



Quadrant Willows Corporate Center

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



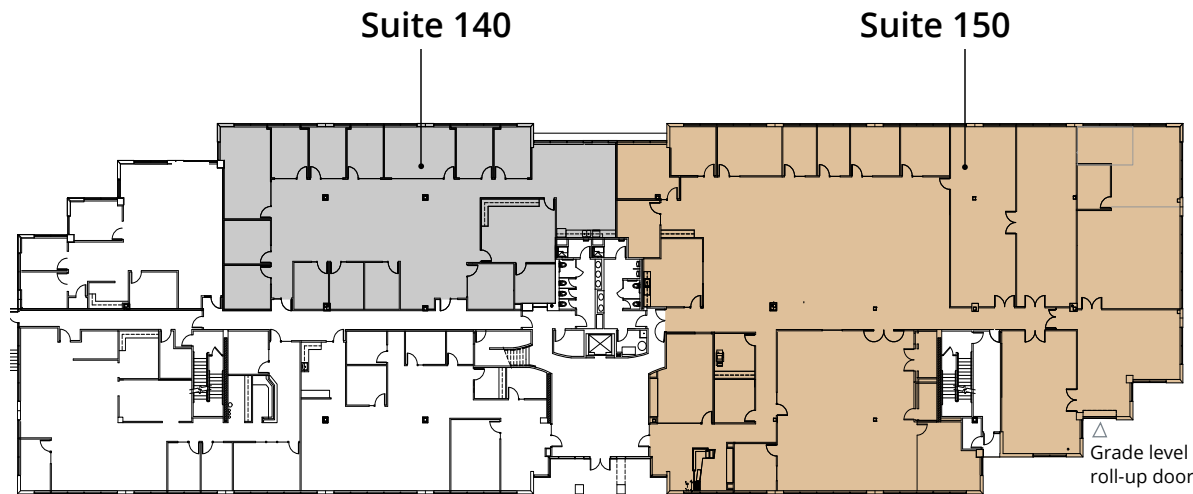
BUILDING GENERATOR

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 now)

Suite 150 - 15,637 SF (available 11/1/2026)

Suites 140 + 150 - 21,779 SF (available 11/1/2026)

Suites 140 + 150

Test Fit Plan | 21,779 SF

 View Virtual Tour



78

Seats

56

Open Space

21










Offices

7

Conf Room

279.22

Density sqf/person

- | | | |
|---|---|--|
|  Office |  Closed Collab |  Break Room |
|  Workstation |  Reception |  Inclusive Space |
|  Open Collab |  Service Areas |  Specialty Spaces |





DISCLAIMER: Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle. All rights reserved.



Jake Bos

+1 425 974 4086

jake.bos@jll.com

Bailey Hallis

+1 206 777 5203

bailey.hallis@jll.com