

# THE HUB AT WILLOWS

A 142,305 SF New  
Industrial Development  
Available For Lease

9900 WILLOWS RD NE  
REDMOND, WA



Exclusively listed by

**ZACH VALL-SPINOSA**

425.450.1115

[zach.vallspinosa@kidder.com](mailto:zach.vallspinosa@kidder.com)

**COLTON TEGLOVIC**

425.281.5261

[colton.teglovic@kidder.com](mailto:colton.teglovic@kidder.com)

[KIDDER.COM](http://KIDDER.COM)

**km** Kidder  
Mathews

# THE PROJECT

## TOTAL BUILDING SIZE

142,305 SF

## OFFICE/MEZZANINE

Build-to-suit

Ability to add second story office

## SITE AREA

±9 acres

## PARKING

2.4 Stalls per 1,000 SF

## LOADING DOORS

18 dock-high loading doors

2 grade-level loading doors

## PROJECTED DELIVERY

Q1 2027

## CEILING HEIGHT

30'

## COLUMN SPACING

56' X 60'

## POWER

Heavy Power Available

Power Substation Upgrades in Process

## LEASE RATE

Call brokers



# FLEXIBLE SPACES

## Build-to-suit spaces available with the ability to add a second story office

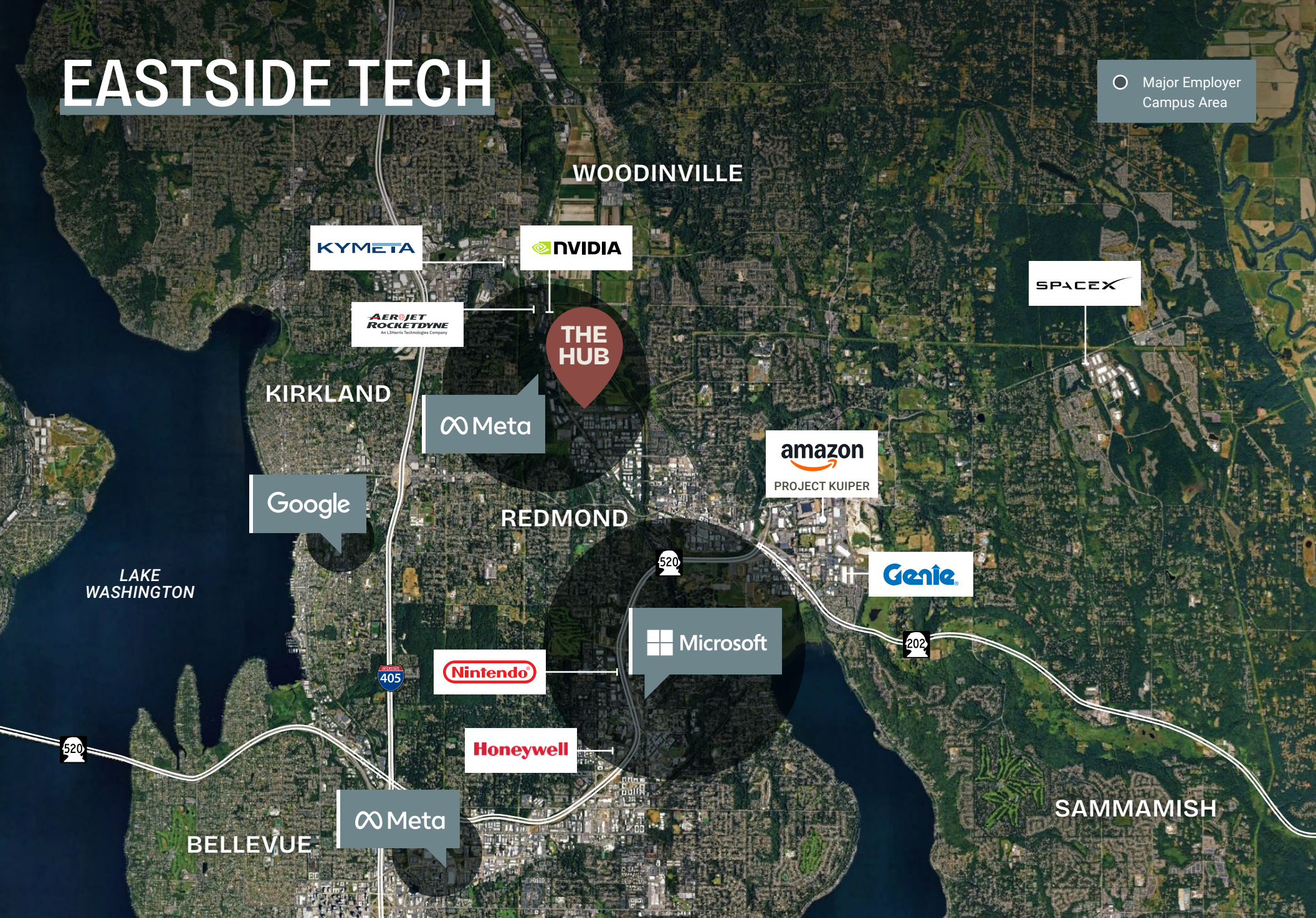


