



# WILLOWS RUN BUILDING

9840 WILLOWS ROAD NE  
REDMOND, WA 98052

BRODERICK  
• GROUP •







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REDMOND, WA 98052

## PROPERTY FEATURES



CLASS A  
ARCHITECTURALLY  
INSPIRED COMMON  
AREA FINISHES



STATE OF THE ART  
VRF HVAC SYSTEM  
DESIGNED FOR MAXIMUM  
CONTROLLABLE COMFORT  
& ENERGY EFFICIENCY



I-405 & SR-520 EASILY  
ACCESSIBLE VIA NE  
85TH, NE 124TH & 148  
AVENUE NE



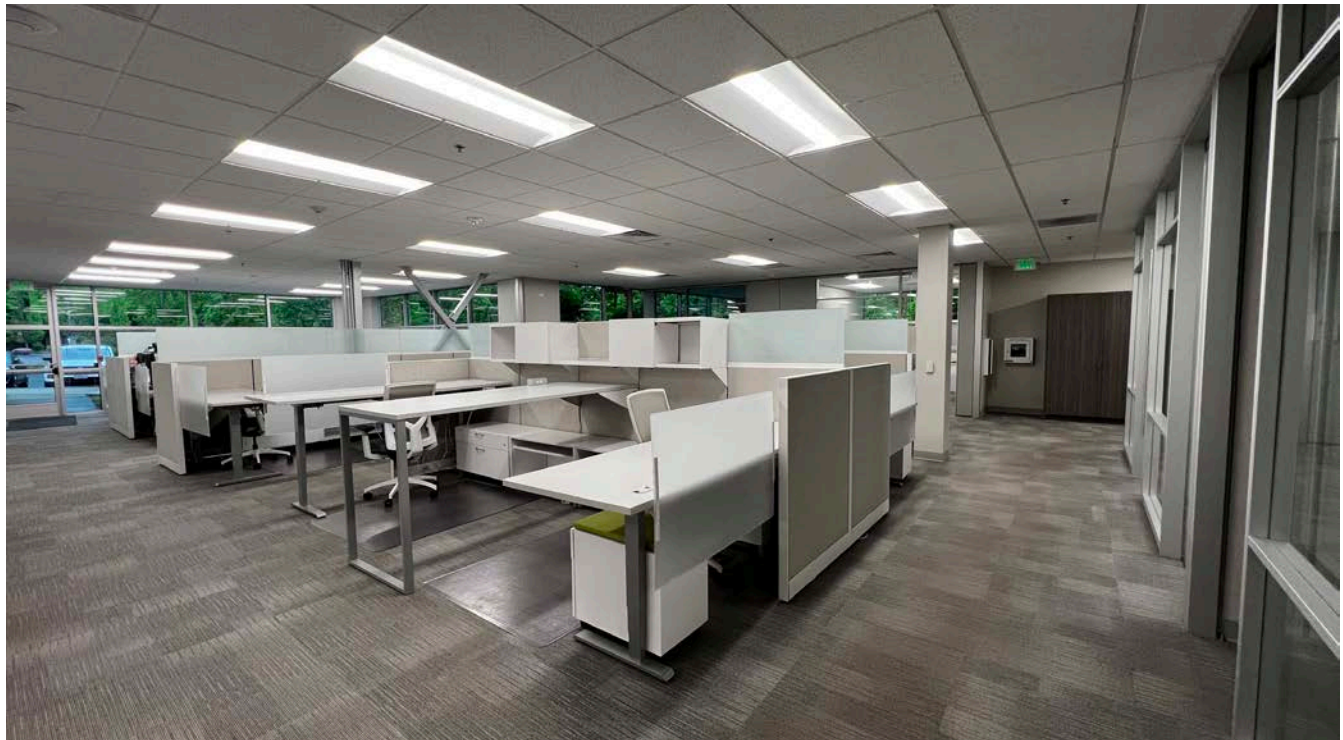
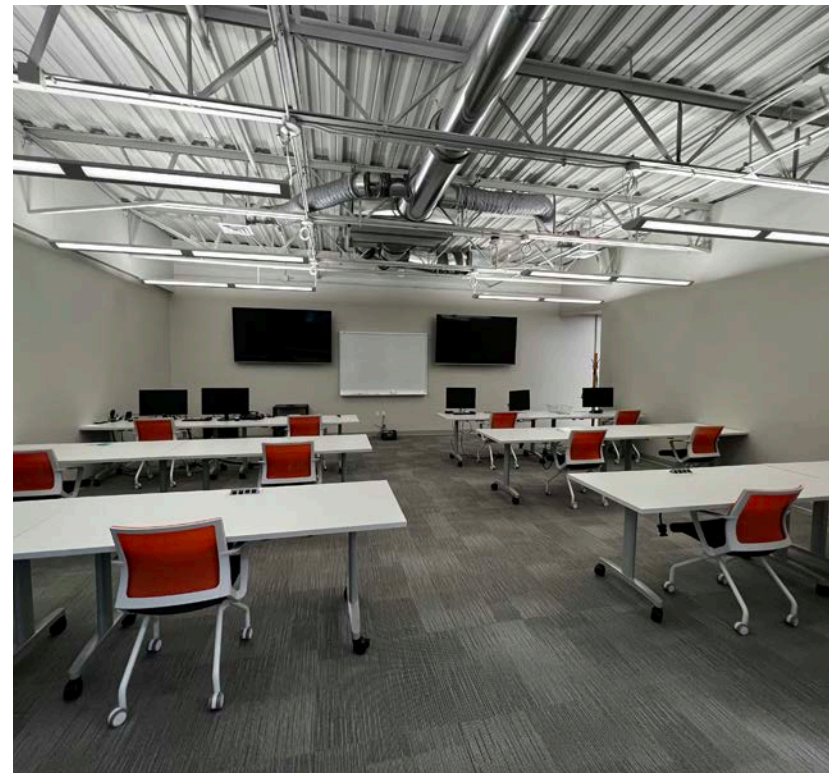
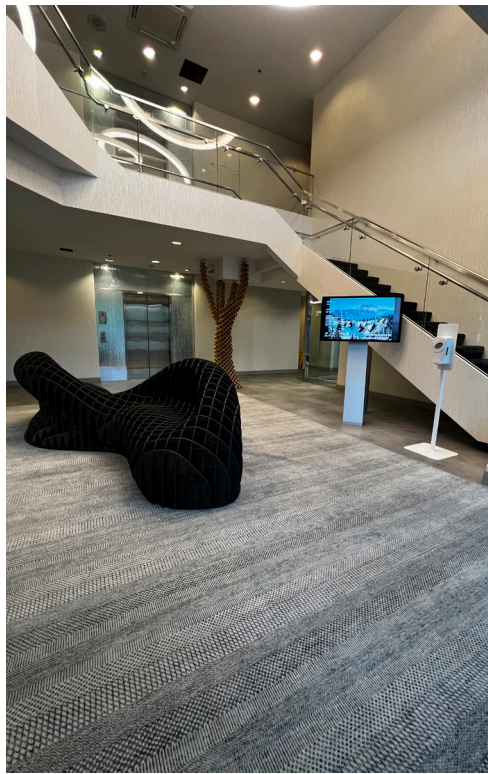
ADJACENT TO WILLOWS  
RUN GOLF COURSE &  
CLOSE TO DOWNTOWN  
REDMOND DINING AND  
RETAIL AMENITIES



