



**CUSHMAN &
WAKEFIELD**

FOR SUBLEASE

**WESTPARK BUSINESS PARK, BLDG. N
SUITE 140 & 130**

8620 154TH AVE., NE, REDMOND, WA 98052

9,495 SF TOTAL AVAILABLE

SUITE 140 - 1,344 SF OFFICE & 1,488 SF WAREHOUSE

SUITE 130 - 5,296 SF OFFICE & 1,367 SF WAREHOUSE

**SUITES CAN BE LEASED TOGETHER OR SEPARATELY;
CURRENTLY SEPARATE SPACES**



PROPERTY HIGHLIGHTS

- OFFICE/FLEX SPACE, AVAILABLE NOW
- RATE: NEGOTIABLE
- STRONG CREDIT SUBLANDLORD
- SUBLEASE AVAILABLE THROUGH 12/31/29, SUBLANDLORD WILL CONSIDER SHORTER
- ONE GRADE LEVEL DOOR & ACCESS TO ONE DOCK HIGH.
- WAREHOUSE SPACE HAS SPRINKLERED DROPPED CEILING
- CLEAR HEIGHT: 9-10', GRID CAN BE REMOVED FOR ADDITIONAL CLEARANCE
- CAN BE LEASED TOGETHER OR SEPARATELY; CURRENTLY SEPARATE SPACES

Trevor Youngren

Managing Director

+1 425 443 5869

trevor.youngren@cushwake.com

McCaleb Nessler-Cass

Associate

+1 971 806 2379

mccaleb.nesslercass@cushwake.com



FOR SUBLEASE

WESTPARK BUSINESS PARK, BLDG. N

SUITE 140 & 130

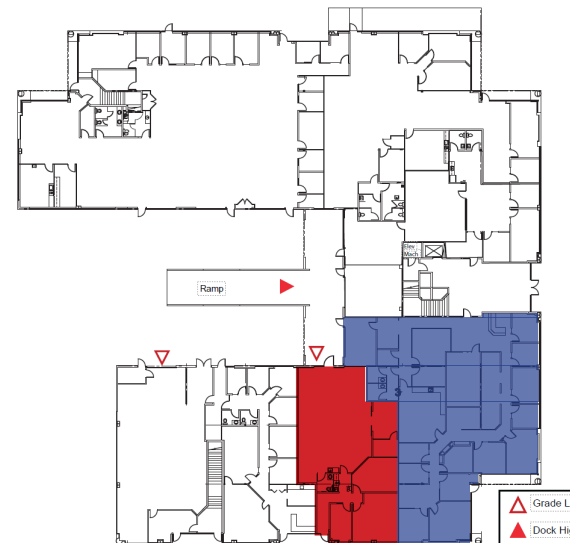
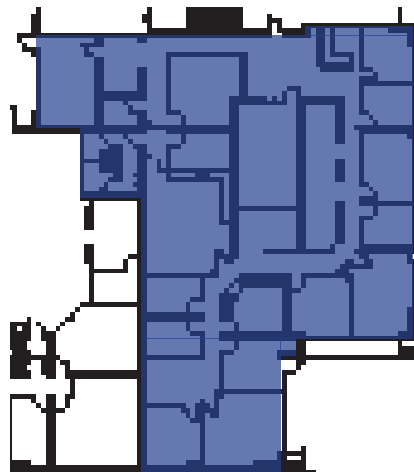
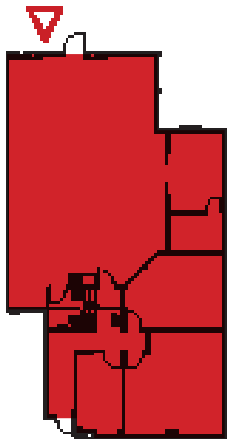
8620 154TH AVE., NE, REDMOND, WA 98052



FLOORPLANS

SUITE 140 - 2,832 RSF

SUITE 130 - 6,663 RSF



BUILDING HIGHLIGHTS

- PARKING RATIO 3.20/1000 SF
- EASY ACCESS TO SR-520 & I-405, ALONG WITH BUS LINES
- ON-SITE TENANT AMENITY CENTER (WESTPARK HUB) INCLUDES: MULTIPLE CONFERENCE ROOMS, GYM, SHOWERS, INDOOR BIKE STORAGE, BASKETBALL COURT, AND A NEW COFFEE SHOP.

Trevor Youngren
Managing Director
+1 425 443 5869
trevor.youngren@cushwake.com

McCaleb Nessler-Cass
Associate
+1 971 806 2379
mccaleb.nesselercass@cushwake.com

601 Union Street
Seattle, Washington 98101
+1 206 682 0666
cushmanwakefield.com