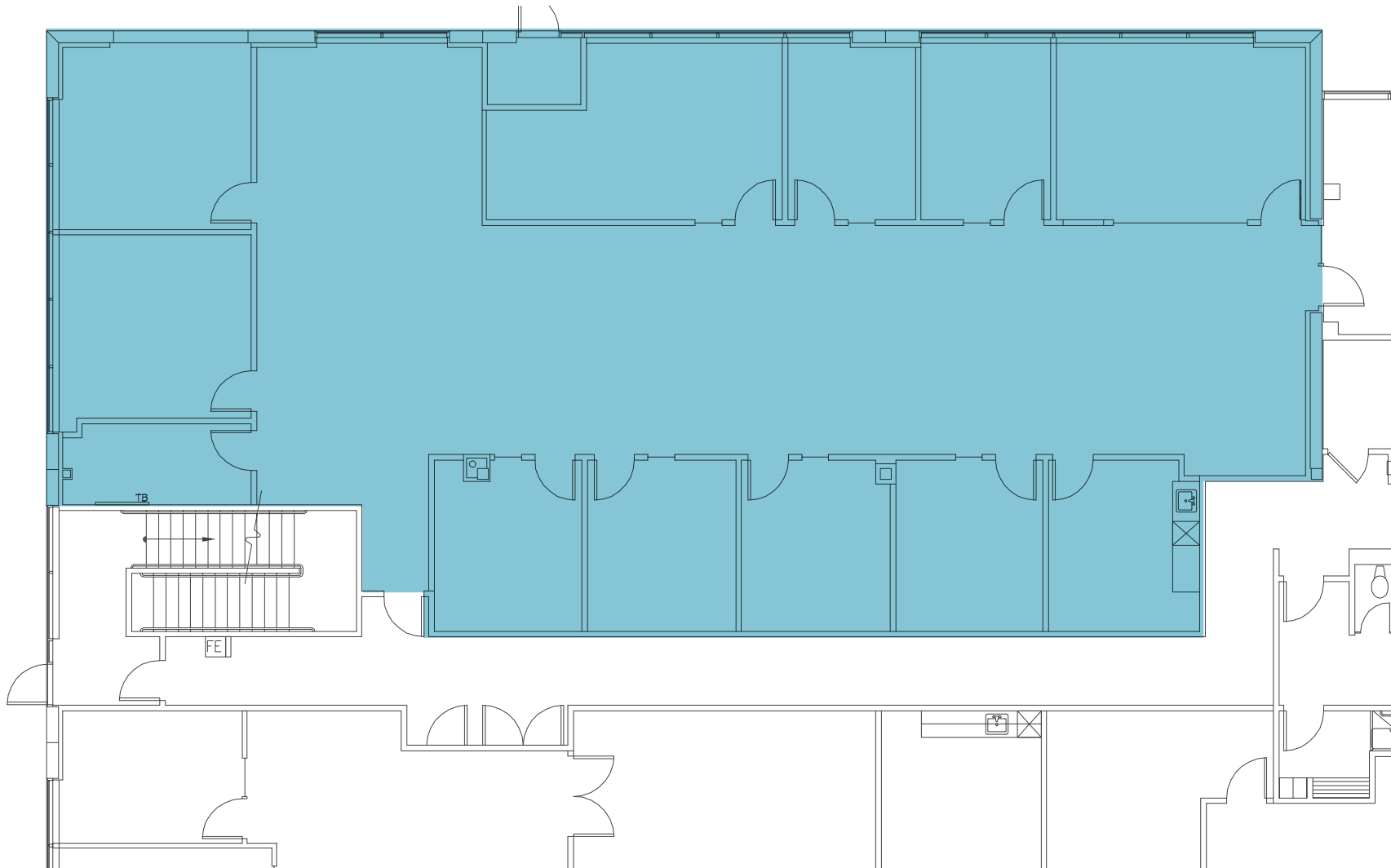
Quadrant Willows

CORPORATE CENTER

11121 – 11351 Willows Rd, Redmond, WA

Suite 101 - 4,624 SF

Available Now



# Property Floor Plan - Building E

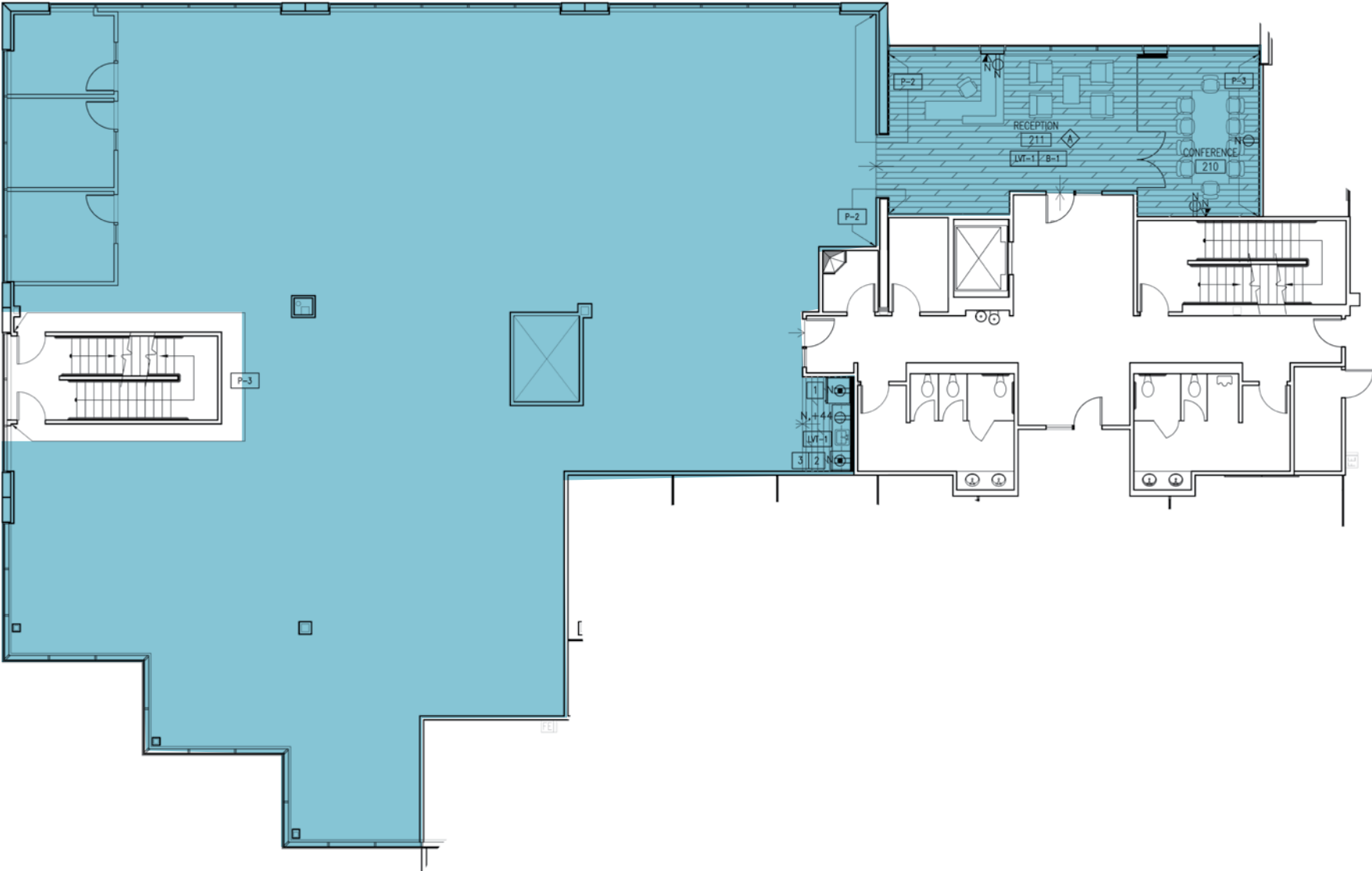
Quadrant Willows

CORPORATE CENTER

11121 – 11351 Willows Rd, Redmond, WA

Suite 210 - 7,198 SF

Available Now



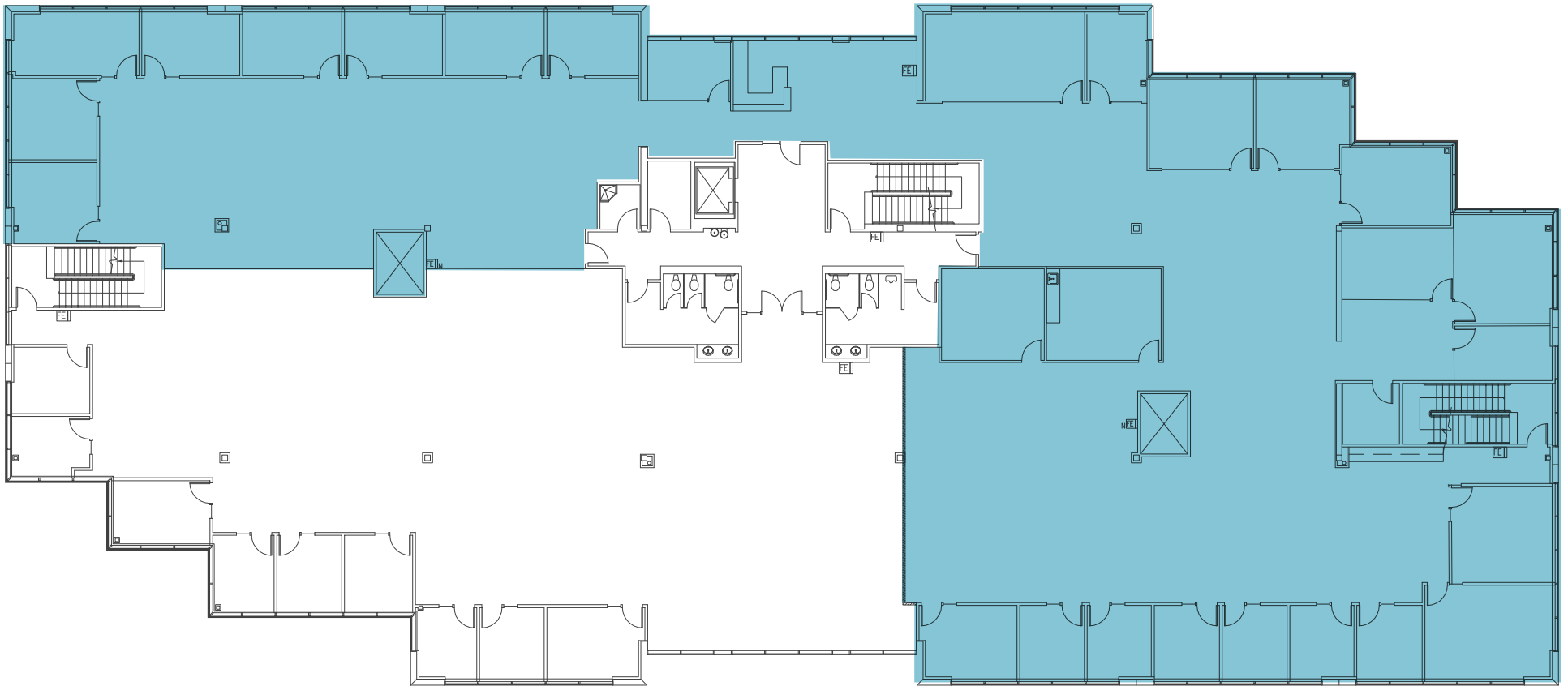
# Property Floor Plan - Building E

Quadrant Willows