# AMENITIES



# EASTSIDE TECH

○ Major Employer  
Campus Area



# SEATTLE EMPLOYERS

## Seattle

22K

MF UNITS IN  
SEATTLE CBD

2.4M

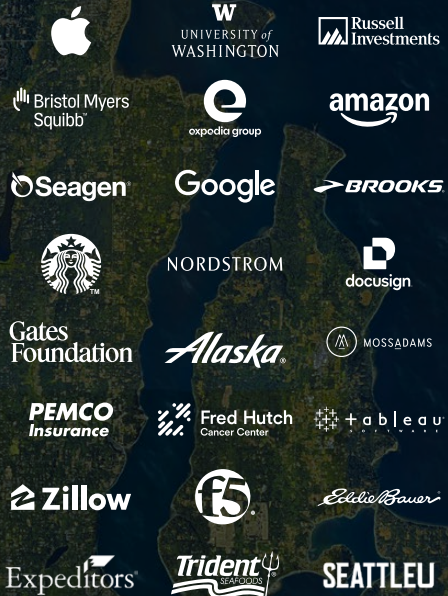
OFFICE SF IN  
SEATTLE CBD

12.5K

PROPOSED  
MF UNITS IN  
SEATTLE CBD

1.71M

PROPOSED  
OFFICE SF IN  
SEATTLE CBD



THE HUB AT WILLOWS

UNIVERSITY OF WASHINGTON



SEATTLE  
CBD

SOUTH SEATTLE



SEATAC INT'L AIRPORT



KENT VALLEY INDUSTRIAL  
130M+ SF of industrial space

KIRKLAND



REDMOND



EASTSIDE  
71M+ SF total  
office space

BELLEVUE



ISSAQUAH

Issaquah

29K

LOCAL JOBS

Kent  
Valley

12K

EMPLOYERS

Eastside

8.4K

MF UNITS PROPOSED IN  
BELLEVUE CBD

11.26K

OFFICE SF PROPOSED  
IN BELLEVUE CBD



KIDDER MATHEWS

# IDEALLY CONNECTED

## Direct Access

Numerous access points to SR 520, I-405, and the new Light Rail Transit Center, which offers a multitude of routes from the Eastside and Seattle.

