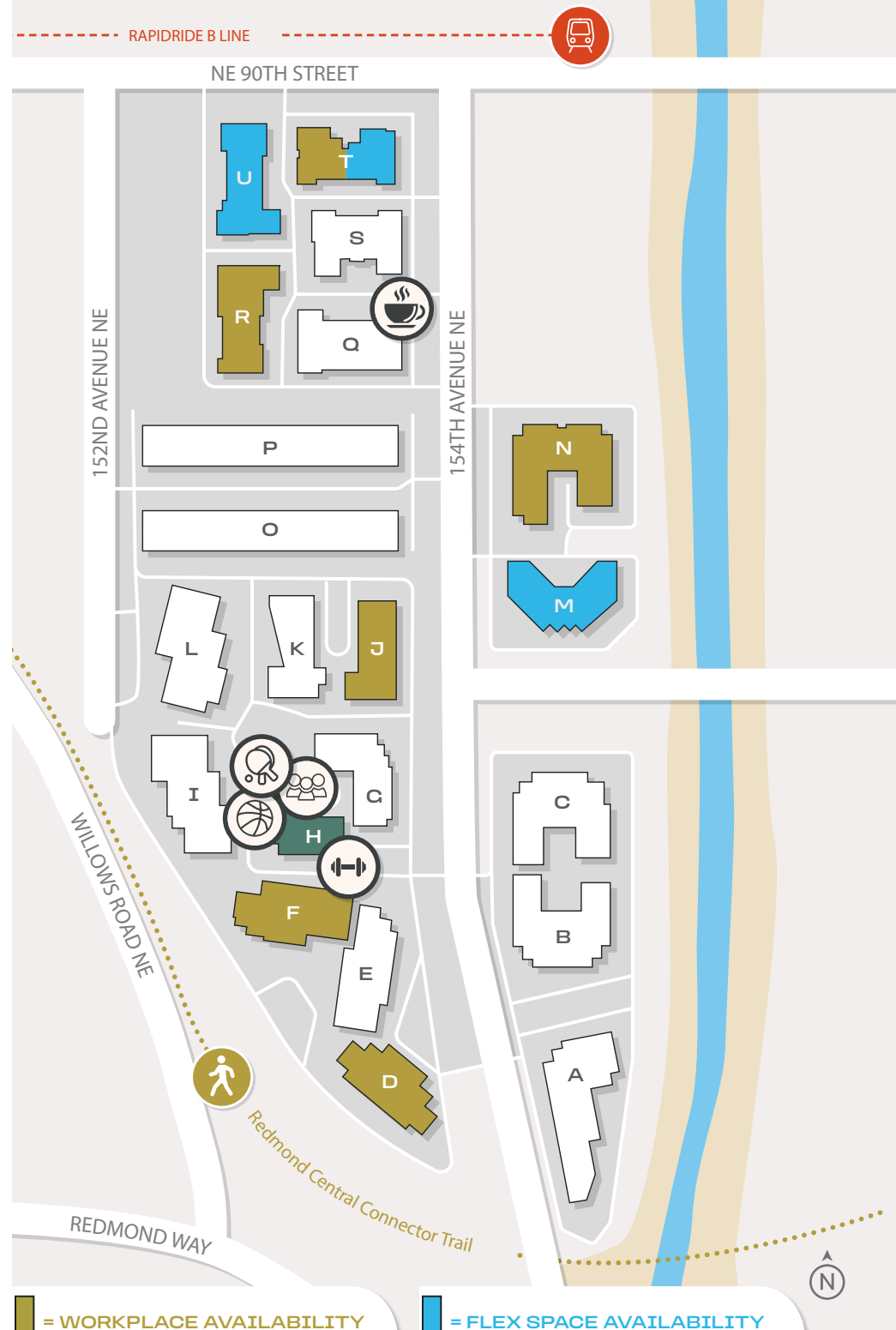


# From start-ups to enterprise ventures, Westpark welcomes you

## CAMPUS AVAILABILITIES

OFFICE		LEASABLE SF
15241 NE 90th Street <b>BUILDING R</b>	Suite 160	<b>1,151 RSF</b> Small office space, 2 private offices, conference/kitchen and internal restrooms.
8561 154th Avenue NE <b>BUILDING J</b>	Suite 210	<b>1,541 RSF</b> Market-ready 2nd floor office space, furniture potentially available.
8345 154th Avenue NE <b>BUILDING F</b>	Suite 160	<b>4,133 RSF</b> 2nd floor office on extensive window line, move-in ready condition.
15365 NE 90th Street <b>BUILDING T</b>	Suite 200	<b>9,239 RSF</b> 2nd floor office on extensive window line, includes small 604 SF warehouse for storage with grade-level loading.
8271 154th Avenue NE <b>BUILDING D</b>	Suites 200/250	<b>22,625 RSF</b> Full floor available, divisible to 7,715 SF and 14,910 SF. Landlord will reconfigure space to suit tenant's needs.
8620 154th Avenue NE <b>BUILDING N</b>	Suite 200	<b>33,700 RSF</b> Full floor, move-in ready with class A tech finishes, mix of open area, conference rooms, private offices, open ceiling, completely remodeled.
SHORT-TERM EXECUTIVE OFFICE SUITES		LEASABLE SF
8441 154th Avenue NE <b>BUILDING H</b>	Suites 201-209	<b>2-6 person suites</b> Fully-furnished shared space with flexible lease terms and fully serviced rates (including utilities). Access to in-building communal meeting spaces, fitness facility with showers and towel service, and coffee service, ready-to-occupy Wi-Fi and phone hook-up.
FLEX/INDUSTRIAL		LEASABLE SF
15365 NE 90th Street <b>BUILDING T</b>	Suite 120	<b>2,051 RSF Total</b> 1,530 RSF Office   521 RSF Warehouse Small office/warehouse space off the lobby, 3 private offices, testing area, warehouse with grade-level loading.
8531 154th Avenue NE <b>BUILDING K</b>	Suite 150	<b>2,886 RSF Total</b> 1,822 RSF Office   1,064 RSF Warehouse 3 private offices, conference room, kitchen, and warehouse with grade loading.

