

**DETAILED SPEC SHEET**  
**FOR LEASE**  
**16,195 - 64,780 SQUARE FEET**  
**QUADRANT WILLOWS CORPORATE CENTER**  
**11431 WILLOWS ROAD, REDMOND, WA**

<b>Name</b>	Quadrant Willows Corporate Center – Building A
<b>Address</b>	11431 Willows Road, Redmond, WA 98073
<b>Parcel Number</b>	697950-0010
<b>Gross Square Feet</b>	65,000 gross square feet <ul style="list-style-type: none"><li>• Large floorplates of 32,390 square feet (envelope approximately 350 feet long (i.e., north-south) by 100 feet wide (i.e., east-west)).</li></ul>
<b>Rentable Square Feet</b>	64,780 rentable square feet
<b>Available Square Feet</b>	15,000 to 64,780 square feet - 32,390 square foot floorplates allow single or multi-tenant(s)
<b>Available Lease Type</b>	Immediately Triple-net (NNN) <ul style="list-style-type: none"><li>• NNNs estimated at \$7/SF (taxes, insurance, maintenance)</li></ul>
<b># of floors</b>	Two (2) floors, a portion over parking
<b>Year Built</b>	1998
<b>Building Class</b>	A
<b>Signage</b>	Excellent visibility and building signage opportunities from Willows Road both northbound and southbound.
<b>Load Factor</b>	6.82% single tenant, 5.71% multi-tenant
<b>HVAC</b>	<ul style="list-style-type: none"><li>• Heat and air-conditioning; VAV air conditioning system<ul style="list-style-type: none"><li>○ 19 zones on the north ½ of the 1<sup>st</sup> floor</li><li>○ 16 zones on the south ½ of the 1<sup>st</sup> floor</li><li>○ 19 zones on the north ½ of the 2<sup>nd</sup> floor</li><li>○ 20 zones on the south ½ of the 2<sup>nd</sup> floor</li></ul></li><li>• Primary: 120 ton Trane units each on the north and south portions of the roof;</li><li>• Secondary: 10 ton Trane unit serving the 2<sup>nd</sup> floor North Server Room and a 3 ton Mitsubishi unit serving the South Server Room</li><li>• Staefa Control System with Talon system (Siemens) to optimize HVAC control</li></ul>
<b>Power</b>	2000 amps / 2500 kVA, 480Y/277 Volt, 3-phase, 4-Wire <ul style="list-style-type: none"><li>• North electric room (1<sup>st</sup> and 2<sup>nd</sup> floors): 400 amps panel (H1, H2, H3, H4)<ul style="list-style-type: none"><li>○ Sub-panels from 100 to 150 amps</li></ul></li><li>• South electric room (1<sup>st</sup> and 2<sup>nd</sup> floors): 400 amps panel (H1, H2, H3, H4)<ul style="list-style-type: none"><li>○ Sub-panels from 100 to 150 amps</li></ul></li><li>• 2<sup>nd</sup> floor North Server Room (25' x 22' room): 208/120</li></ul>

- volts, 150 amps
- 2<sup>nd</sup> floor South Server Room (22'x12'): 208/120 volts, 225 amps

