

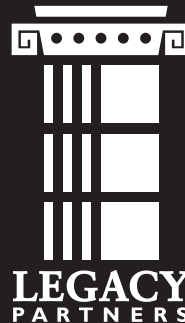
QUADRANT WILLOWS CORPORATE CENTER

11121 & 11241 Willows Road N.E. | Redmond, Washington



HOME

- Two Class A three-story office buildings totaling 130,972 sf
- Significant capital improvements: lobbies, elevator cabs and elevator lobbies



- Large, flexible floorplates and extensive glass lines
- Ample surface parking
- Convenient East-side location



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Rates start at \$17.00 NNN. Please call.

Building C – 11241 Willows Road N.E.

Suite <small>(click below to view layout)</small>	SF	Description/Features	Available
	2,616	Great lobby location. Large open office concept with 3 interior offices and conference room along generous window line.	Now
	5,453	Suite features 12 private offices along glass line with beautiful territorial views, two conference rooms, work area/break room, server/storage room and wide open office ideal for cubicle use.	Now
	3,761	Great southeast corner location with four private offices and a private balcony, server room and plenty of open space for cubicles.	Now
	5,324	Corner suite with great northeast exposure and Cascades view. Five (5) private offices, conference, break room and open cubicle space along the windowline.	Now
	5,468	Nice corner suite with reception, large conference, small conference, four (4) private offices, large executive office, kitchen and open work area.	Now
	5,934	Suite features reception area, seven private offices, conference room, server room, storage room, large open area with sink and cabinetry, perfect for cubicles.	Now
	11,402	Beautiful half floor provides western exposure with territorial view, direct elevator lobby access and an open floor plan. Some private offices, conference rooms and break rooms already built in.	Now

Building E – 11121 Willows Road N.E.

Suite <small>(click below to view layout)</small>	SF	Description/Features	Available
	3,299	Suite features two private offices along glass line with beautiful territorial views, conference room, employee break room, server/storage room and wide open space ideal for cubicle use.	Now
	3,876	Great lobby location with long window line, reception, conference, five private offices, breakroom and open cubicle space.	Now
	7,198	Suite features conference room/executive office, three (3) perimeter private offices, and large open office area. Great views of the Cascade Mountains and beautiful Willows Run Golf Course.	Now
305	6,708	LEASED	



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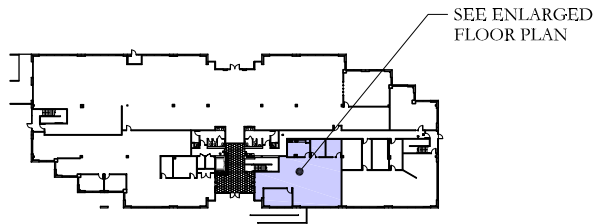


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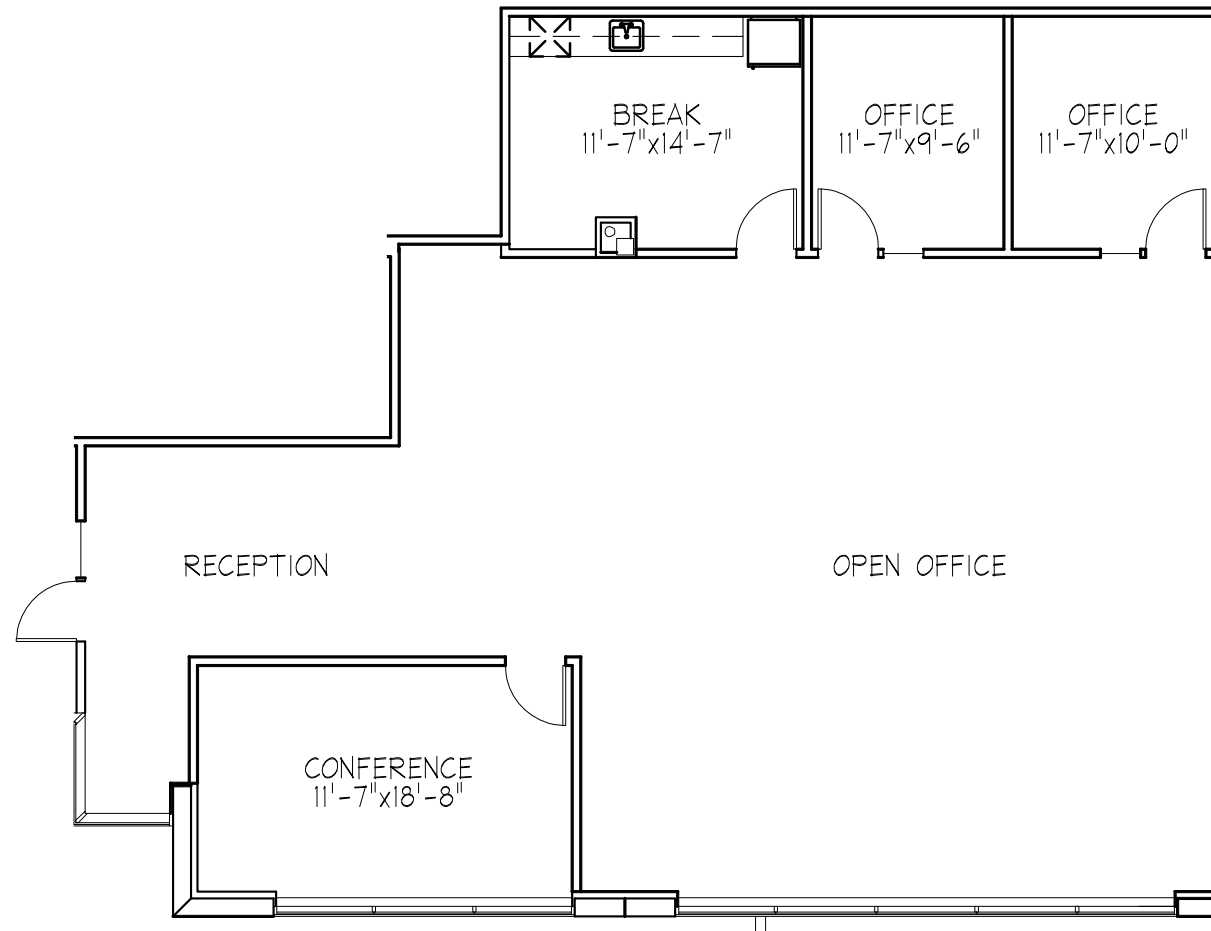
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Building C, Suite 120 | 2,616 SF



KEY PLAN
SCALE: N.T.S.



