



**CUSHMAN &
WAKEFIELD**

FOR SUBLEASE

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

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

**2,832 SF TOTAL AVAILABLE
1,344 SF AVAILABLE OFFICE
1,488 SF AVAILABLE FLEXSPACE**



PROPERTY HIGHLIGHTS

- OFFICE/FLEX SPACE, AVAILABLE NOW
- RATE: NEGOTIABLE
- STRONG CREDIT SUBLANDLORD
- SOME FURNITURE CAN BE MADE AVAILABLE
- SUBLEASE AVAILABLE THROUGH 12/31/29, SUBLANDLORD WILL CONSIDER SHORTER
- ADDITIONAL SPACE CAN BE MADE AVAILABLE
- 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

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FLOORPLANS

SUITE 140



BUILDING HIGHLIGHTS

- PARKING RATIO OF 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.

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