



# Westpark Business Park

INCLUDING REDMOND CENTERCOURT & PBTC : REDMOND, WA

## FEATURES

- High-quality office, flex and warehouse space
- Institutional ownership; professionally managed
- Well situated near numerous retail amenities including the Redmond Town Center
- Great freeway accessibility to SR-520
- Beautiful grounds in a park-like setting
- On-site deli
- Close proximity to downtown Redmond

## RENTAL RATES

\$18.00/SF, NNN Office

\$9.60/SF, NNN warehouse

NNN's Range from \$3.36/SF - \$4.20/SF

Exclusively represented by

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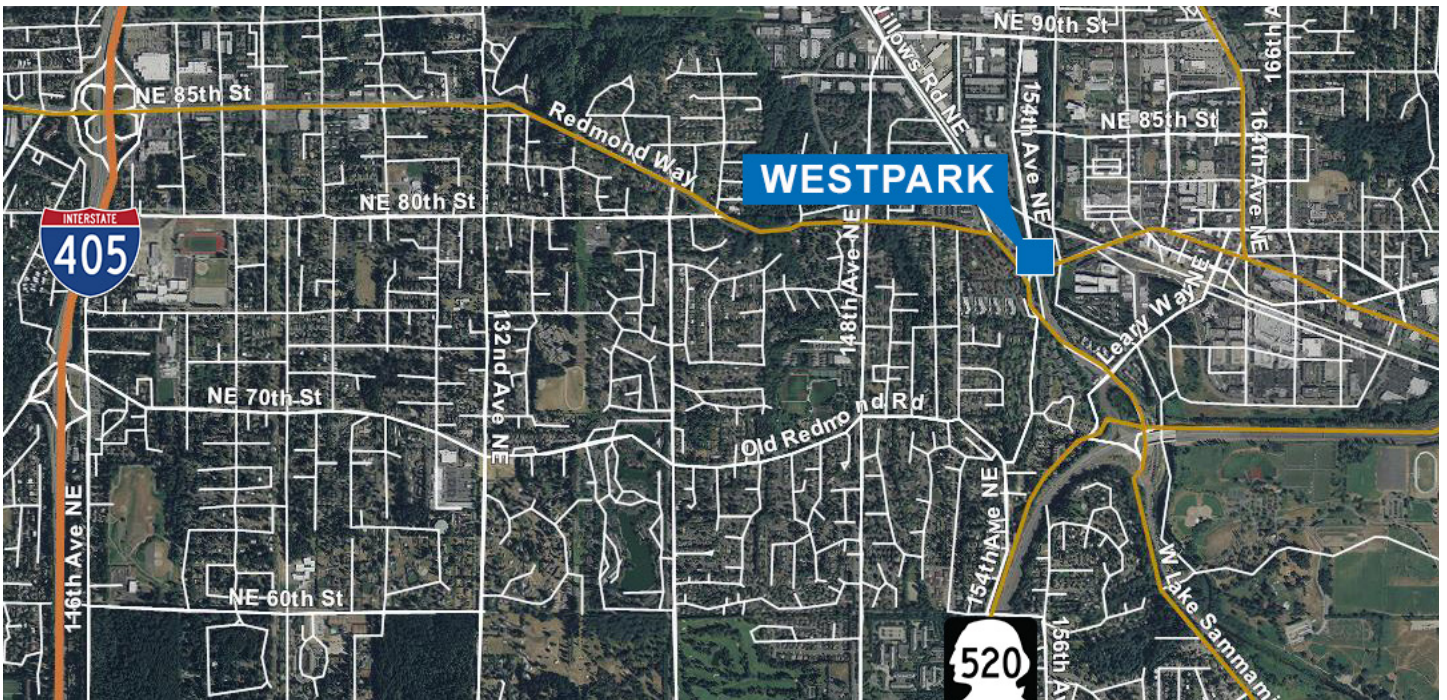
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## Aerial