= Dote To-Go | = Westpark Hub/Pavilion



= WORKPLACE AVAILABILITY

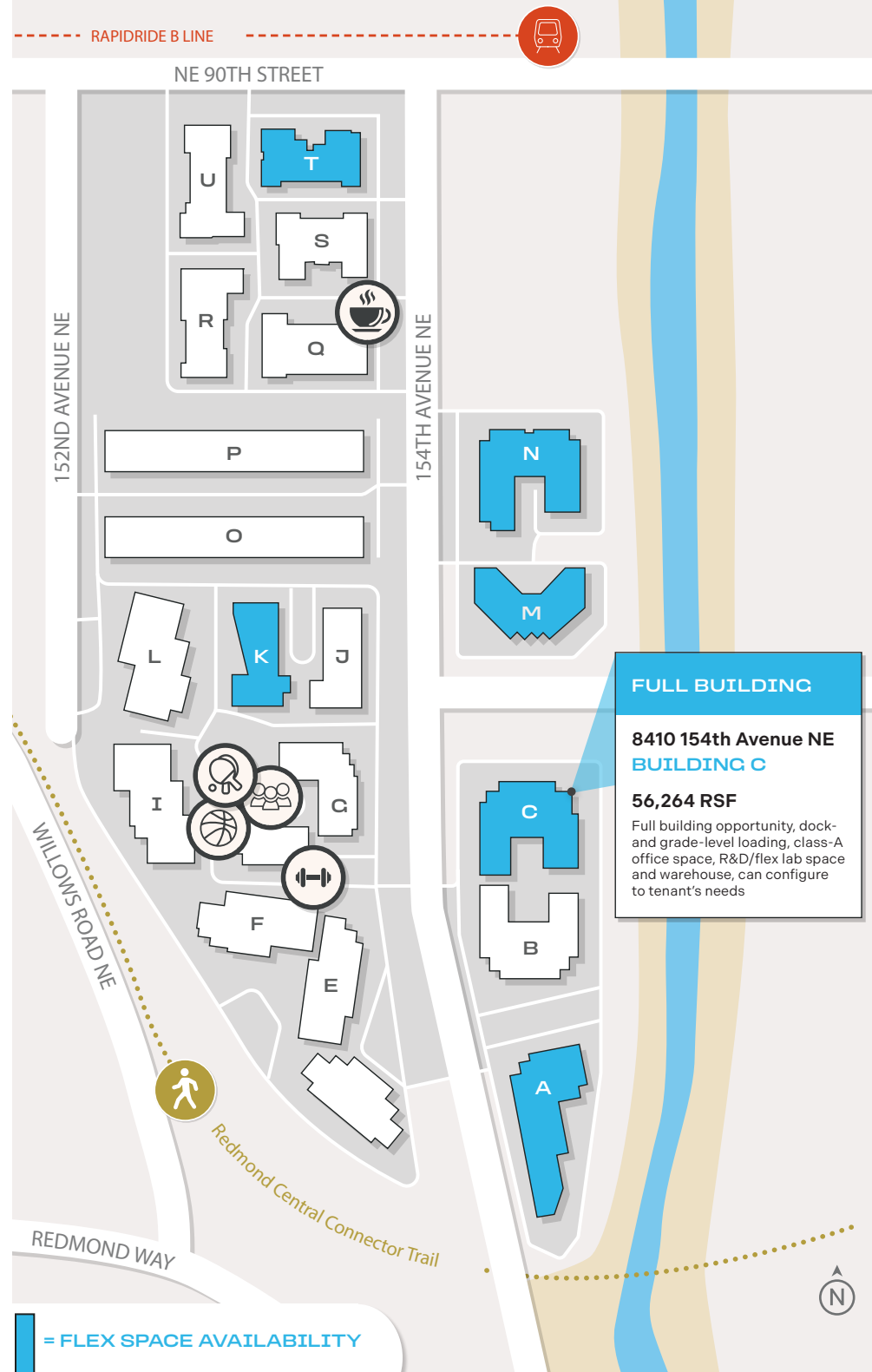
= FLEX SPACE AVAILABILITY

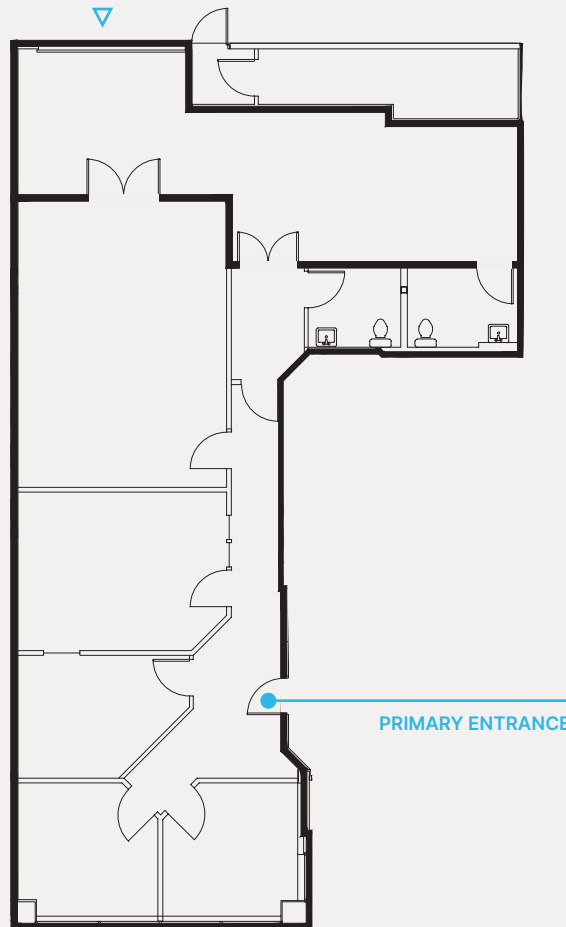
# From start-ups to enterprise ventures, Westpark welcomes you