<b>Security System</b>	HID security card system
<b>Fire Safety Systems</b>	FM 200 fire suppression
<b>PSF Load</b>	100 lbs/SF
<b>Building Generator</b>	75 gallon, 125 KW, 3-phase building generator maintained by Cummins NW; could provide the previous tenant with two (2) days of operations at 75% of building capacity including fire and life safety equipment, emergency lighting, and server rooms depending on loads.
<b>UPS</b>	Previous tenant had 50 kVA Liebert UPS which was removed; there is a UPS room location on the Parking level of the building for a new tenant's model
<b>Fiber</b>	<u>In and to the building</u> (COM Group is provider)
<b>Elevator</b>	Otis hydraulic elevator services levels: P, 1 and 2
<b>Landscaping</b>	Abundant use of native species with exterior seating
<b>Zoning</b>	BP-S
<b>Sprinklers</b>	Yes
<b>Technology</b>	Fiber <u>to the building</u>
<b>Lot Size</b>	4.48 acres
<b>Ceiling Height</b>	Floor heights are 15 feet with standard drop ceiling heights of 9 feet
<b>Description of interior</b>	<u>1<sup>st</sup> Floor</u> <ul style="list-style-type: none"> <li>- Loading area <ul style="list-style-type: none"> <li>o Loading dock and at-grade roll-up door <ul style="list-style-type: none"> <li>▪ Loading dock is 15 feet wide and 49" tall</li> </ul> </li> <li>o Finished staging area</li> <li>o Storage shipping and receiving area</li> </ul> </li> <li>- 29 private offices, open area</li> <li>- Sub assembly area</li> <li>- 3 conference rooms</li> <li>- Kitchen / Dining area (NW corner)</li> <li>- Lobby</li> <li>- ESD flooring providing static protection</li> <li>- Men's and Women's Restrooms</li> <li>- Passenger Elevator</li> <li>- Mechanical/Electrical Rooms</li> </ul> <u>2<sup>nd</sup> Floor</u> <ul style="list-style-type: none"> <li>- 6 conference rooms including large board room</li> <li>- 20+ private offices</li> <li>- North server room <ul style="list-style-type: none"> <li>• Previous tenant had a 50 kVA UPS in this room in addition to the building UPS located in a secure room on the Parking level</li> </ul> </li> <li>- Men's and Women's Restrooms</li> </ul>

	<ul style="list-style-type: none"> <li>- Passenger Elevator</li> <li>- Mechanical/Electrical Rooms</li> </ul>
	<u>Parking Level</u>
	<ul style="list-style-type: none"> <li>- Parking under cover for 60 cars</li> <li>- Storage behind chain link fence</li> <li>- Building generator</li> <li>- Loading dock area that is 19' wide and 47.5" tall</li> </ul>
<b>Permitted Uses</b>	Office, laboratory, light manufacturing, repair and maintenance of electronic products, sales activities directly related thereto
<b># of Elevators</b>	One (1)
<b>Loading Dock</b>	One (1) on the south side of the building at 49" high and 15 feet wide
<b>Parking</b>	<p>195 stalls / 3.01 stalls per 1,000 rentable square feet</p> <ul style="list-style-type: none"> <li>• 60 of these parking stalls are under cover (7' of clearance) <ul style="list-style-type: none"> <li>○ Tandem parking under cover results in an additional 51 stalls which provides a total of 246 stalls or 3.8 stalls per 1,000 RSF</li> </ul> </li> <li>• 135 of these parking stalls are surface stalls</li> </ul> <p>Per Section 6.7.1 of the CC&amp;Rs, the surface parking stalls within the Quadrant Willows Corporate Center are available for general use by tenants and visitors to the Center. Parking stalls located under the building are not available for general use.</p>
<b>CC&amp;Rs</b>	Declaration of Covenants, Conditions, Easements and Restrictions Applicable to Quadrant Willows Corporate Center (available upon request)
<b>Construction Summary</b>	<ul style="list-style-type: none"> <li>• Type 3 – 1 hr with fire sprinkler substitution</li> <li>• Tilt up concrete wall and steel column building structure</li> <li>• 4" concrete slab at first level</li> <li>• 4" concrete slab over metal deck on 2<sup>nd</sup> level</li> <li>• 5" concrete slab on garage level</li> <li>• Steel truss and deck roof system, rigid insulation above roof deck, built up roof membrane system</li> <li>• Floor heights are 15 feet with standard drop ceiling heights of 9 feet; can accommodate high technology tenants</li> <li>• Main building lobby with restrooms and hydraulic elevator at main building core</li> <li>• VAV air conditioning system</li> <li>• Two large outdoor patio decks on north and east sides of first floor overlooking the Sammamish Valley</li> <li>• Two smaller decks located on the second floor</li> </ul>
<b>Property Description</b>	Lot 1, Quadrant Willows Corporate Center as delineated on according to the Binding Site Plan, filed in Volume 181 of Plats, Page 5 through 11, inclusive, and recorded July 9, 1997 under Recording No. 9707091343, records of King County,