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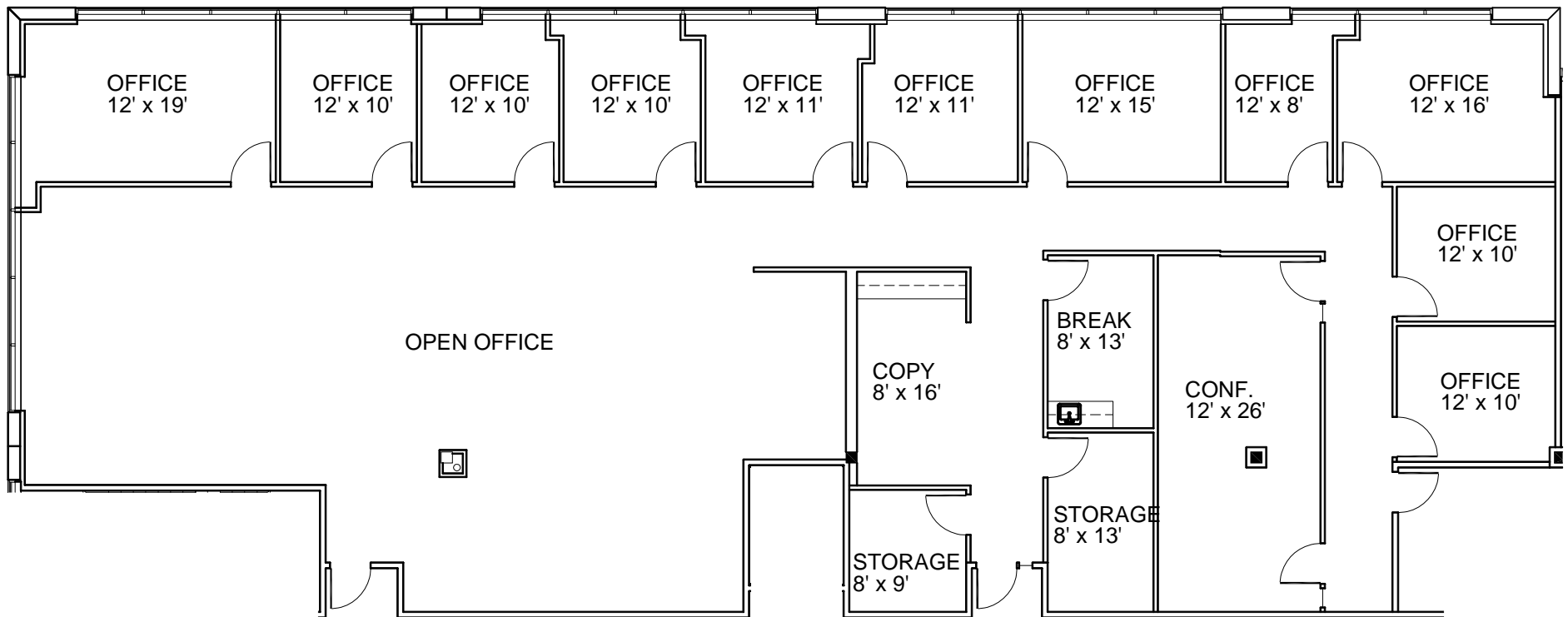


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Building C, Suite 210 | 5,453 SF



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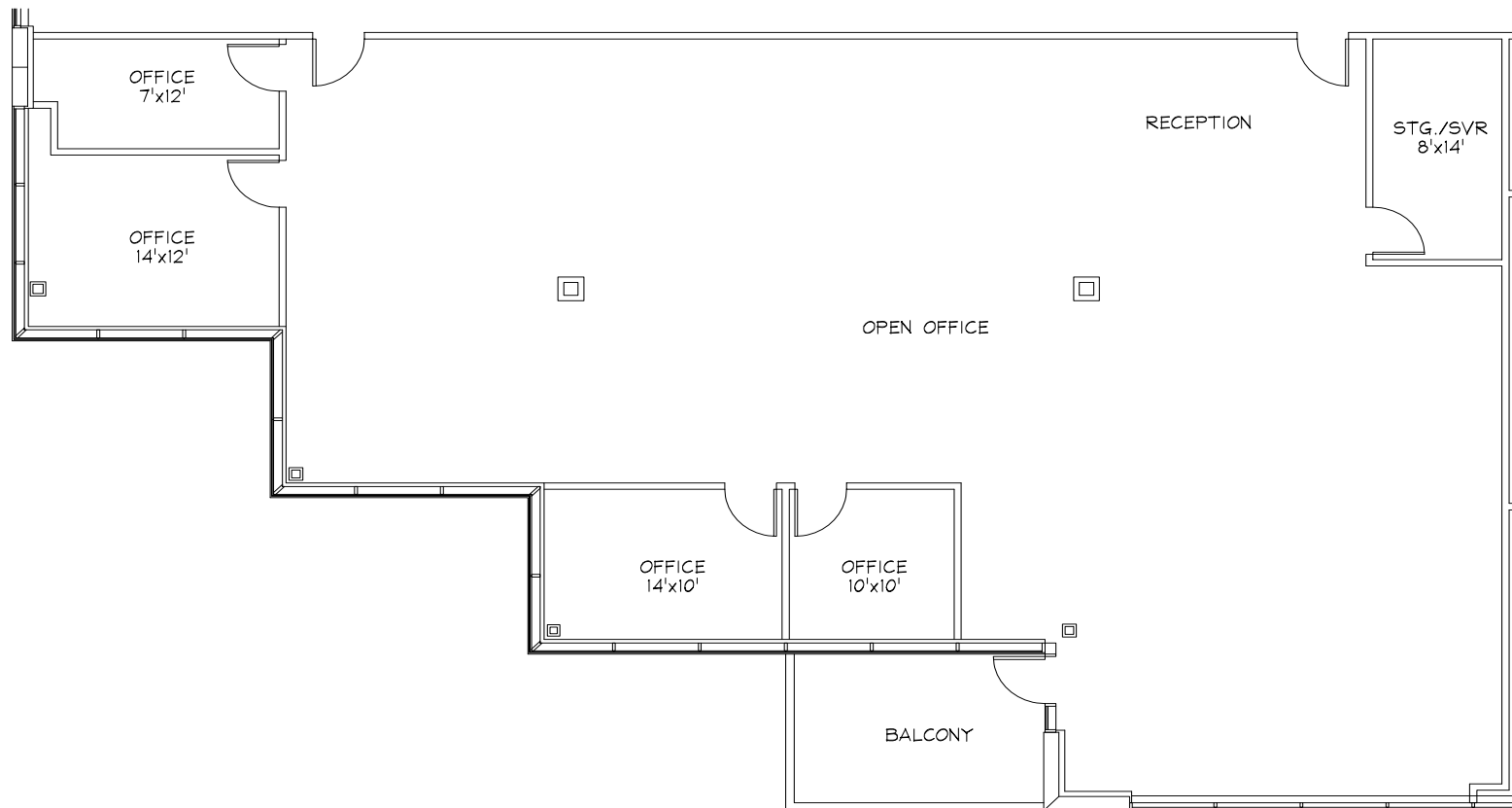
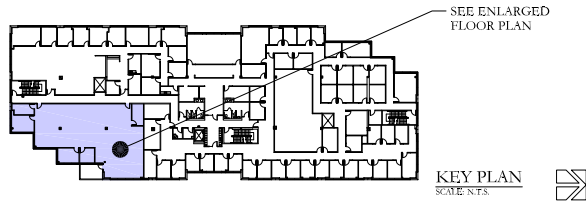
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QUADRANT WILLOWS CORPORATE CENTER