## CAMPUS AVAILABILITIES

FLEX/INDUSTRIAL		LEASABLE SF
<b>8531 154th Avenue NE</b> <b>BUILDING K</b>	Suite 110	<b>3,557 RSF Total</b> 3,200 RSF Office   357 RSF Warehouse 3 sides of extensive window line on 1st floor, small 357 SF warehouse for additional storage.
<b>15223 NE 90th Street</b> <b>BUILDING U</b>	Suite 140	<b>4,108 RSF Total</b> 2,258 RSF Office   1,850 RSF Warehouse Outstanding small flex space with high-end finishes with 3 private offices, conference room, kitchen, and warehouse with grade loading.
<b>8620 154th Avenue NE</b> <b>BUILDING N</b>	Suite 150	<b>5,360 RSF Total</b> Former commissary kitchen space with existing Type 1 hood and kitchen buildout. Can be converted to flex R&D/Open Office space. Fully conditioned space.
<b>15365 NE 90th Street</b> <b>BUILDING T</b>	Suite 110	<b>7,530 RSF Total</b> 7,177 RSF Office   353 RSF Warehouse R&D/Flex space with small warehouse, grade-level loading, temp controlled R&D area with polished concrete floors. Move-in ready condition.
<b>8620 154th Avenue NE</b> <b>BUILDING N</b>	Suite 105/110	<b>7,708 RSF Total</b> Flex R&D space with dock- and grade-level loading, high-end finishes, and move-in ready condition.
<b>8410 154th Avenue NE</b> <b>BUILDING C</b>	Suite 120	<b>7,756 RSF Total</b> 5,417 RSF Office   2,339 RSF Warehouse Market-ready space, newly built out, extensive window line with 2,339 SF warehouse, 2 grade-level doors and a shared dock door.
<b>8510 154th Avenue NE</b> <b>BUILDING M</b>	Suite 100	<b>11,107 RSF Total</b> Office/R&D/Lab on first floor, high-level finishes, and dock and grade-level loading. Dust collection system, compressed air systems.
<b>8510 154th Avenue NE</b> <b>BUILDING M</b>	Suite 200	<b>21,727 RSF Total</b> Office/Lab on second floor, incredible finishes, furniture available.
<b>8210 154th Avenue NE</b> <b>BUILDING A</b>	Suites 100/230	<b>32,412 RSF Total</b> 16,922 RSF Office   15,490 RSF Warehouse Rare production, R&D and warehousing space. Dock and grade-level loading, 24' clear height, heavy power, flex layout.

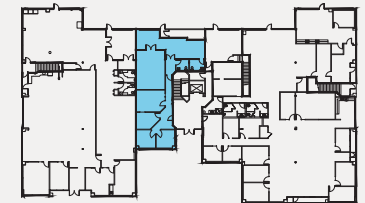
☕ = Dote To-Go | 🧑‍🔬 🏋️‍♀️ 🏀 🎧 = Westpark Hub/Pavilion





1,530 RSF OFFICE  
521 RSF WAREHOUSE  
▲ GRADE LEVEL

### KEY PLANS



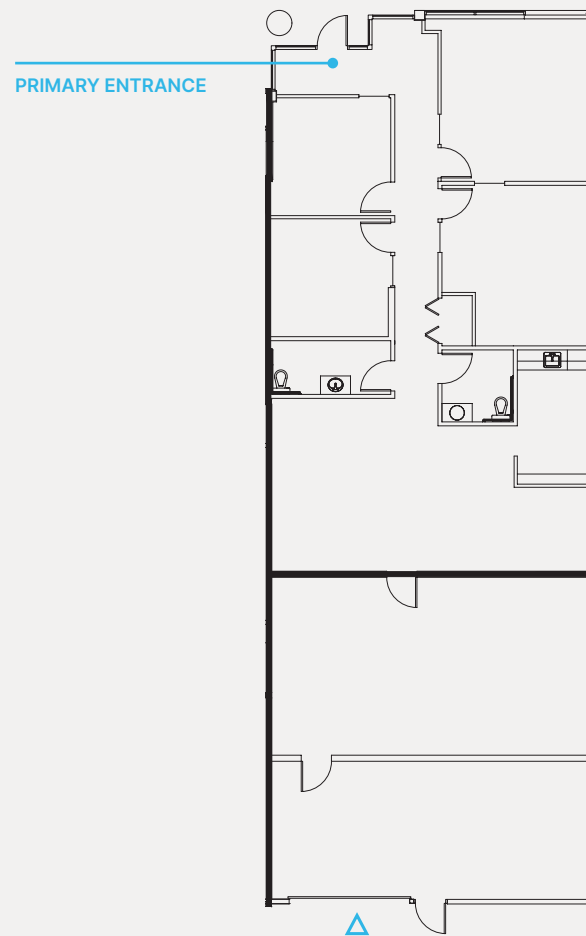
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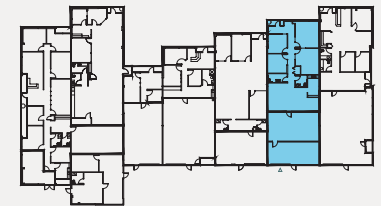
As-built subject to field verification

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1,822 RSF OFFICE  
1,064 RSF WAREHOUSE  
▲ GRADE LEVEL

### KEY PLANS



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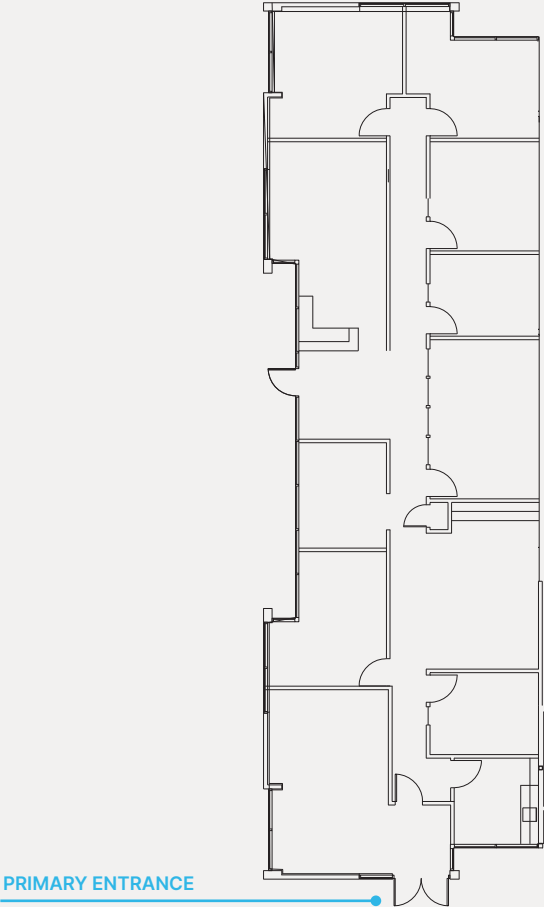
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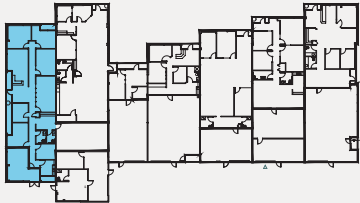
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3,200 RSF OFFICE  
357 RSF WAREHOUSE