**Bentall  
Kennedy**

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# Available Space Summary

## PURE OFFICE

Click on suite number for floor plan and information

TOTAL SIZE	BLDG/SUITE	FLOOR	COMMENTS
1,079 sf	<a href="#">I / 8427</a>	1	▪ Located on window line; 3 private offices, kitchette, and open work area.
1,560	<a href="#">N / 8646</a>	2	▪ Storage rooms and 2 large open cube areas
1,766 sf	<a href="#">M / 8514</a>	1	▪ 6 private offices, kitchenette, and conference room
1,806 sf	<a href="#">S / 15337</a>	1	▪ 4 private offices, large conference room and interior restroom
2,653 sf	<a href="#">M / 8510A</a>	2	▪ Open office space with ability to add privates
3,056 sf	<a href="#">Q / 15331</a>	1	▪ 6 private offices, large conference room, kitchenette, and interior restroom
3,117 sf	<a href="#">C / 8450</a>	2	▪ Market ready space with kitchette and 2 private offices
3,546 sf	<a href="#">M / 8518</a>	1	▪ 6 private offices, server room, conference room, and large kitchen
4,020 sf	<a href="#">A / 8210A</a>	2	▪ Open plan office space on window line. Ability to add privates
7,825 sf	<a href="#">A / 8210U</a>	2	▪ Located on window line; Private offices, office space, and kitchenette
9,822 sf	<a href="#">B / 250</a>	2	▪ Located on extensive window line; open office space and ability to add privates
11,845 sf	<a href="#">A / 8210A &amp; 8210U</a>	2	▪ Open office layout
12,050 sf	<a href="#">E / 8343A</a>	1	▪ Market ready space with open office space and ability to build out to Tenant's needs
14,395 sf*	<a href="#">N / 8660</a>	2	▪ Market ready space with open office space and ability to build out to Tenant's needs
22,175 sf*	<a href="#">D / 8279</a>	2	▪ Market ready space with open office space and ability to build out to Tenant's needs
27,663 sf*	<a href="#">E / 8343U</a>	2	▪ Market ready space with open office space and ability to build out to Tenant's needs

\* 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
3,632 sf	<a href="#">A / 8218A</a>	2,865	767	<ul style="list-style-type: none"> <li>1 private office, large conference room, lab and warehouse space on 1st floor</li> <li>Grade level loading</li> </ul>
11,774 sf	<a href="#">H / 8441</a>	10,765	1,009	<ul style="list-style-type: none"> <li>Primarily open plan office space on 2-floors with 5 privates</li> <li>Grade level loading</li> </ul>
12,962 sf*	<a href="#">B / 150</a>	8,762	4,200	<ul style="list-style-type: none"> <li>Open office space on extensive window line on 1st floor</li> <li>Clear warehouse with 24' clear height</li> <li>Grade level and dock high loading</li> </ul>
22,784 sf*	<a href="#">B / 150 &amp; 250</a>	18,584	4,200	<ul style="list-style-type: none"> <li>Open office space on extensive window line on 2-floors</li> <li>Clear warehouse with 24' clear height</li> <li>Grade level and dock high loading</li> </ul>

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## Aerial



### ALL DAY FREQUENT ROUTES

Every 10-15 min. during the weekdays  
Every 30-60 min. on nights and weekends



### OTHER ALL DAY ROUTES

Every 30-60 min. during the weekdays  
Every 30-60 min. on most nights and weekends



### PEAK ONLY ROUTES

Weekday peak hour service connecting major destinations  
Some routes run only one direction during peak hours



### SELECT 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
- 10 Evergreen Hospital Medical Ctr

#### Gyms/Athletic Clubs

- 1 Vertical Work Gym
- 2 Gold's Gym
- 3 Discover Yoga
- 4 Redmond Athletic Club

#### 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
- 15 JJ Mahoney Irish Pub
- 16 Marinepolis Sushi Land



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