	Washington.
<b>Original Developer</b>	The Quadrant Corporation
<b>Original Architect</b>	Lance Mueller & Associates
<b>TI Architect</b>	Robert S. Miller & Associates
<b>Landlord</b>	Ditty Properties Limited Partnership, a local real estate investor and developer since 1943
<b>Comments</b>	<ul style="list-style-type: none"> <li>• Large floorplates</li> <li>• Views of the golf course, valley and Cascade Mountains.</li> <li>• Easy freeway access to SR-520 (2.7 miles) and I-405 (1.9 miles)</li> <li>• Office area includes perimeter offices, conference rooms, open areas. Assembly area has 14 foot clear height and dock high loading area. Could be converted to 100% office.</li> <li>• The building can accommodate a wide range of uses including office, laboratory, and light manufacturing.</li> <li>• Notable corner location and exposure along Willows Rd. at the fully-signalized intersection with NE 116th Street.</li> <li>• Ingress/egress at fully lighted intersection</li> <li>• Abundant natural light, campus style setting within 25 acre business park, surrounded by open space.</li> <li>• Convenient access to I-405 and SR-520</li> <li>• Corporate neighbors include Cingular Wireless, Comcast, Trendwest, Nintendo, Microsoft</li> <li>• Near Microsoft world headquarters (5 miles), Marymoor Park (3 miles), Redmond Town Center (3 miles) and the Woodinville Wine District (3.5 miles)</li> <li>• Near downtown Bellevue (9 miles), Kirkland (5 miles) and Seattle (15 miles)</li> <li>• Across the street from Willows Run Golf Course offering (<a href="http://www.willowsrun.com">http://www.willowsrun.com</a>): <ul style="list-style-type: none"> <li>• Two 18-hole, links-style courses, driving range, practice putting green and bunker,</li> <li>• Par-3 family 9-hole course</li> <li>• 18-hole “themed” putting course</li> <li>• Fire Creek Grill Restaurant</li> </ul> </li> </ul>
<b>Service Providers</b>	<ul style="list-style-type: none"> <li>• Phone: Verizon</li> <li>• Fiber: COM Group</li> <li>• Water: City of Redmond</li> <li>• Sewer: City of Redmond</li> <li>• Electric: Puget Sound Energy</li> <li>• Natural Gas: Puget Sound Energy</li> </ul>
<b>Service Contractors</b>	<ul style="list-style-type: none"> <li>• Property Management: GVA Kidder Mathews</li> <li>• HVAC, Sprinkler, Plumbing, Electrical, Controls, Fire Extinguishers: McKinstry and PSF Electric</li> </ul>

- Electrical: Bel-Red Electric
- Roof: Snyder Roofing
- Elevator: Otis
- Fire Alarm: Stanley Convergent Security Solutions
- Generator: Cummins NW
- Janitorial: previously York Building
- Terminator: Eastside Exterminator
- Electronic Recycle: HRC Refining
- Dumpster: Waste Management
- Carpet Cleaning: Whitman
- HVAC Filters: Filter
- Paper/Cardboard Recycling: Fibers International Recycling

**Additional  
Information  
Flier Information**

[http://www.centurypacificlp.com/projects/Quadrant\\_Willows.pdf](http://www.centurypacificlp.com/projects/Quadrant_Willows.pdf)

- Photos
- Aerial
- Access map
- Single tenant layout
- Multi-tenant layout
- Amenities nearby

**Listing Agent**

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