KEY PLANS



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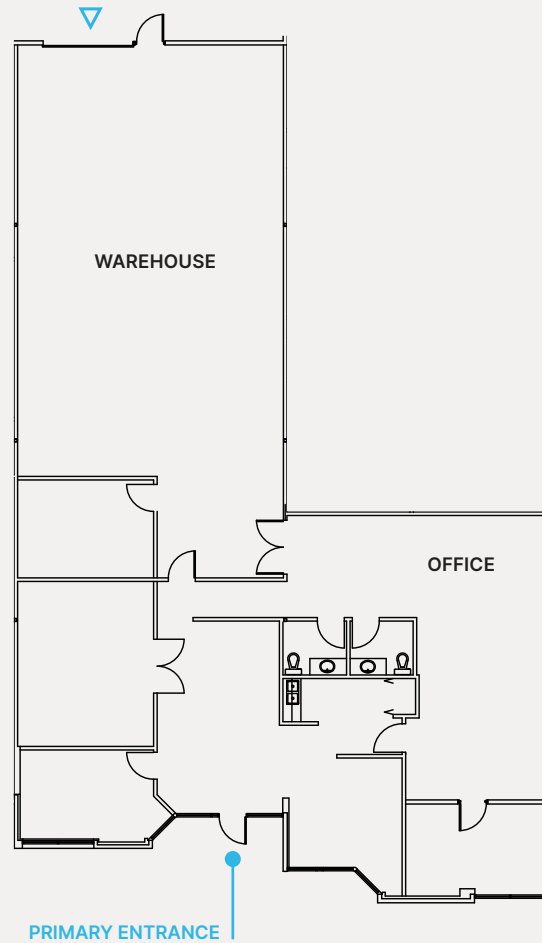
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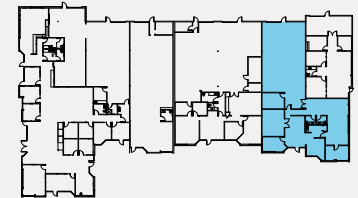
**BUILD OUT NOTES:**

Outstanding small flex space with high-end finishes with 3 private offices, conference room, kitchen, and warehouse with grade-level loading.

2,258 RSF OFFICE  
1,850 RSF WAREHOUSE  
▲ GRADE LEVEL



KEY PLANS



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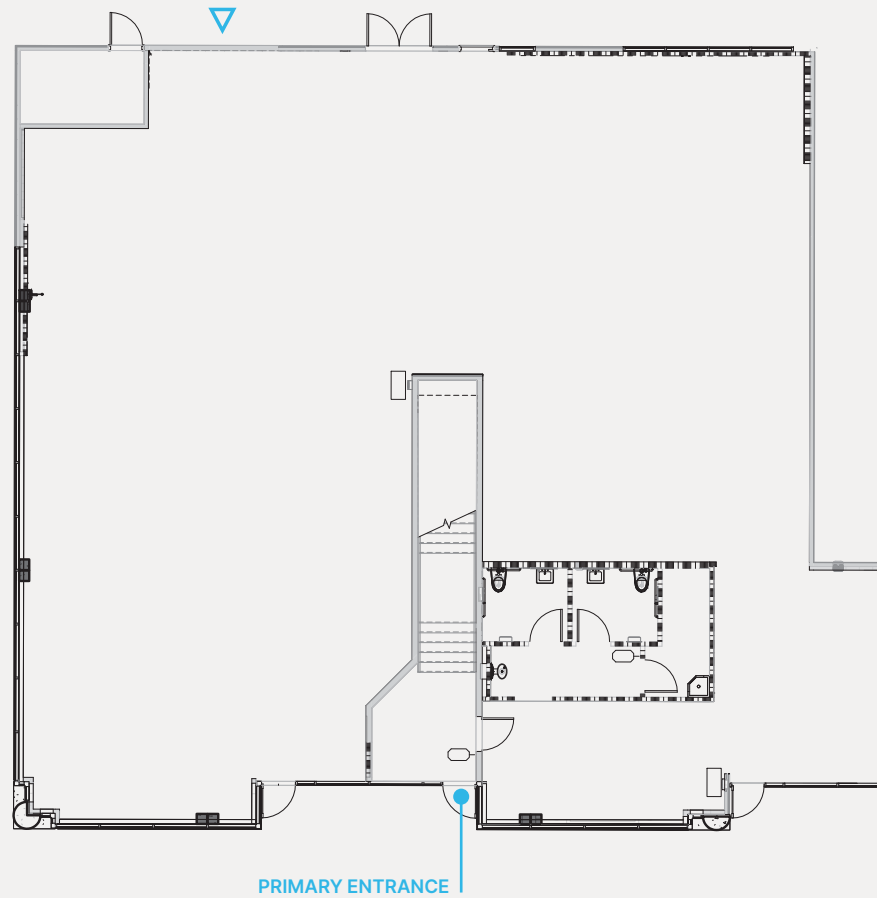
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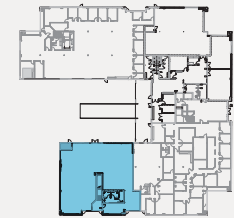
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△ GRADE LEVEL



