



WILLOWS RUN BUILDING

9840 WILLOWS ROAD NE
REDMOND, WA 98052

BRODERICK
• GROUP •





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PROPERTY FEATURES



CLASS A
ARCHITECTURALLY
INSPIRED COMMON
AREA FINISHES



STATE OF THE ART
VRF HVAC SYSTEM
DESIGNED FOR MAXIMUM
CONTROLLABLE COMFORT
& ENERGY EFFICIENCY



I-405 & SR-520 EASILY
ACCESSIBLE VIA NE
85TH, NE 124TH & 148
AVENUE NE



ADJACENT TO WILLOWS
RUN GOLF COURSE &
CLOSE TO DOWNTOWN
REDMOND DINING AND
RETAIL AMENITIES



BUILDING
PROMINENTLY FACES
WILLOWS ROAD





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BRODERICK
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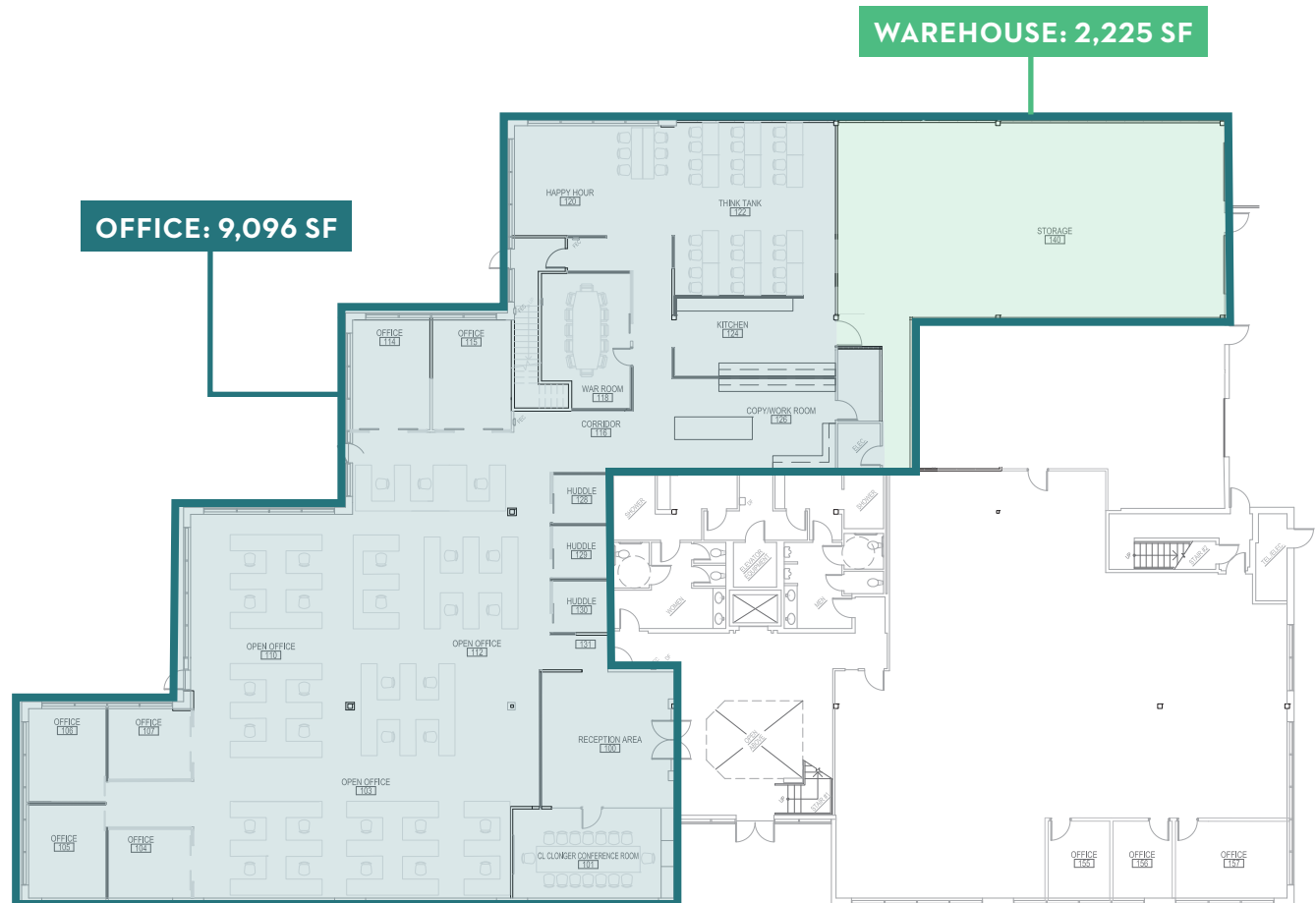
hodge@broderickgroup.com