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Building C, Suite 215 | 3,761 SF



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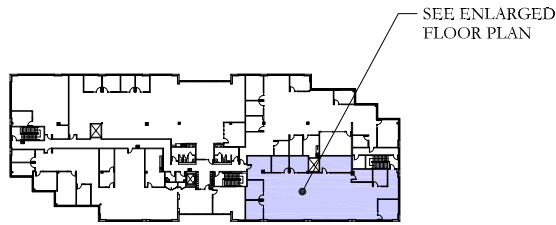
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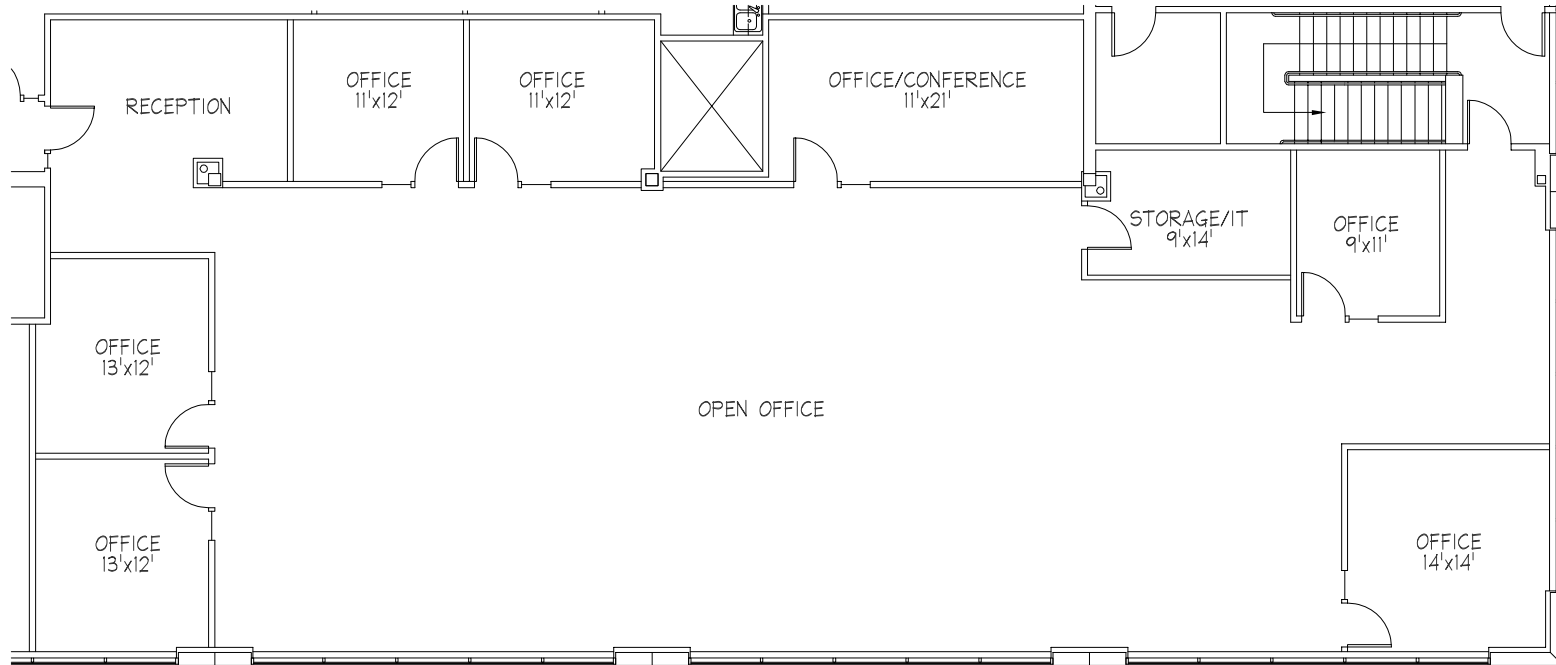
QUADRANT WILLOWS CORPORATE CENTER

11121 & 11241 Willows Road N.E. | Redmond, Washington



Building C, Suite 300 | 5,324 SF

KEY PLAN
SCALE: N.T.S.