### KEY PLANS



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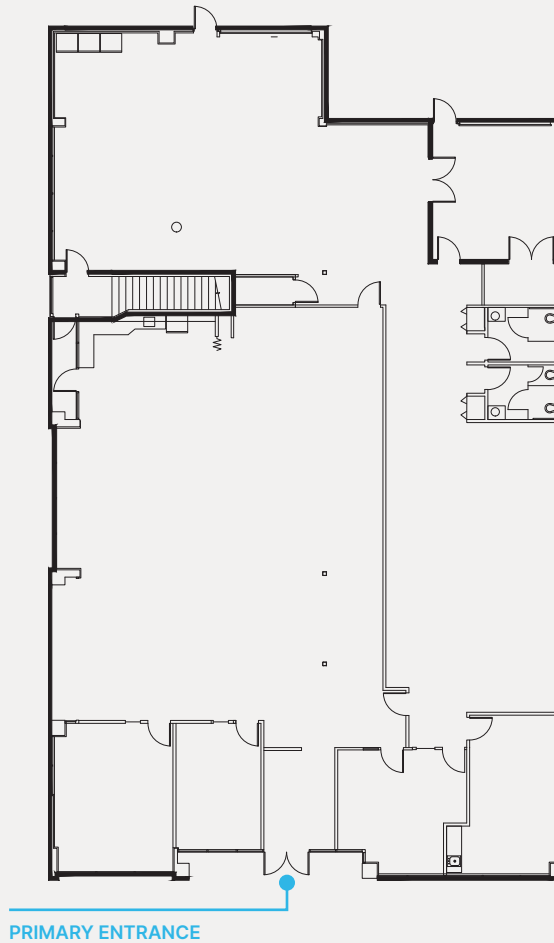
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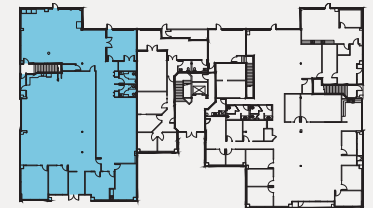
**BUILD OUT NOTES:**

R&D/Flex space with small warehouse,  
grade-level loading, temp controlled R&D  
area with polished concrete floors. Move-in  
ready condition.

7,177 RSF OFFICE  
353 RSF WAREHOUSE



**KEY PLANS**



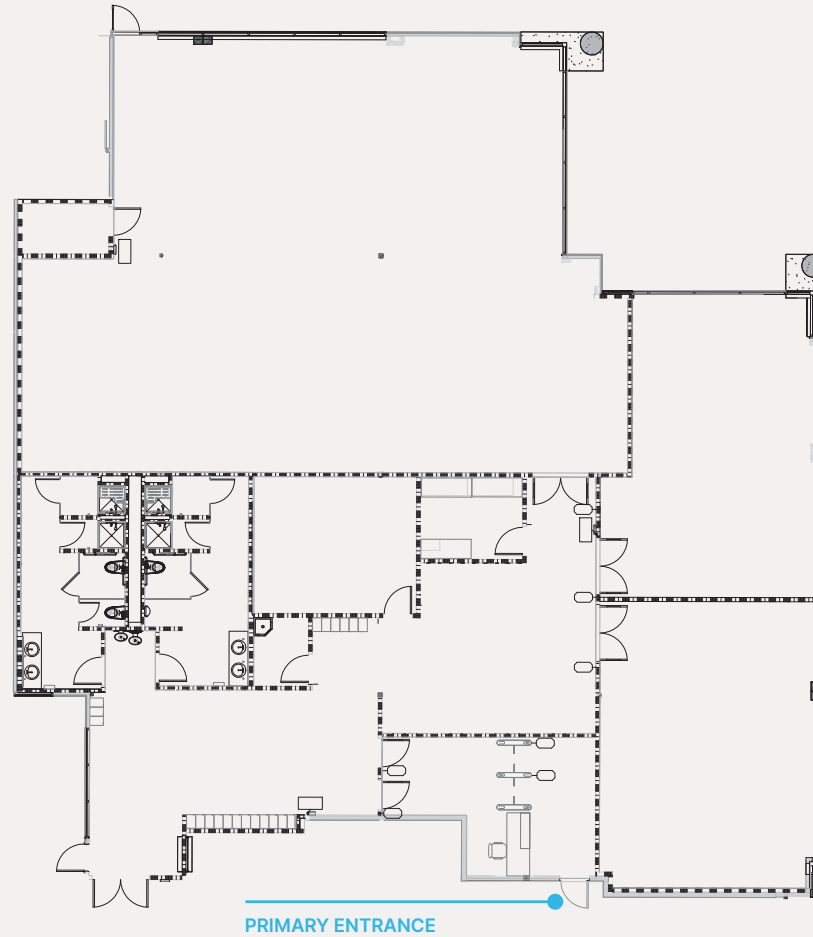
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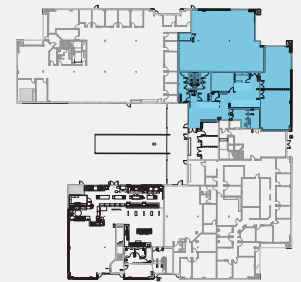
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#### KEY PLANS