The information contained herein has been given to us by the owner or sources which we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

SUITE 101 - 11,321 RSF

9,096 SF OFFICE & 2,225 SF WAREHOUSE

- Class A office finishes
- New State-of-the-art VRF HVAC system
- Dock high and grade level loading
- Available July 1, 2024





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AMENITIES MAP

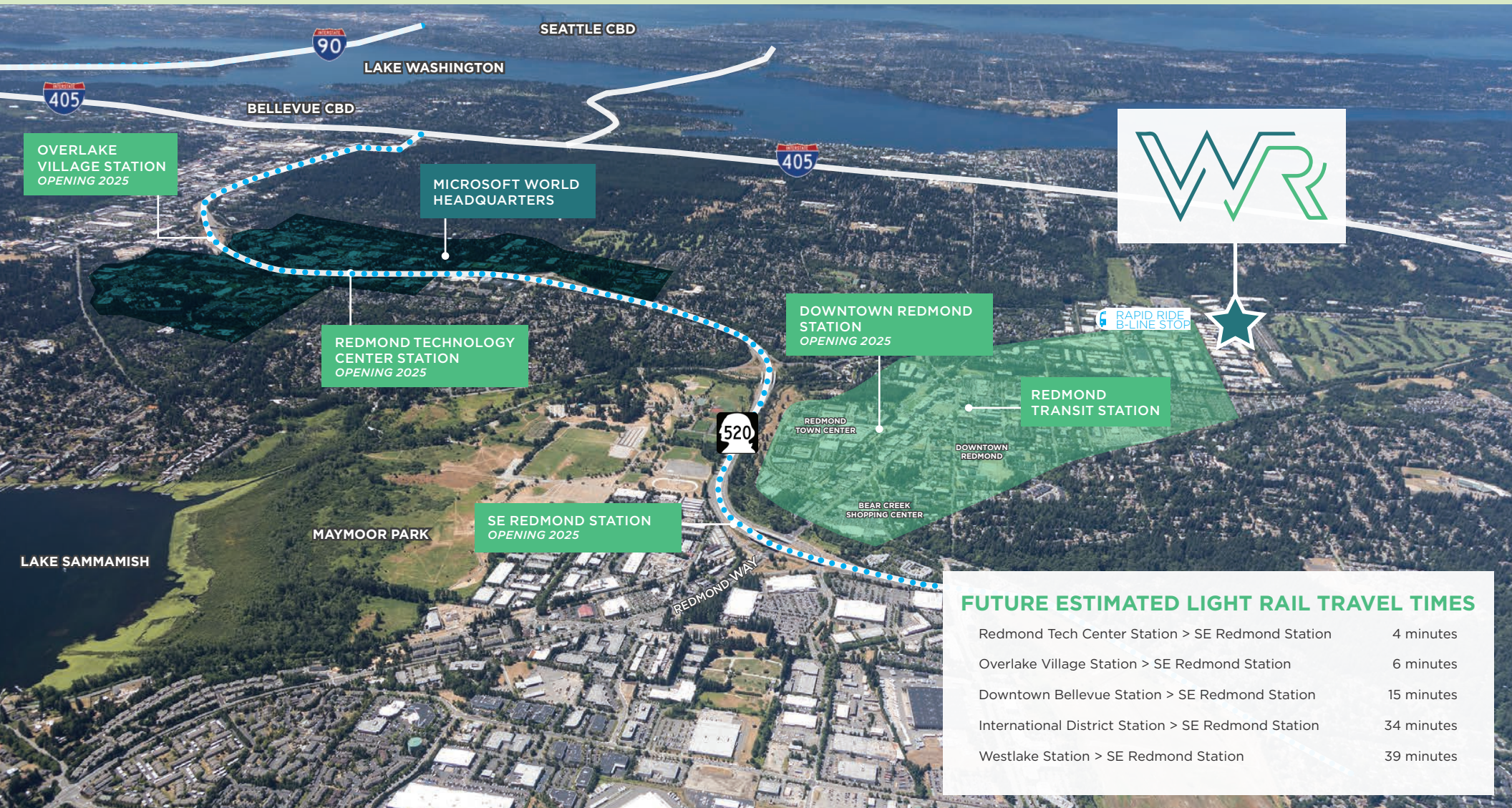




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LOCATION MAP



FUTURE ESTIMATED LIGHT RAIL TRAVEL TIMES	
Redmond Tech Center Station > SE Redmond Station	4 minutes
Overlake Village Station > SE Redmond Station	6 minutes
Downtown Bellevue Station > SE Redmond Station	15 minutes
International District Station > SE Redmond Station	34 minutes
Westlake Station > SE Redmond Station	39 minutes