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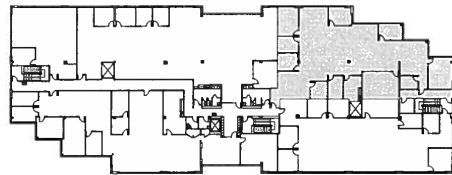


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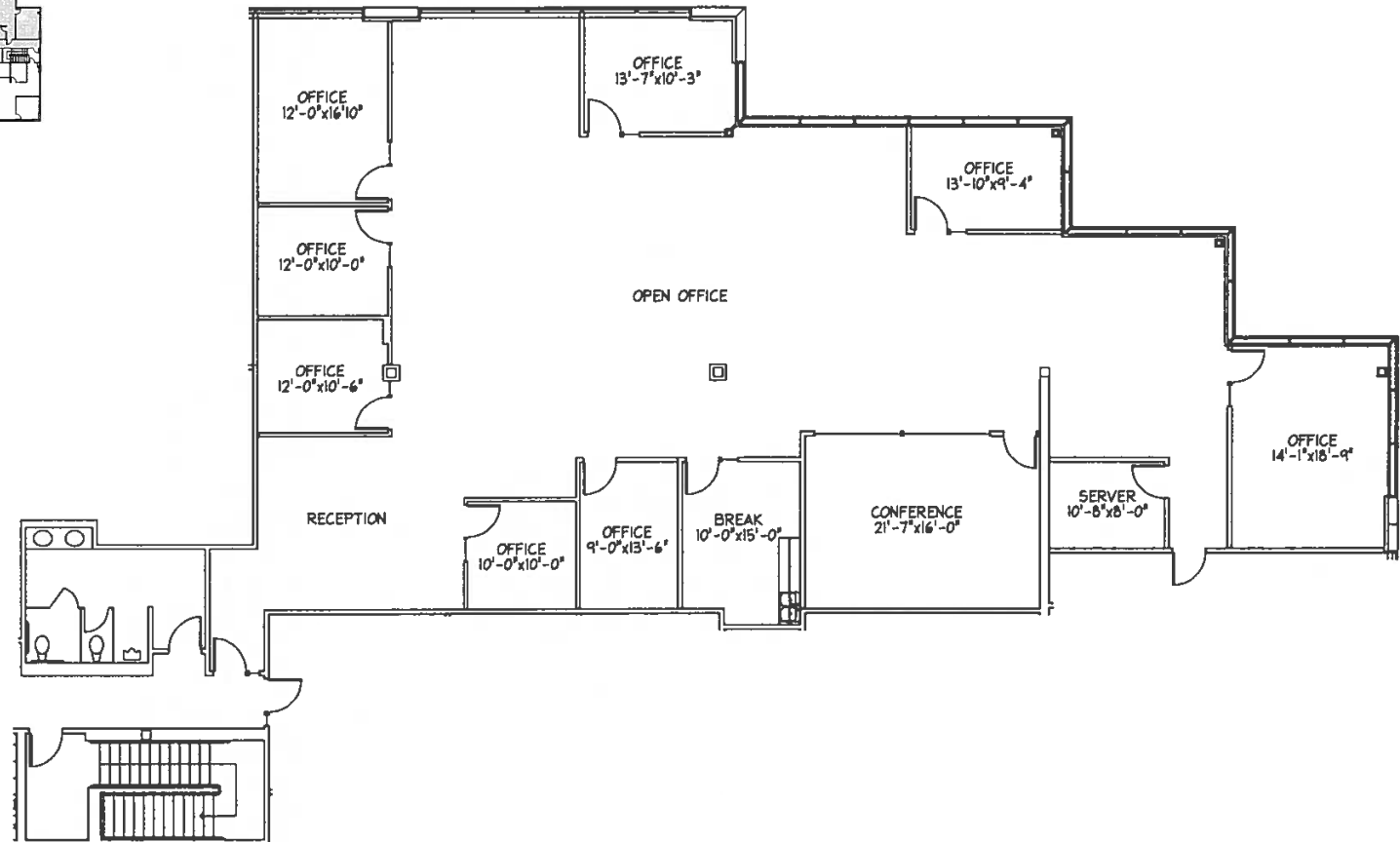
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Building C, Suite 310 | 5,468 SF



KEY PLAN
SCALE: 1/8" = 1'-0"



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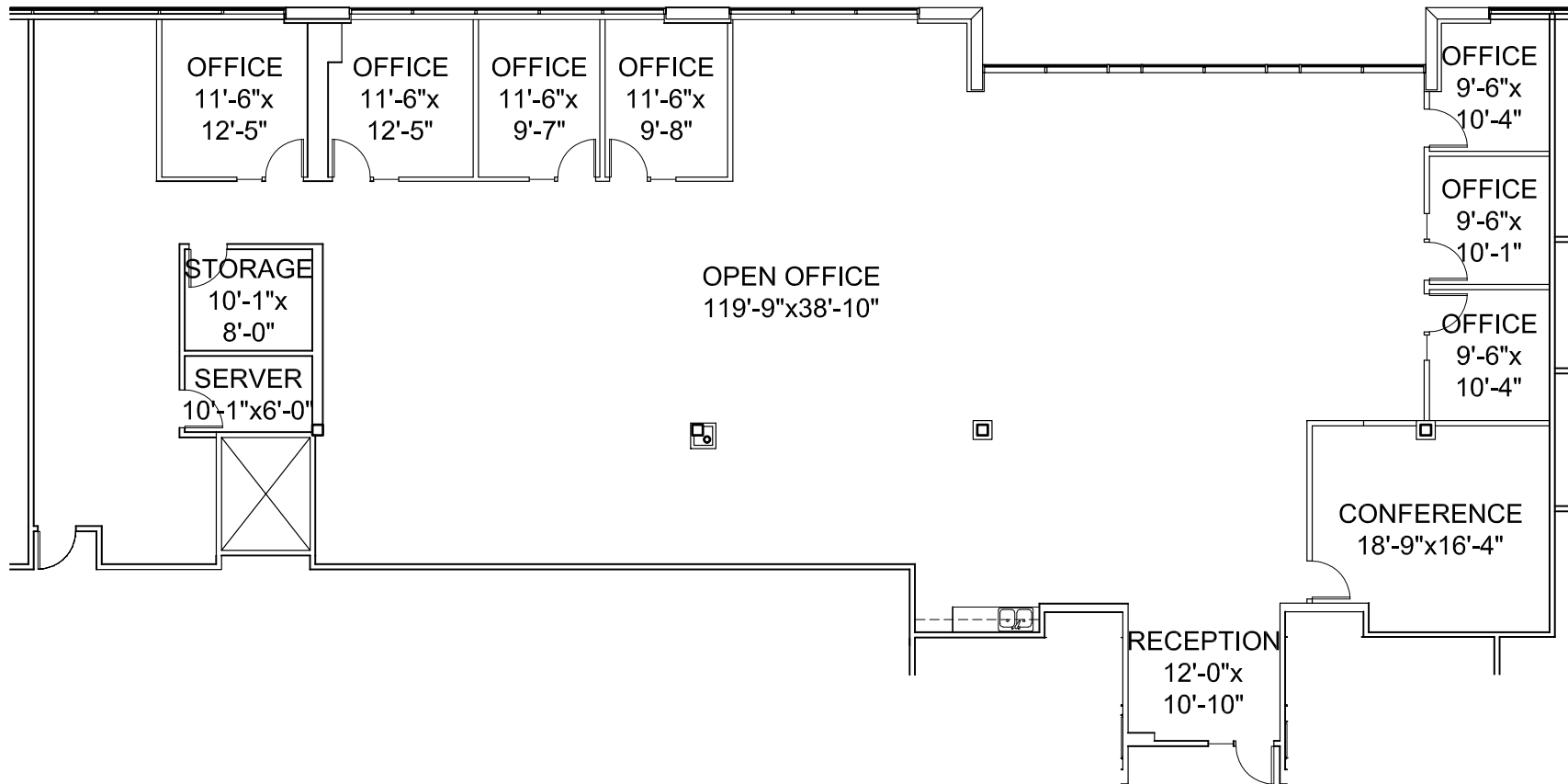