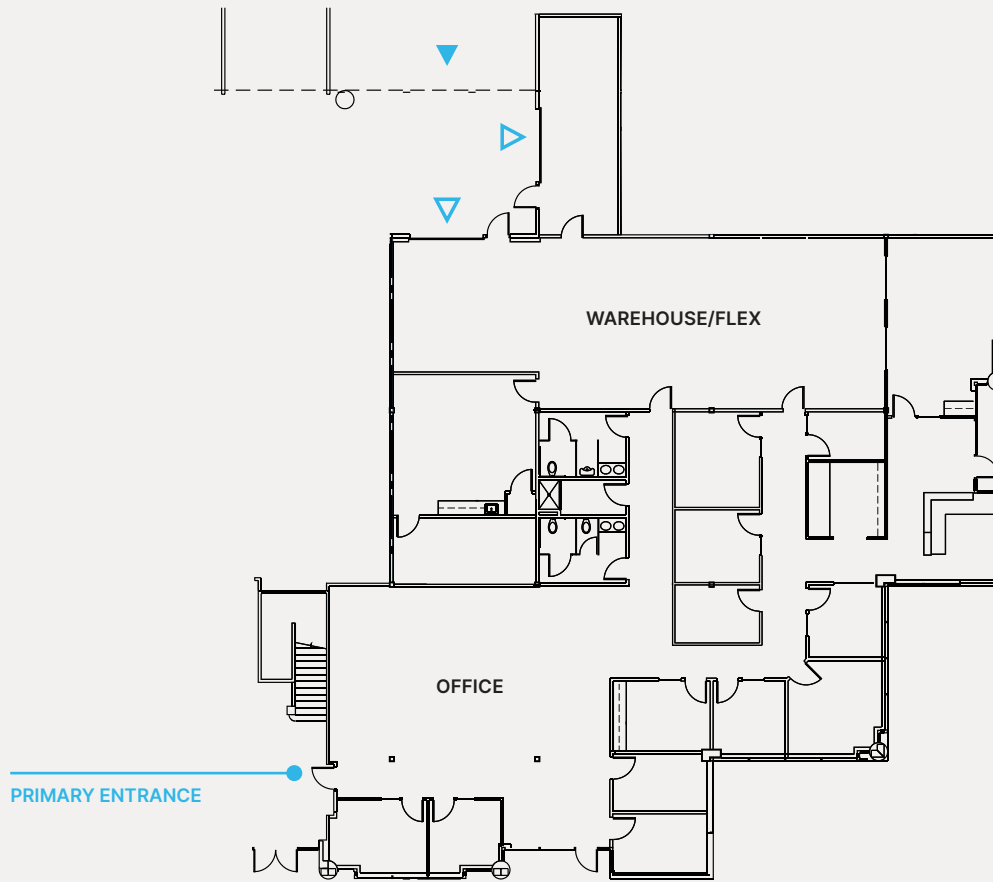
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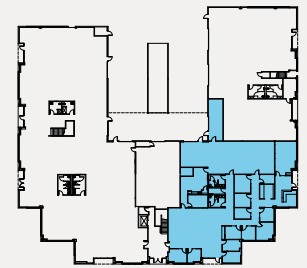
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5,417 RSF OFFICE  
2,339 RSF WAREHOUSE

- ▲ GRADE LEVEL
- ▲ DOCK HIGH

### KEY PLANS



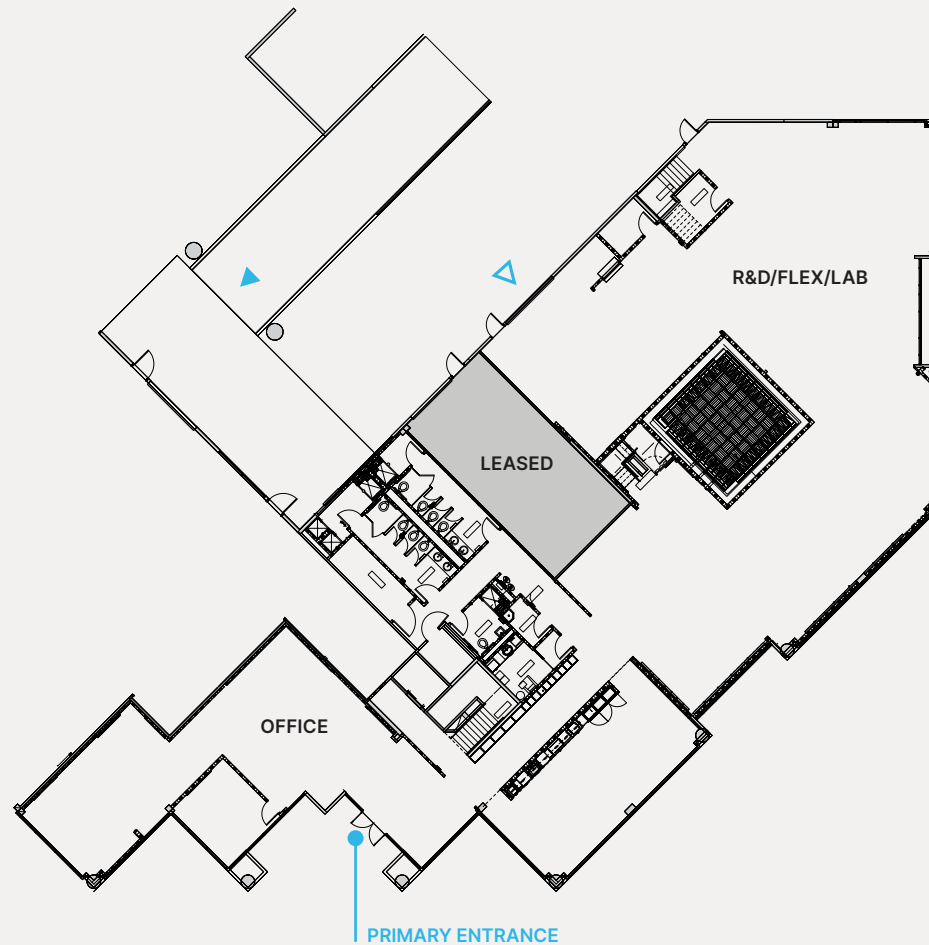
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△ GRADE LEVEL  
▲ DOCK HIGH

