



# Quadrant Willows Corporate Center

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Building A - 11431 Willows Road NE, Redmond, WA



# Project highlights

Located along Willows Road across from Willows Run Golf Course with convenient access to both SR-520 and I-405. Redmond Town Center and Microsoft World Headquarters are located just minutes from the site.



Convenient access to I-405 and direct access to SR-520 via a lighted intersection



Sweeping views of the Cascade Mountains and Willows Run Golf Course



The property contains two ChargePro Electric Car Charging Stations



Employee showers available



## BUILDING INFORMATION



### SECURITY

HID security card system



### POWER

2,000 amps / 2,500 kVA, 480Y/277 Volt, 3-phase, 4-wire



### PARKING

3.0/1,000 parking ratio (up to 3.8/1,000 utilizing tandem parking stalls) 60 stalls are in the parking garage



### CEILING HEIGHTS

Floor heights are 15 feet with standard drop ceiling heights of 9 feet



### TELECOMMUNICATIONS

Multiple fiber service providers available and already accessible through the building data room



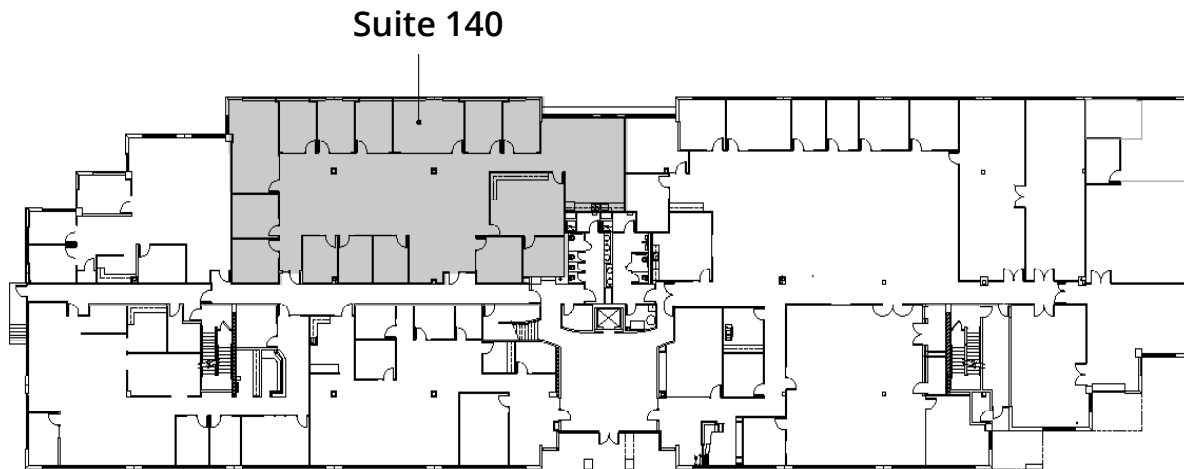
### BUILDING GENERATOR

A 125 kVa Generator is available for a tenant to use as emergency back-up

# Site plan



# Floor plan



## Availability

Suite 140 - 6,142 SF (available 8/1/2025)



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