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Building C, Suite 315 | 5,934 SF



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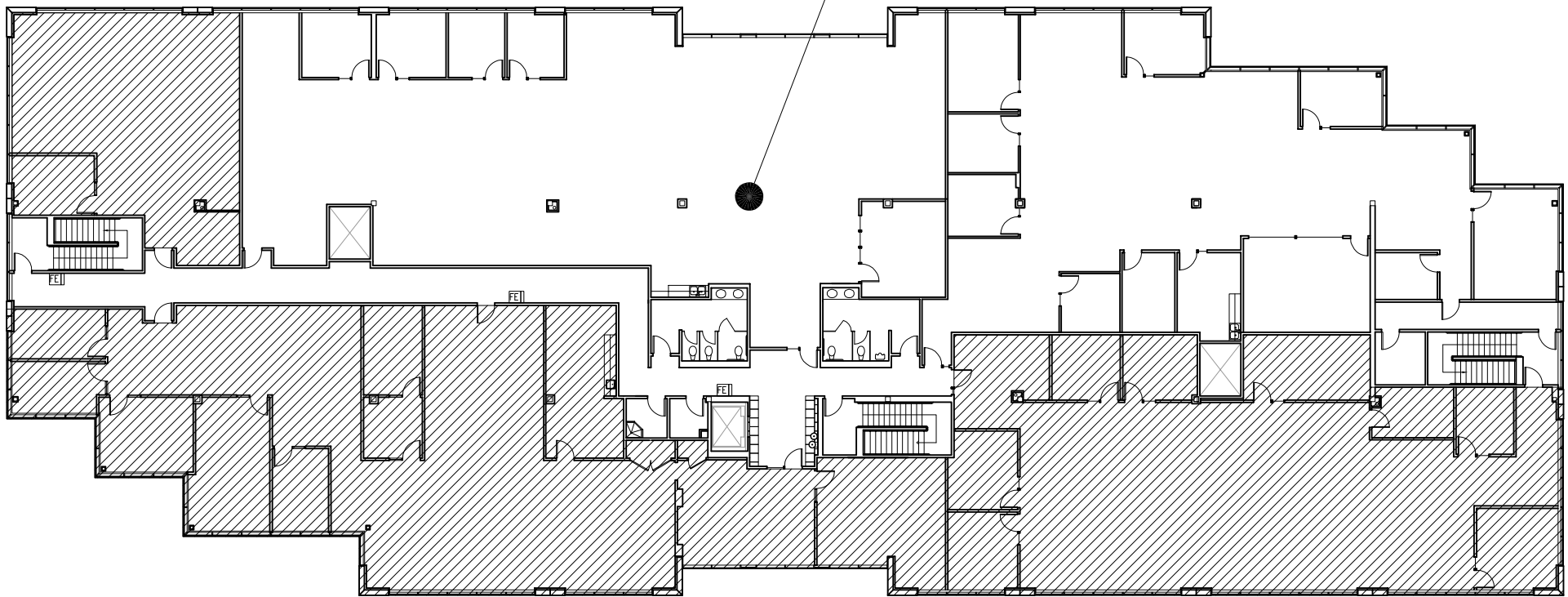
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Building C, Suite 310/315 | 11,402 SF

COMBINED SUITES 310, 315.