### KEY PLANS



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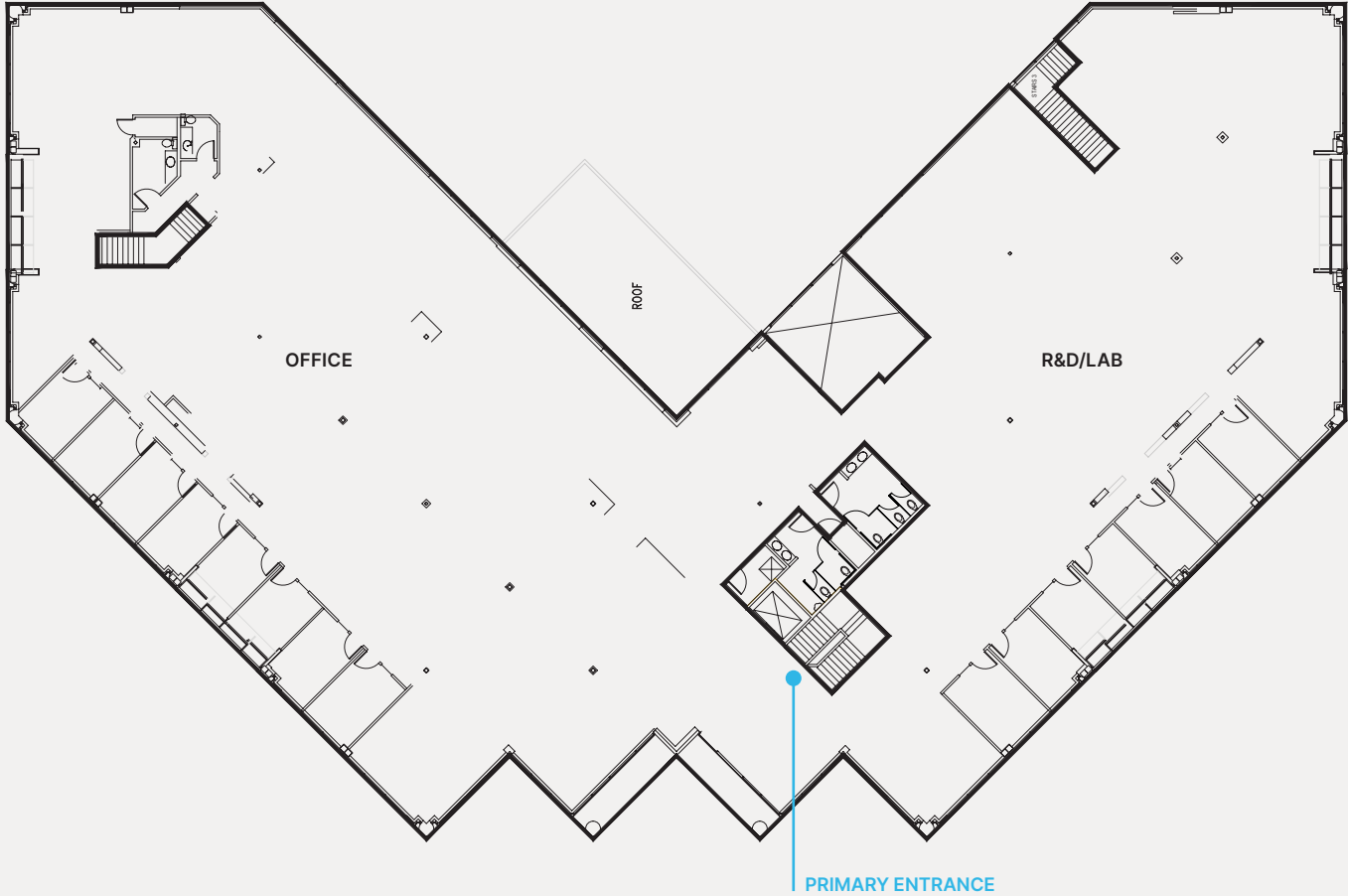
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BUILDING M

8510 154th Avenue NE  
Redmond, WA

BUILD OUT NOTES:  
Office/Lab on second floor, incredible  
finishes, furniture available.

Suite 200  
21,727 RSF



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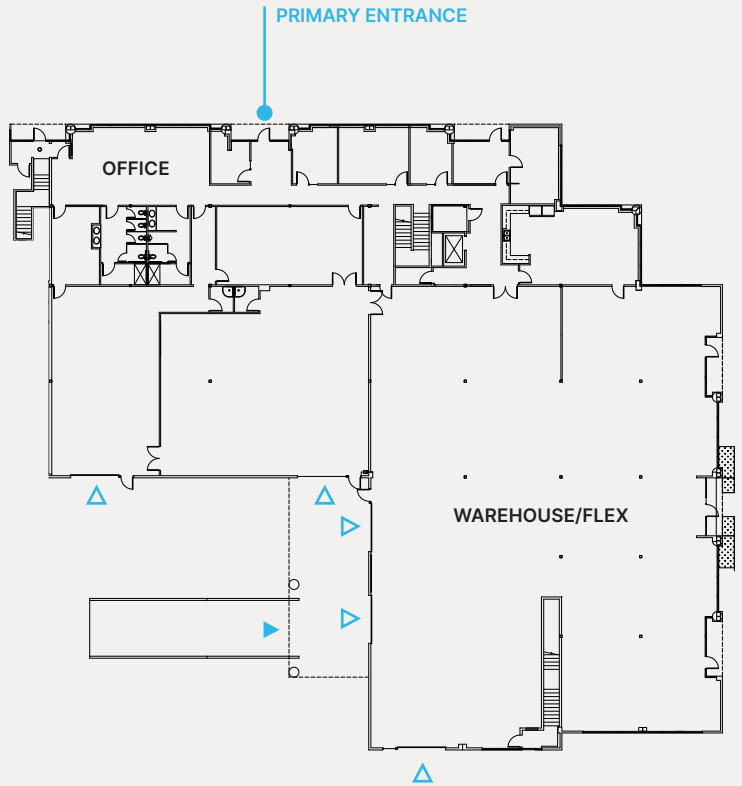
# Westpark

BUILDING A

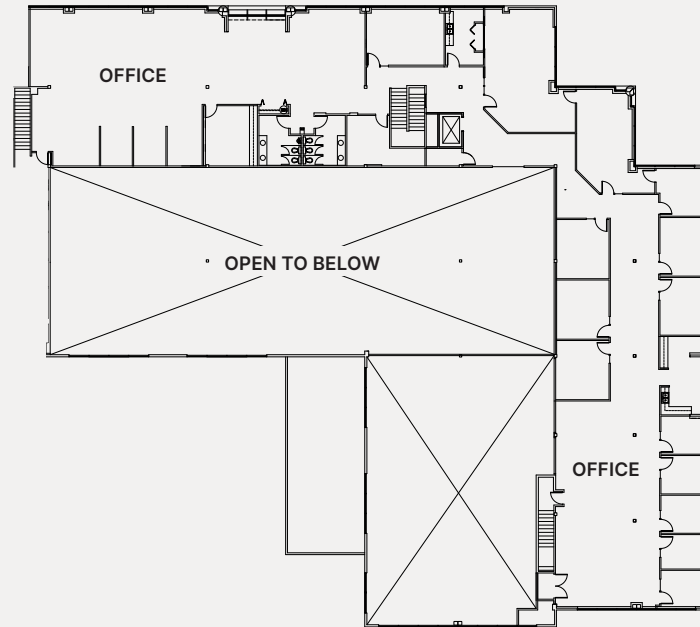
8210 154th Avenue NE  
Redmond, WA

**BUILD OUT NOTES:**  
Rare production, R&D and warehousing space. Dock- and grade-level loading, 24' clear height, heavy power, flex layout.