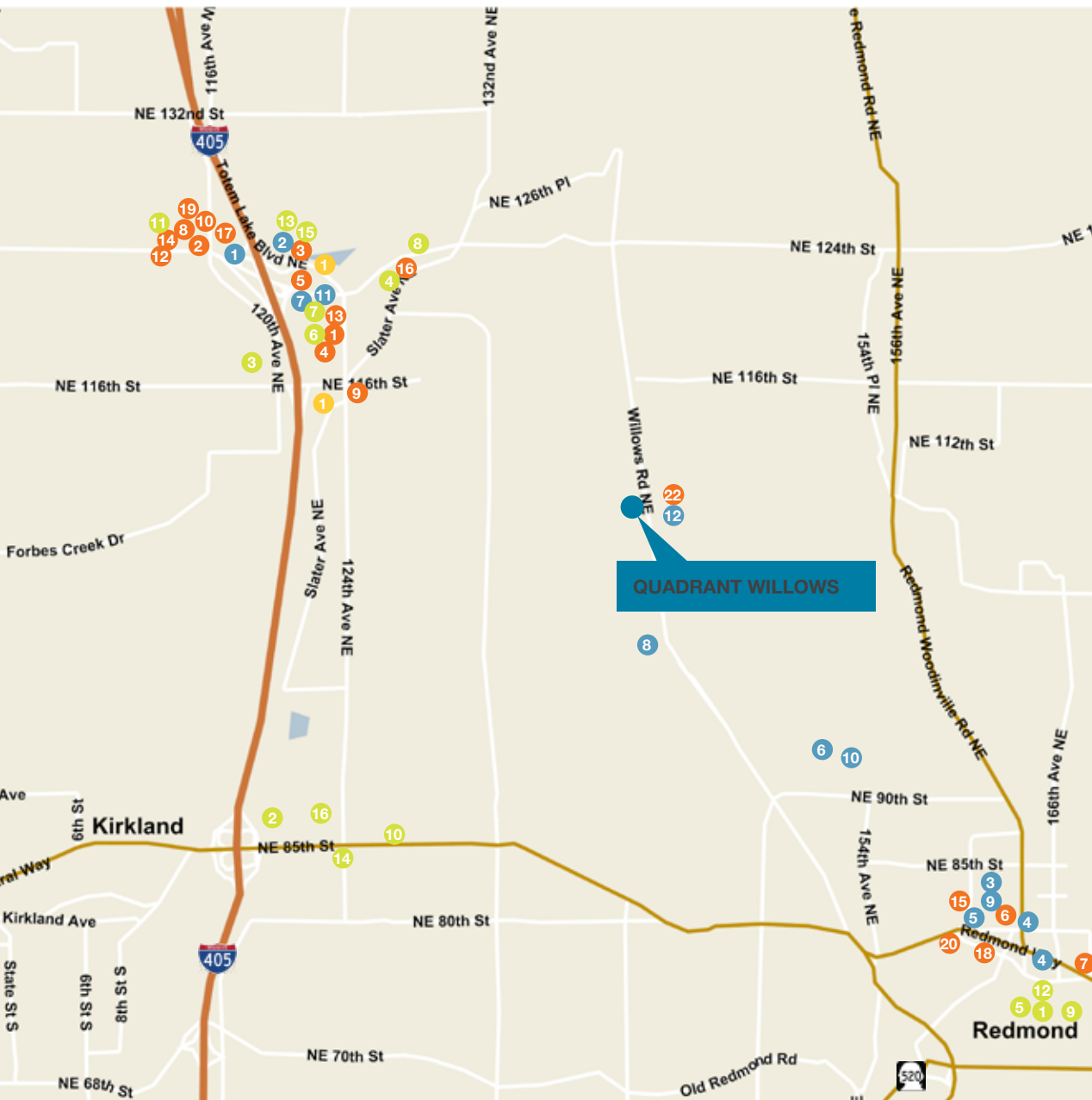
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**Suite 300 - 12,591 SF**  
**Available 30 days' notice**



# Quadrant Willows Amenities Map



## EAT / DRINK

- 1 Aria Food & Bakery
- 2 Burger King
- 3 Cafe Veloce
- 4 Chan's Place
- 5 Denny's
- 6 El Toreador
- 7 Frankie's Pizza And Pasta
- 8 Izumi
- 9 Jack in the Box
- 10 McDonald's
- 11 Nick's Grill
- 12 Olive Garden
- 13 Pho Express & Specialties
- 14 Romio's Pizza & Pasta