## Location Amenities

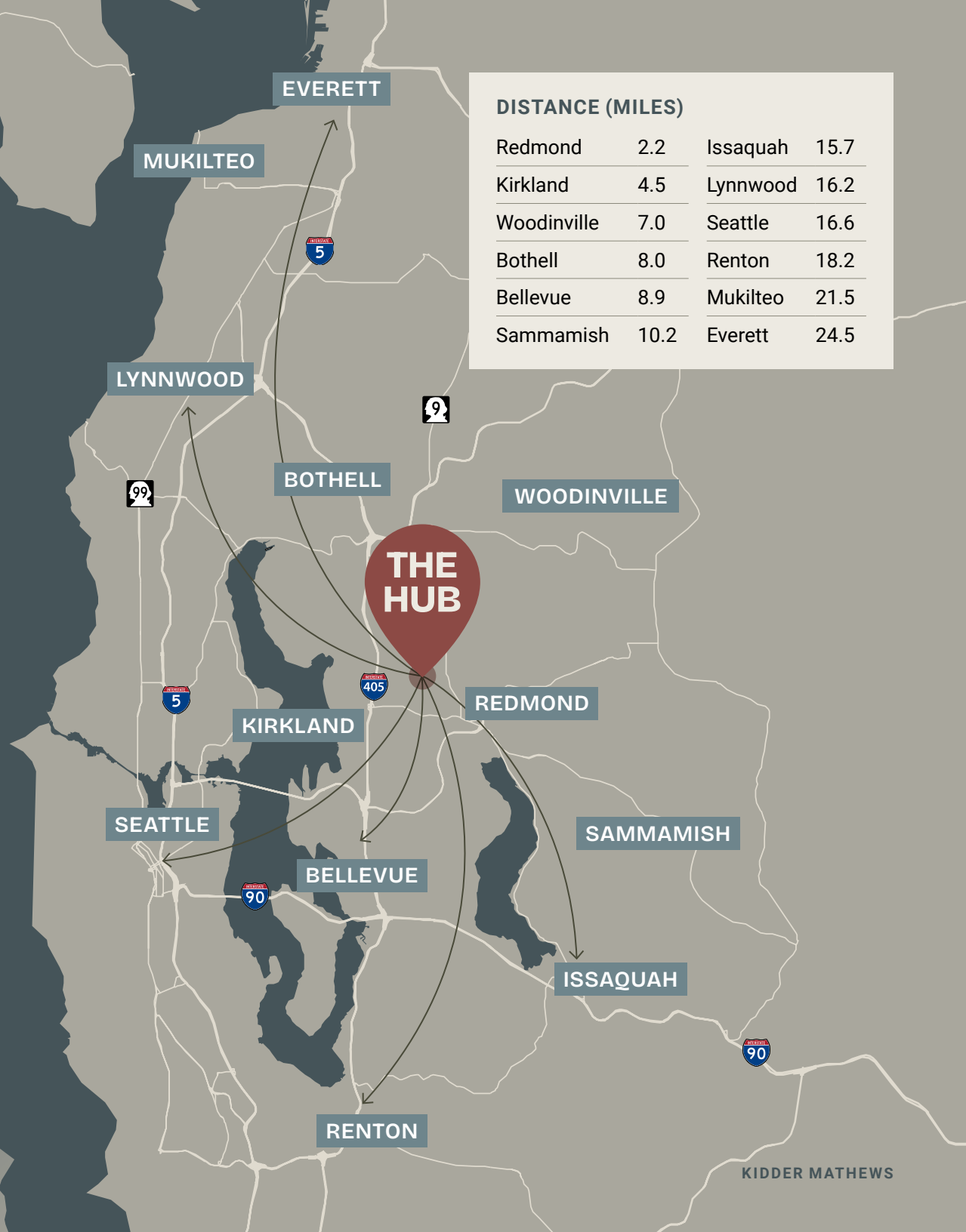
Centrally located in the heart of the Eastside with two direct entrances off Willows Road, one of which is a dedicated lit intersection. The property is bordered by Willows Run Golf Course to the north and a trail system to the south, directly connected to the Sammamish River trail system via pedestrian bridge. Minutes from downtown Redmond, Redmond Town Center, and the new Light Rail Transit Center offers a multitude of easy transit routes, amenities, and local housing.

## Build-to-Suit Facility

Opportunity to design-build a facility, providing superior efficiency and cost savings versus retrofitting.

### DISTANCE (MILES)

|             |      |          |      |
|-------------|------|----------|------|
| Redmond     | 2.2  | Issaquah | 15.7 |
| Kirkland    | 4.5  | Lynnwood | 16.2 |
| Woodinville | 7.0  | Seattle  | 16.6 |
| Bothell     | 8.0  | Renton   | 18.2 |
| Bellevue    | 8.9  | Mukilteo | 21.5 |
| Sammamish   | 10.2 | Everett  | 24.5 |



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