BUILDING  
PROMINENTLY FACES  
WILLOWS ROAD



ABUNDANT PARKING  
AT 2.96 STALLS PER  
1,000 SF RATIO





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**JEFF LIVINGSTON**

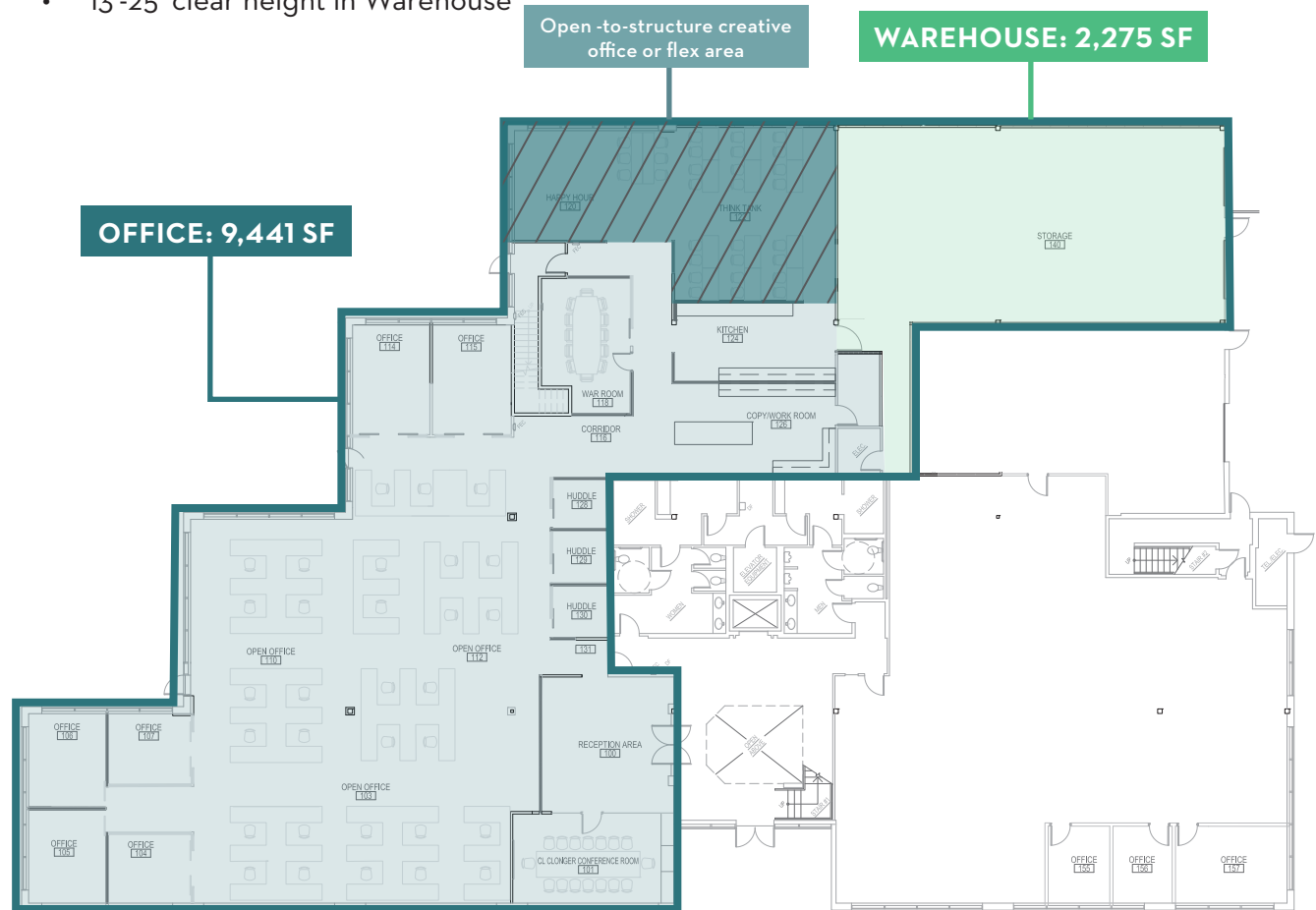
**(425) 274-4288**

**livingston@broderickgroup.com**

## SUITE 101 - 11,716 RSF

### 9,441 SF OFFICE & 2,275 SF WAREHOUSE

- Available now
- Class A office finishes
- New State-of-the-art VRF HVAC system
- Dock high and grade level loading
- 13'-25' clear height in Warehouse