- 15 Sages Restaurant
- 16 Santa Fe Mexican Grill
- 17 Taco Time NW
- 18 The Stone House
- 19 Thumra Thai Restaurant
- 20 Wendy's
- 21 Yummy Pho
- 22 Fire Creek Grill & Bar

## HOTELS

- 1 Baymont Inn & Suites Kirkland
- 2 Comfort Inn
- 3 Hyatt House Seattle/Redmond
- 4 Seattle Marriott Redmond

## LIFESTYLE/FITNESS

- 1 76
- 2 Bank of America Financial Center
- 3 Bank of America Financial Center
- 4 Chase Bank
- 5 Chevron
- 6 Eastside Gym
- 7 LA Fitness
- 8 PRO Sports Club
- 9 Redmond Athletic Club
- 10 Serious About Fitness
- 11 Shell
- 12 Willows Run Golf Complex

## SHOPPING

- 1 AT&T
- 2 Costco Wholesale
- 3 Fred Meyer
- 4 G Food Mart Deli
- 5 Gap
- 6 International Food Market
- 7 Jacksons Food Stores
- 8 Les Schwab Tire Center
- 9 Macy's
- 10 O'Reilly Auto Parts
- 11 Quality Food Center
- 12 REI
- 13 Ross Dress for Less
- 14 Safeway
- 15 Totem Lake Mall
- 16 Tuesday Morning