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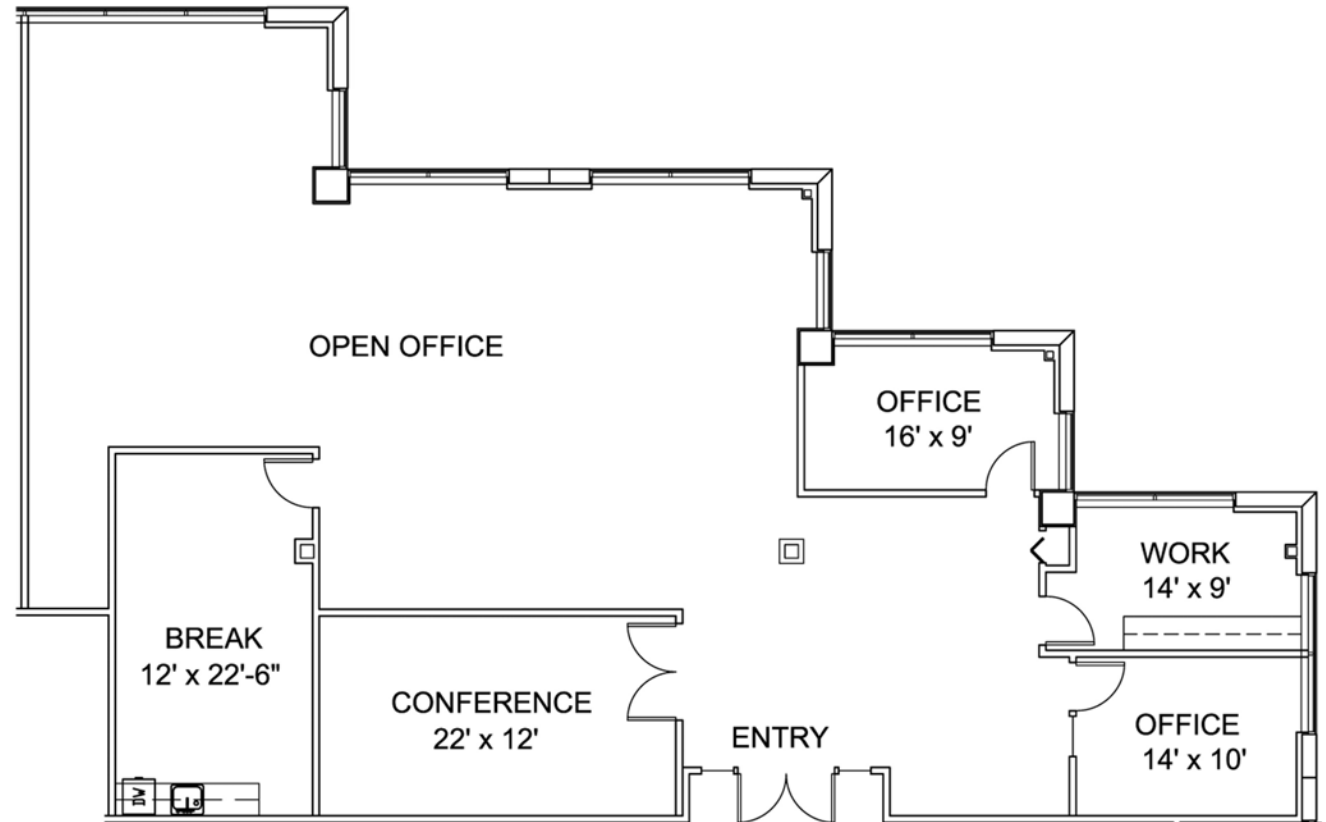
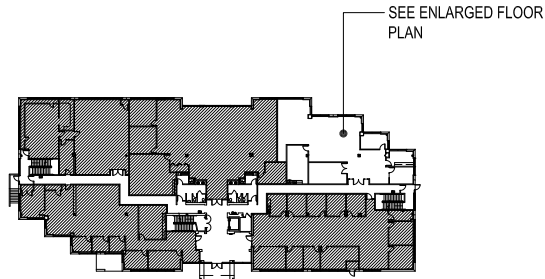


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Building E, Suite 100 | 3,299 SF



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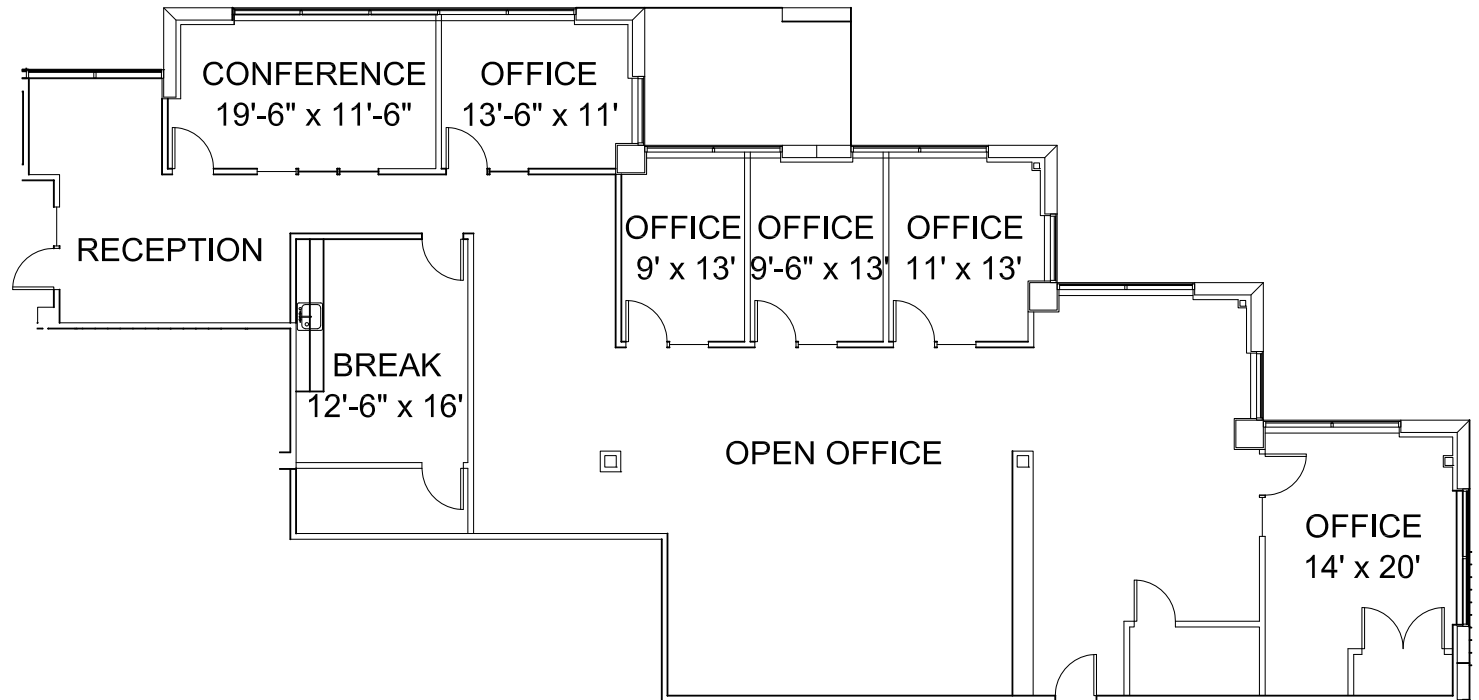
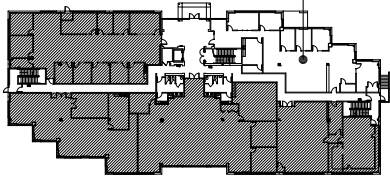
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Building E, Suite 120 | 3,876 SF

