

THE PARK AT WILLOW RIDGE | BUILDING D



FOR LEASE

BUILDING D FLOOR 3 - 63,533 SF

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PROPERTY OVERVIEW

Cushman & Wakefield is pleased to present the Park at Willow Ridge, a 7-building, 27-acre office/flex/tech campus, located at it's own traffic light on 124th Ave NE and 134th Court NE in Redmond, just outside the Totem Lake/Kirkland submarket. The property benefits from great access to Kirkland's primary I-405 HOV on/off ramp, proximity to the Cross Kirkland Corridor, Willows Road, the new Totem Lake Mall, Woodinville Wine Country, outdoor recreation and a myriad of retail services. The site is around the corner from Meta Platforms/Reality Labs' continuously expanding Willow's Road campus and directly west of Tri Pointe Homes large mixed-use development.

BUIDING D | 63,533 SF

Built in 1995 and renovated in 2023, Building D at Park at Willow Ridge offers a full-floor, 63,533 RSF opportunity available immediately. The existing flex/tech layout is well-suited for a range of uses including engineering, production, manufacturing, R&D, office, and biotech flex. The building features heavy power capacity supported by a nearby PSE substation, abundant parking, and versatile infrastructure. Situated in a submarket surrounded by major tech players—including Microsoft, Google, Meta, Amazon, and SpaceX—this is an ideal location for innovative and high-growth companies.

PROPERTY SUMMARY

- 7 building, 27-acre office/flex/tech campus
- Easy access to I-405 via primary Kirkland HOV on/off ramp
- Additional power available in 2027
- Potential PSE substation on-site providing an additional 50-100 MW by 2030
- Parking ratio: 2.5 stalls per 1,000 RSF
- Close proximity to the new Totem Lake Mall and Woodinville Wine Country
- Near Cross Kirkland Corridor, Willows Road, and outdoor recreation
- Dedicated traffic light access at 124th Ave NE and 134th Court NE
- Within walking distance of Meta Platforms/Reality Labs expanding campus
- Zoned for a wide variety of uses including R&D, manufacturing, biotech flex, and office
- Surrounded by major tech employers including Microsoft, Google, Meta, Amazon, and SpaceX

BUILDING D 3RD FLOOR OPPORTUNITY - 63,533 SF

BUILDING FEATURES

Massive internal stairwells; freight elevator; 3 passenger elevators; floor to floor ceiling heights 12' - 13' on floors 1, 2, & 3

