

# KBS

# WESTPARK BUSINESS PARK



 Redmond, WA

Including Redmond  
Centercourt & PBTC

 782,035 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

Conference facility, outdoor amenities area, Airlift Food & Beverage, food truck service, fitness facility, outdoor basketball and access to trail systems. New full service bar and restaurant onsite, new outdoor pavillion with gas fire pit and covered seating. New Amenities Center on-site (Building H), including fully furnished plug & play shared executive office space.

### RETAIL AMENITIES

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

### ACCESS

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

### LEASING INFORMATION

**Mark Flippo**

JLL  
425.974.4007  
mark.flippo@am.jll.com

**Jason Bloom**

Kidder Mathews  
425.450.1102  
jbloom@kiddermathews.com

[WESTPARKKBS.COM](http://WESTPARKKBS.COM)  
[KIDDERMATHEWS.COM](http://KIDDERMATHEWS.COM)

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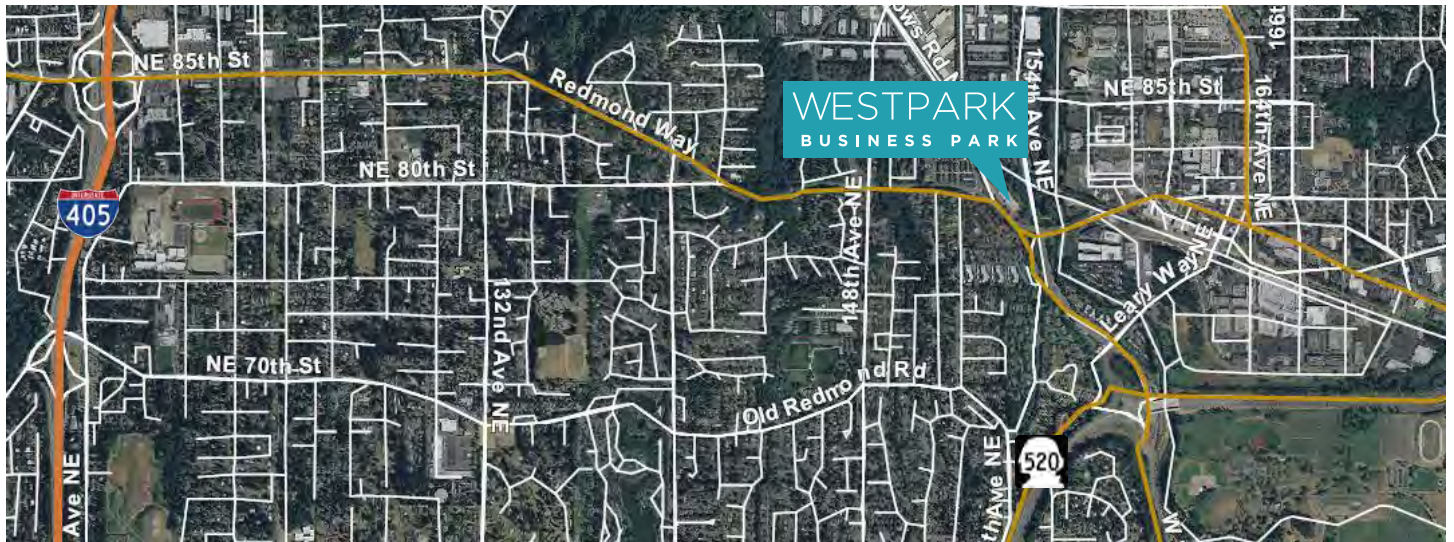




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## Location



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Mathews**

# Available Space Summary

## Pure Office

Click on suite number for floor plan and information

TOTAL SIZE	BLDG/SUITE	FLOOR	COMMENTS
1,806 sf	<a href="#">S / Suite 110-A</a>	1	Open office area with private offices.
2,509 sf	<a href="#">Q / Suite 170</a>	1	Tech space with open ceiling, concrete floors.
2,824 sf	<a href="#">Q / Suite 120</a>	1	Heavy office build out with reception and conference room.
5,034 sf	<a href="#">T / Suite 100A</a>	1	First floor office space, 4 private offices and conference room on extensive window line.

## Shared Executive Office Space

2 - 6 person office space	<a href="#">Building H</a>	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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### Office / Warehouse

Click on suite number for floor plan and information

TOTAL SIZE	BLDG/SUITE	OFFICE SF	WHSE SF	COMMENTS
1,258 sf	<a href="#">T / Suite 105</a>	368	790	Small office/warehouse space with grade level loading.
2,134 sf	<a href="#">H / Suite 130</a>	572	1,562	Open office, warehouse with grade level loading.
2,845 sf	<a href="#">K / Suite 150</a>	1,796	1,049	4 private offices, reception, conference room and temperature controlled warehouse with 1 grade level loading.
7,639 sf	<a href="#">T / Suite 100</a>	5,413	2,226	1st floor office space with 2,226 sf of warehouse space and grade loading.
8,424 sf	<a href="#">H / Suite 140/240</a>	7,655	769	In process of market-ready work - can build out office to tenant's needs.
10,558 sf	<a href="#">H / Suite 130/140/240</a>	8,227	2,331	In process of market-ready work - can build out office to tenant's needs.

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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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