SEE ENLARGED FLOOR PLAN



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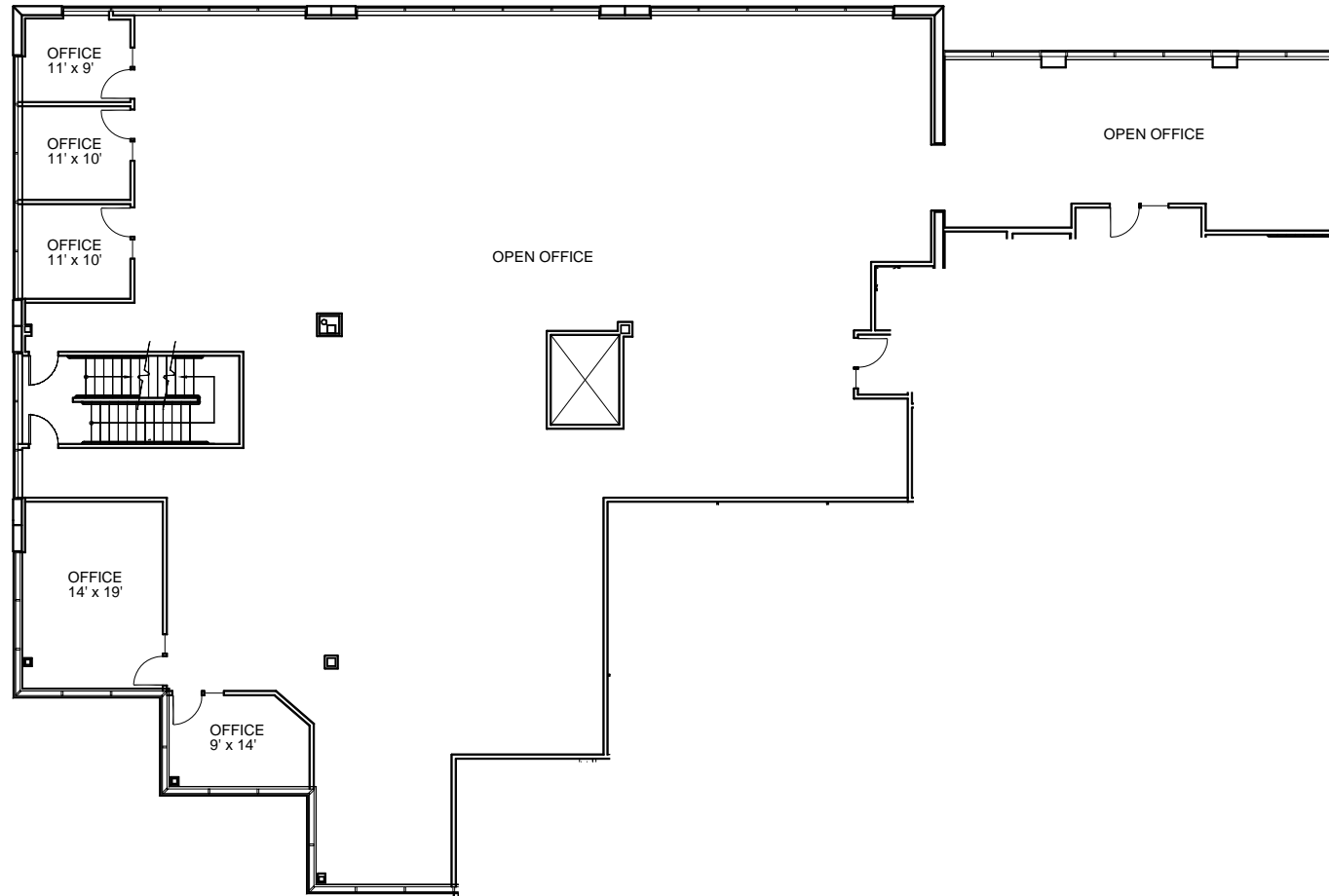


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Building E, Suite 210 | 7,198 SF



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FEATURES & LOCATION

Convenient Location

Quadrant Willows Corporate Center is conveniently located near Interstate 405 and State Route 520, as well as the cities of Redmond, Kirkland and Bellevue.

Building & Area Amenities

- Quadrant Willows Corporate Center consists of two Class A three-story office buildings totaling 130,972 sf. Building C is 72,011± sf and Building E is 58,961± sf.
- Significant capital improvements completed in Q1 2008 include remodeled building lobbies, elevator cabs and elevator lobbies on all floors.
- Large, flexible floorplates and extensive glass lines.
- Park-like setting with expansive territorial views of the Cascade Mountains and easy freeway access.
- Ample surface parking ratio of 3.1:1,000 sf.
- Convenient East-side location minutes from Microsoft headquarters, Marymoor Park, Downtown Redmond, Redmond Town Center, Downtown Bellevue, Downtown Seattle and across the street from Willows Run Golf Club.
- INSTITUTIONAL OWNERSHIP AND MANAGEMENT.