ELECTRICAL

2500 Amps of 277/480/3-Phase. A 750 KVA transformer is padmounted adjacent to the east side of the building

HVAC

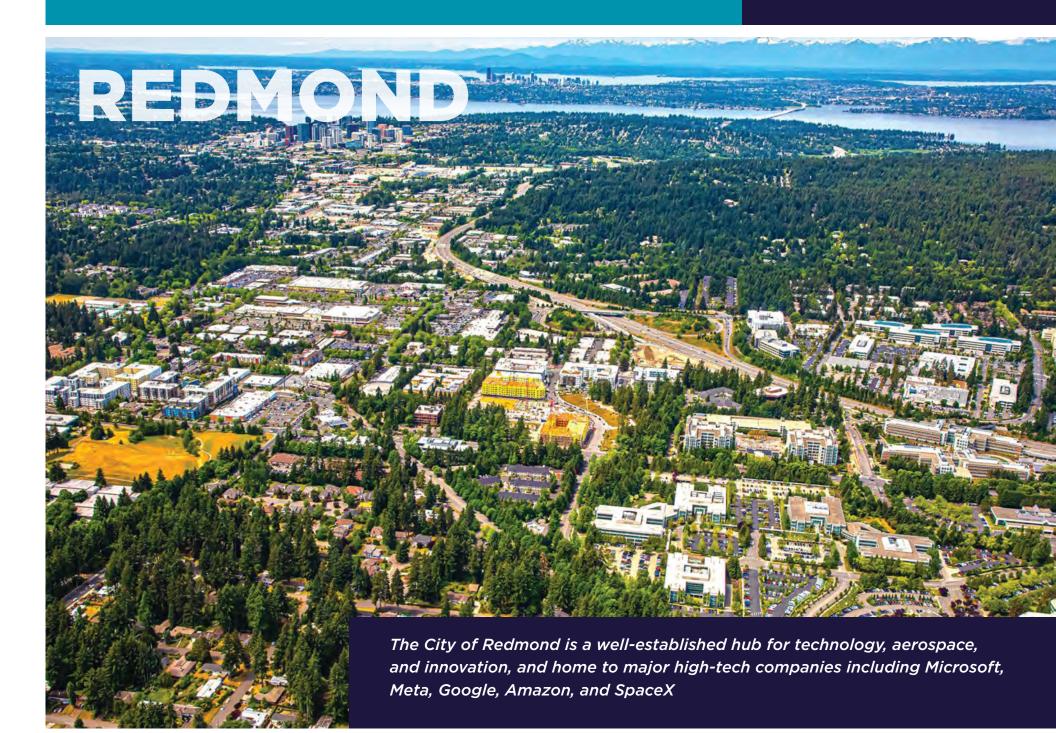
277 tons

CONSTRUCTION TYPE

Type II-FR Sprinklered

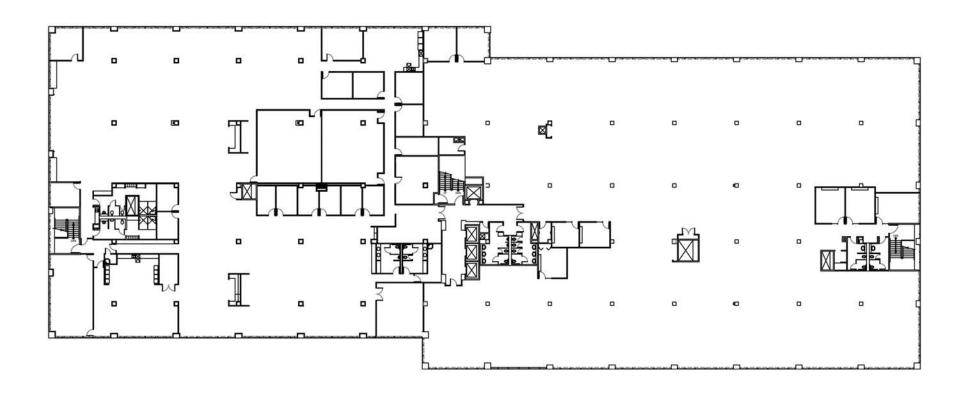
ZONING

BP

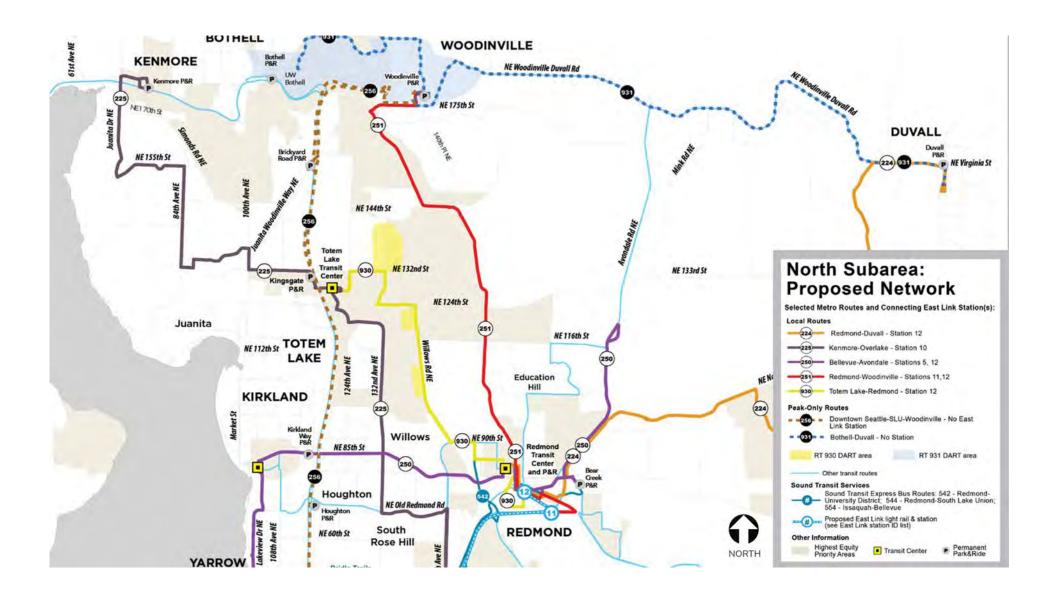


THIRD FLOOR

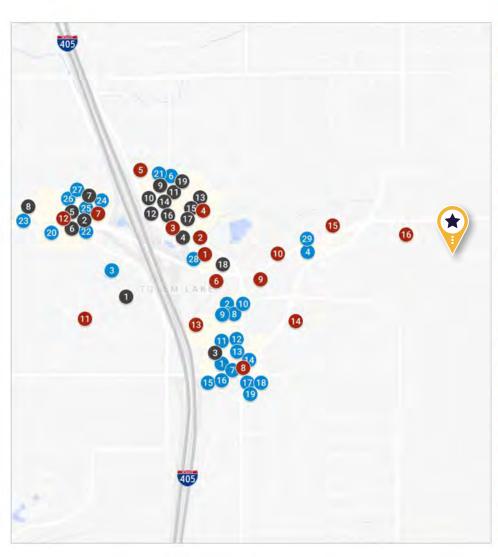
63,533 RSF / OFFICE / FLEX



AREA TRANSIT



LOCAL AMENITIES



DINING	

- 1 Nick's Grill
- 2 Fang's Noodle House
- 3 The Box & Burgers Eatery
- 4 Santa Fe Mexican Grill
- 5 Village Square Cafe
- 6 Due' Cucina Italiana
- 7 Jasmine Kitchen
- 8 I Love Teriyaki
- Thai Grill
- 10 Hibiscus
- Rumi Restaurant
- 12 Aceituno's
- 13 Cafe Bahar
- 14 Taco Bell
- 15 Shari's Cafe & Pies
- 16 Grounds Coffee Co.
- 17 Jack in the Box
- 18 Smoke & Shine
- 19 Shawarmaniac
- 20 Olive Garden
- 21 Panda Express

Wendy's

- 23 Five Guys
- 24 McDonald's
- 25 Starbucks
- 26 Izumi
- 27 Pho Mignon
- 28 Chik-fil-A

SHOPPING

- 1 Fred Meyer
- 2 Evergreen MArket
- 3 Dania Furniture
- 4 Verizon
- 5 An Artful Touch
- 6 Vortex Music & Movies
- 7 Warren Jewlers
- 8 QFC
- 9 Ulta
- All the Best Pet Care
- 1 Zumiez
- 12 Amazon 4-star
- 13 Snapdoodle
- 14 Athleta