Suites  
**100/230**  
32,412 RSF



1ST FLOOR | SUITE 100

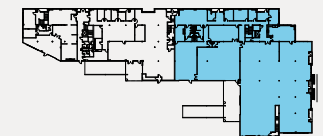


2ND FLOOR | SUITE 230

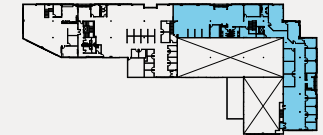
16,922 RSF OFFICE  
15,490 RSF WAREHOUSE  
▲ GRADE LEVEL  
▲ DOCK HIGH

### KEY PLANS

1ST FLOOR



2ND FLOOR



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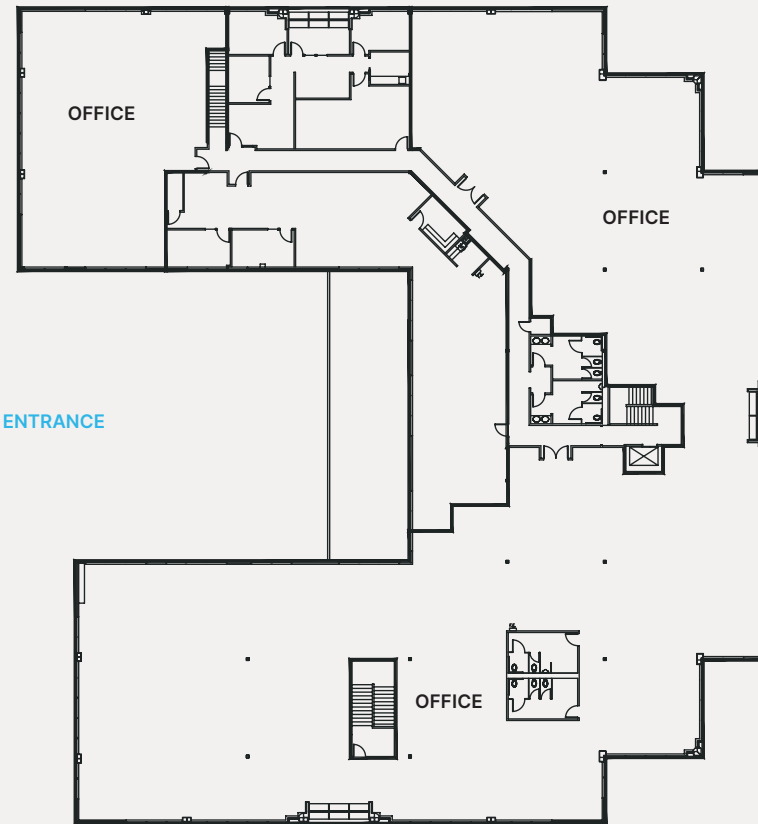
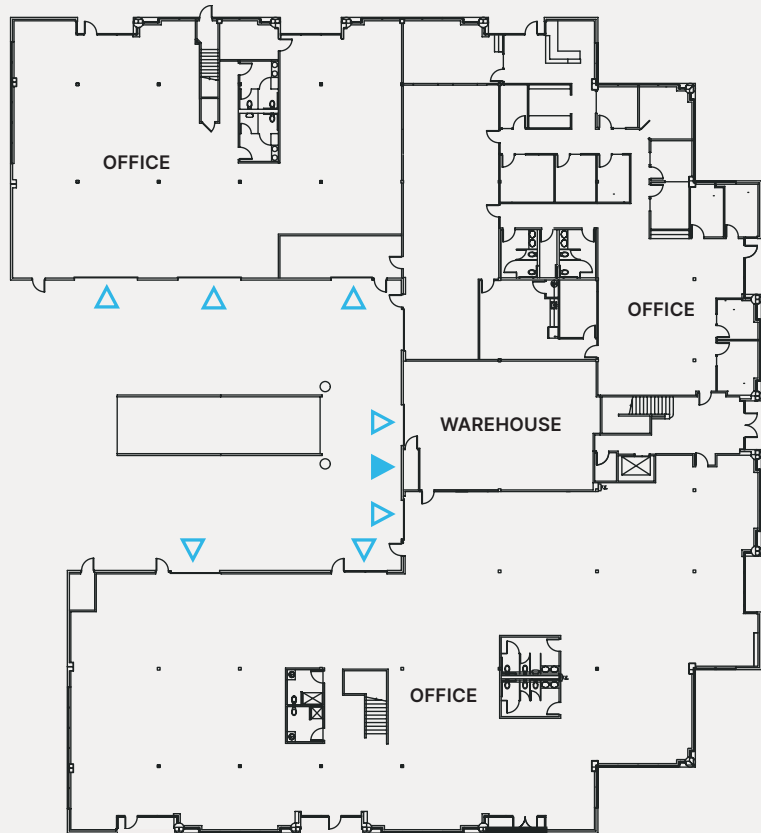
BUILDING C

8410 154th Avenue NE  
Redmond, WA

### BUILD OUT NOTES:

Rare stand-alone buildings with high-end finishes, read to configure to tenant's needs. Existing mix of open-to-ceiling office finishes, R&D/Lab space, and warehouse space with dock- and grade-level loading.

Full Building  
56,264 RSF



▲ GRADE LEVEL  
▲ DOCK HIGH

1ST FLOOR

2ND FLOOR | SUITE 230

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