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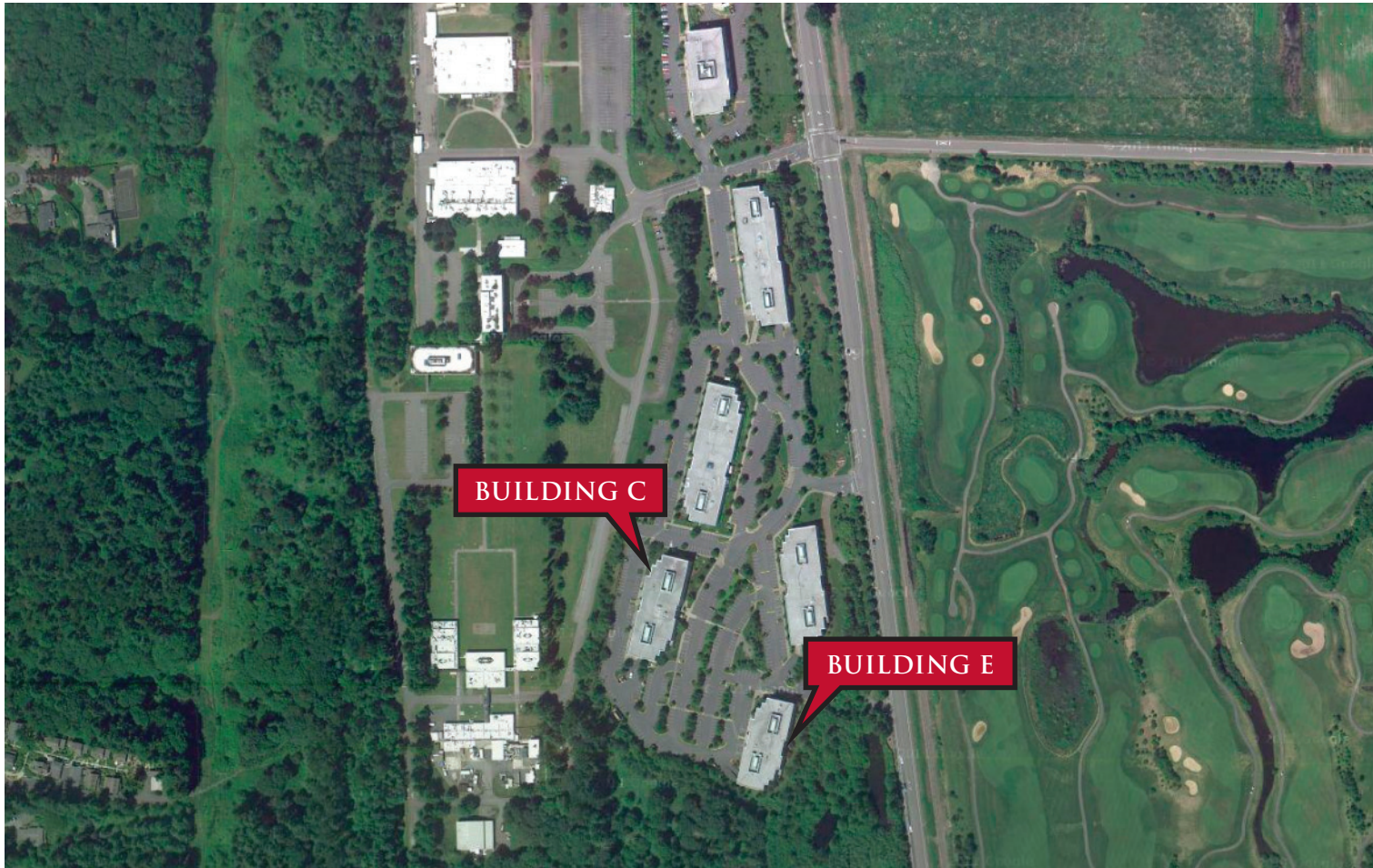
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AERIAL



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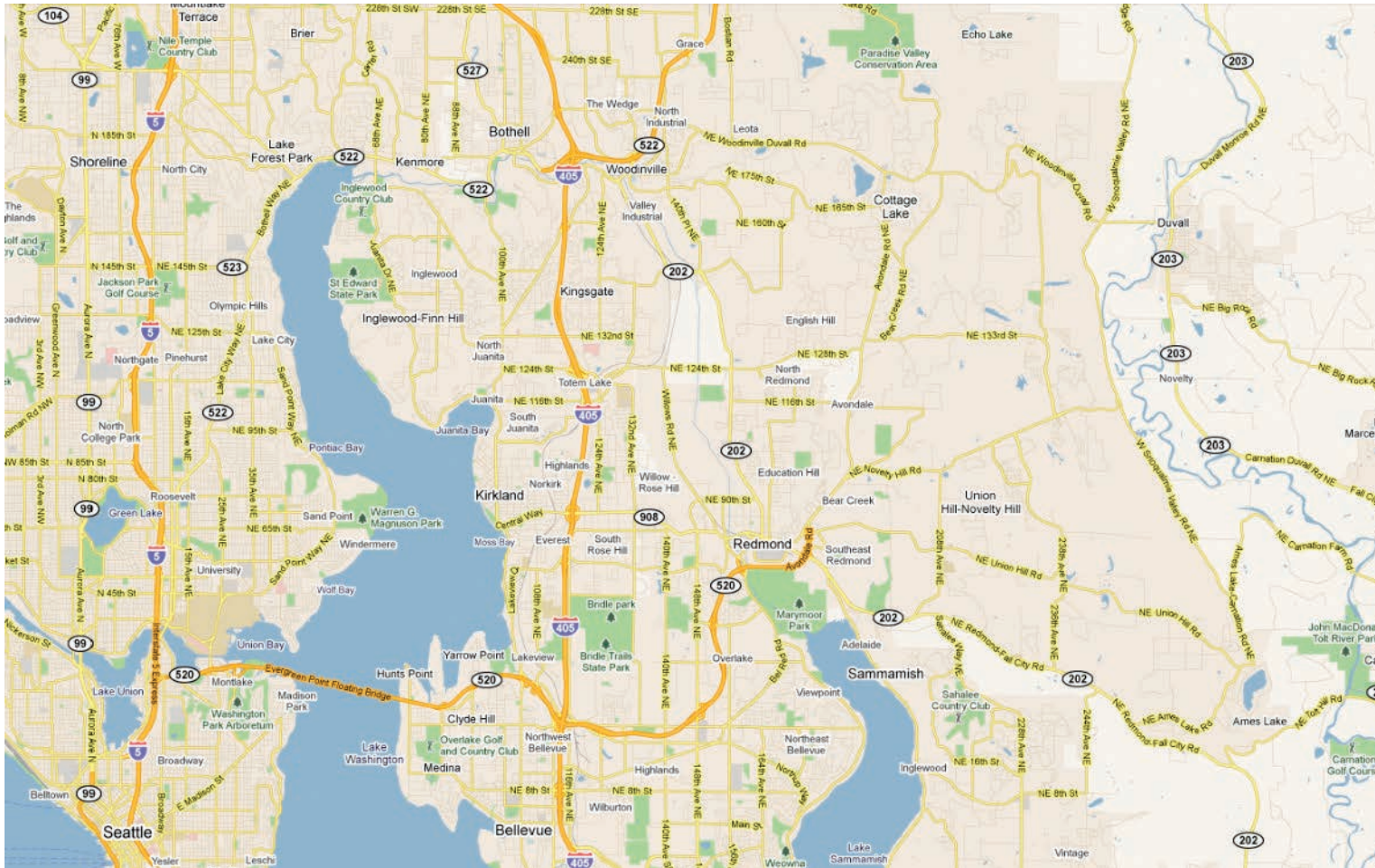
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MAP



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A complete listing of properties
for lease can be found at:
www.legacypartners.com



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