15 Nordstrom Rack

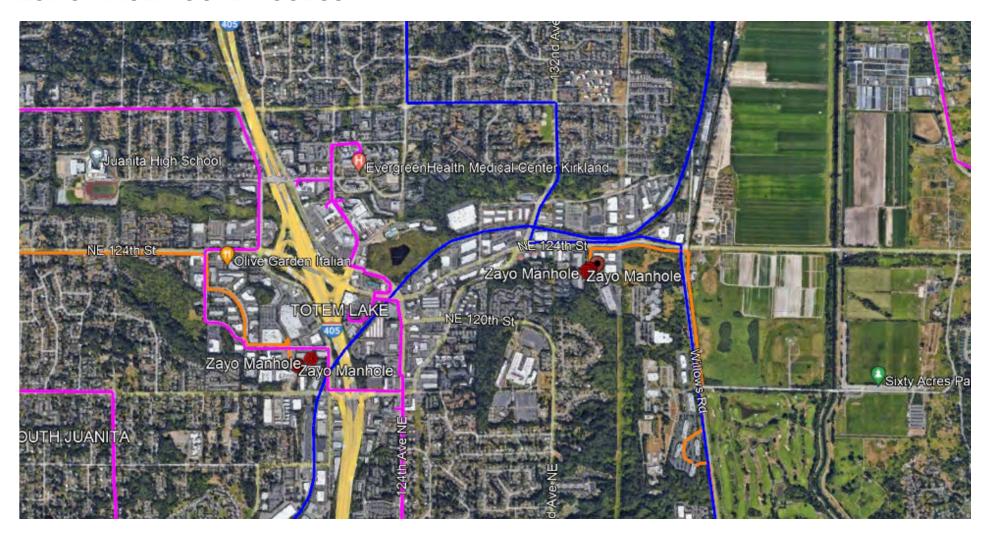
- 16 Trader Joe's
- Whole Foods
- 18 Rite Aid
- 19 Lululemon

SERVICES

- 1 MultiCare Urgent Care
- 2 Bank of America
- 3 Wells Fargo Bank
- 4 Chase Bank
- 5 EvergreenHealth Urgent Care
- 6 Shell
- 0 70
- 8 ARCO
- 9 Jiffy Lube
- O Scampers Daycamp for Dogs
- Seattle Veterinary Specialists
- 2 The UPS Store
- 13 DOP Strength Gym
- Critter Doctor Animal Hospital
- 15 Les Schwab Tire Center
- B LINE-X of Kirkland

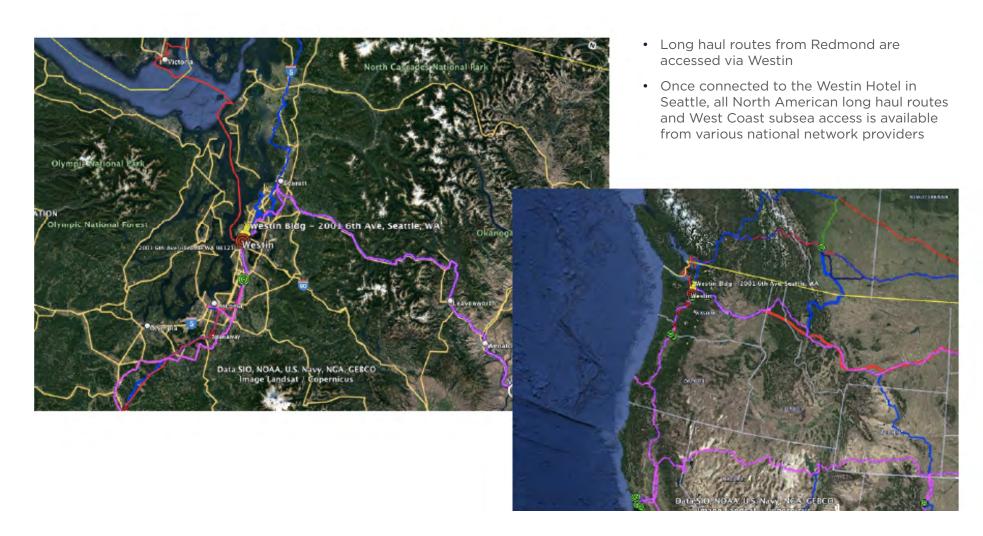
TELECOM INFRASTRUCTURE

LONG HAUL ROUTE ACCESS



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