

Willows Ridge Tech Center, Building B

12277 134TH COURT NE, REDMOND, WA



BUILDING FEATURES:

- » Over 4/1,000 SF parking ratio
- » Located near downtown Kirkland retail & restaurant amenities
- » Excellent access to I-405

RENTAL RATE:

- » \$15.00/SF NNN
- » Operating Expenses: \$6.14/SF/Year

AVAILABILITIES

| SUITE | RSF | COMMENTS |
|------------|--------------|--|
| 100 | 11,187 | 1st floor office space with lobby exposure. Private offices and open area with separate lab area. Kitchenette. May be combined with Ste. 110 for a total of 21,003 SF. |
| 110 | 9,816 | Mix of private offices and open area with lab space. May be combined with Ste. 100 for a total of 21,003 SF. |
| 202B/203 | 2,369 | 2nd floor office space. Large conference room. Kitchenette. |
| 200 | 4,079 | Recently Remodeled, Class A 2nd floor office space. Large conference room. Private offices and open area. |

OFFERED BY:

PACIFIC
REAL ESTATE PARTNERS, INC

BRODERICK
GROUP

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Willows Ridge
Tech Center

NE 124TH ST



KIRKLAND

TOTEM LAKE

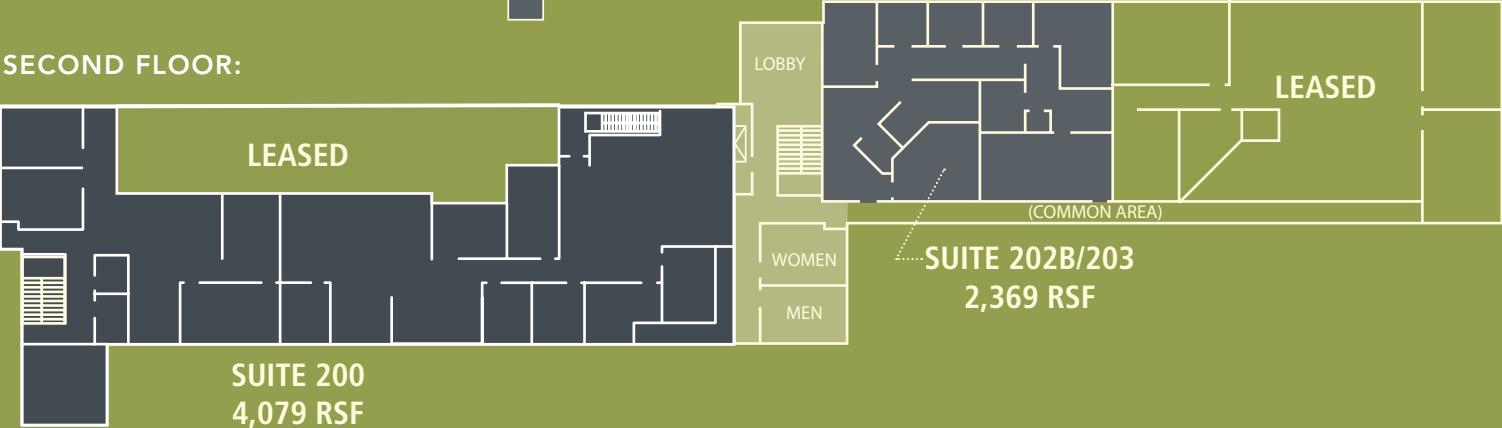
FRED MEYER



FIRST FLOOR:



SECOND FLOOR:



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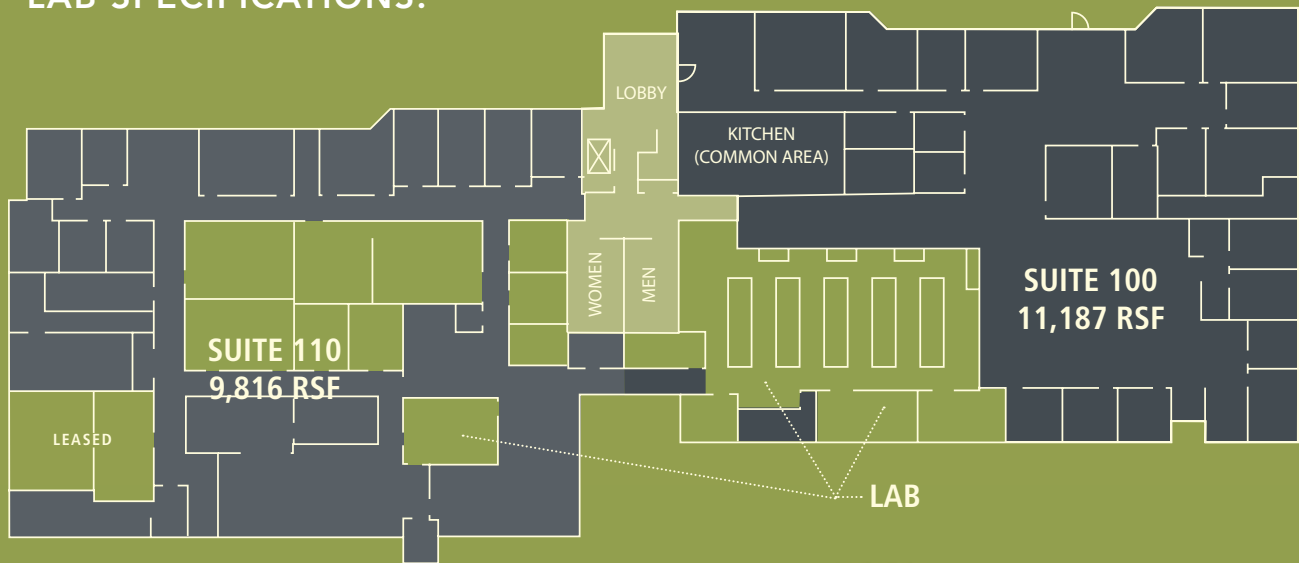


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FIRST FLOOR LAB SPECIFICATIONS:



SUITE 110: 9,816 RSF TOTAL
(6,533 RSF OFFICE, 3,283 RSF LAB)

LAB BUILDOUT INCLUDES:

- » 1 Fume Hood
- » HEPA Filters
- » Gas Line (Nitrogen)
- » De-Ionized Water
- » Humidity Control Room*
- » Cold Room (4° C)**
- » 10 Sinks
- » Glass Wash Facilities
- » Dishwasher
- » Counterspace & Cabinets

SUITE 100: 11,187 RSF TOTAL
(8,448 RSF OFFICE, 2,739 RSF LAB)

LAB BUILDOUT INCLUDES:

- » 4 Fume Hoods
- » Gas Lines
- » De-Ionized Water
- » Eyewash Stations
- » 5 Sinks
- » Shower
- » 5 Benches With Power
- » Counter Space & Cabinets

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