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## AMENITIES MAP

9840 WILLOWS ROAD NE | REDMOND, WA 98052



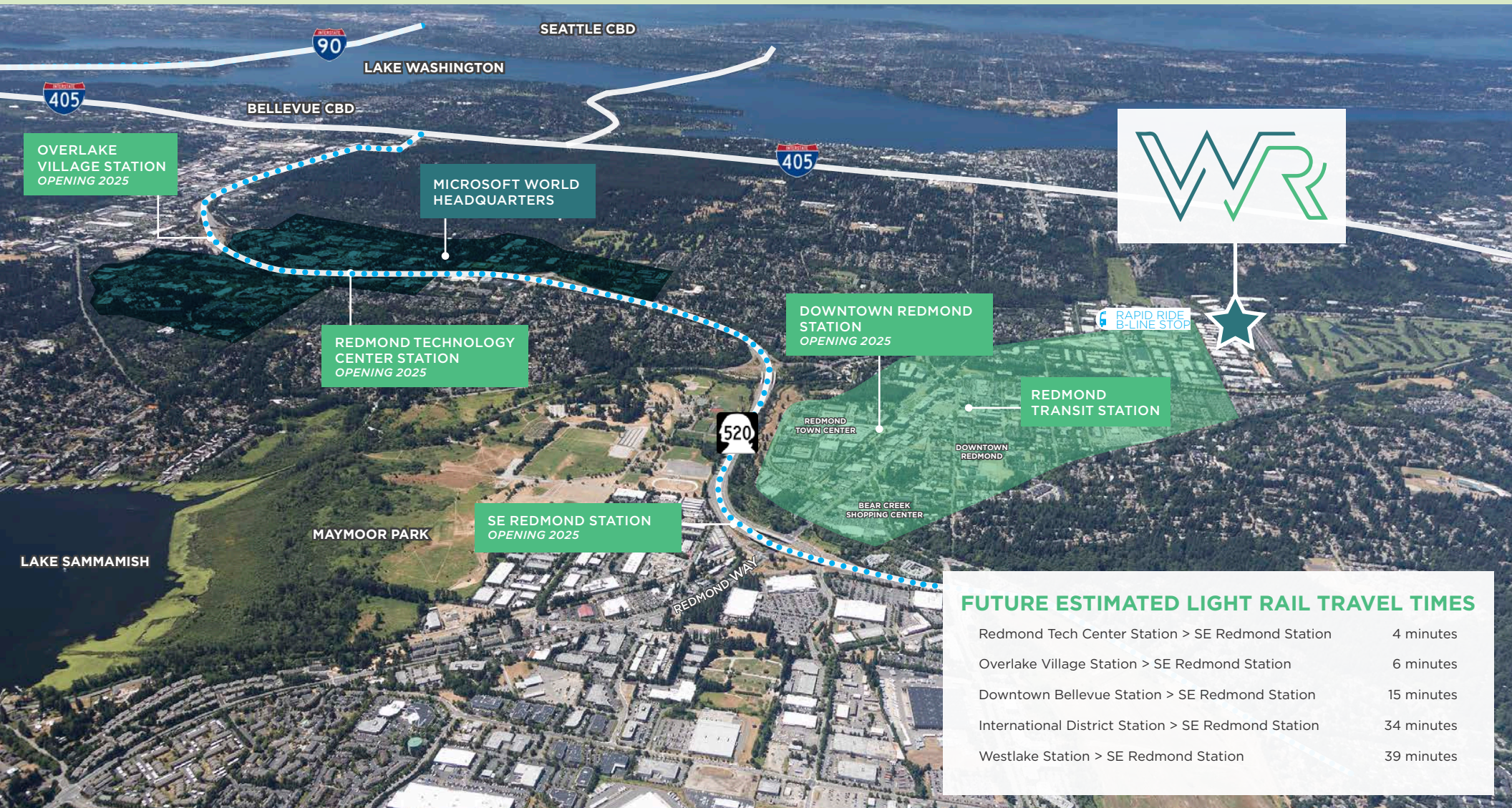




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## LOCATION MAP



### FUTURE ESTIMATED LIGHT RAIL TRAVEL TIMES

Redmond Tech Center Station > SE Redmond Station	4 minutes
Overlake Village Station > SE Redmond Station	6 minutes
Downtown Bellevue Station > SE Redmond Station	15 minutes
International District Station > SE Redmond Station	34 minutes
Westlake Station > SE Redmond Station	39 minutes