99 WILLOWS

137,568 SF Manufacturing / Flex Development in the Heart of Redmond Available For Lease

9900 WILLOWS RD NE, REDMOND, WA



DEVELOPED BY

STEELE DEVELOPMENT

EXCLUSIVELY LISTED BY

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KIDDER.COM
99WILLOWSREDMOND.COM

Kidder Mathews

A NEXT GENERATION INDUSTRIAL BUILD-TO-SUIT FACILITY

BUILDING FOOTPRINT
137,568 SF

OFFICE/MEZZANINE
Build-to-suit

Ability to add second-story office

SITE
±9 acres

Secured loading area

PARKING
2.4 stalls per 1,000 SF

Significant additional parking available

TRUCK COURT
Ability to secure rear truck court

LOADING DOORS
18 dock-high loading doors

2 grade-level loading doors

PROJECTED DELIVERY
Q4 2027

CLEAR HEIGHT
32'

COLUMN SPACING
56' X 60'

SHELL
Upgraded interior shell

Full dock leveler packages

Upgraded lighting spec

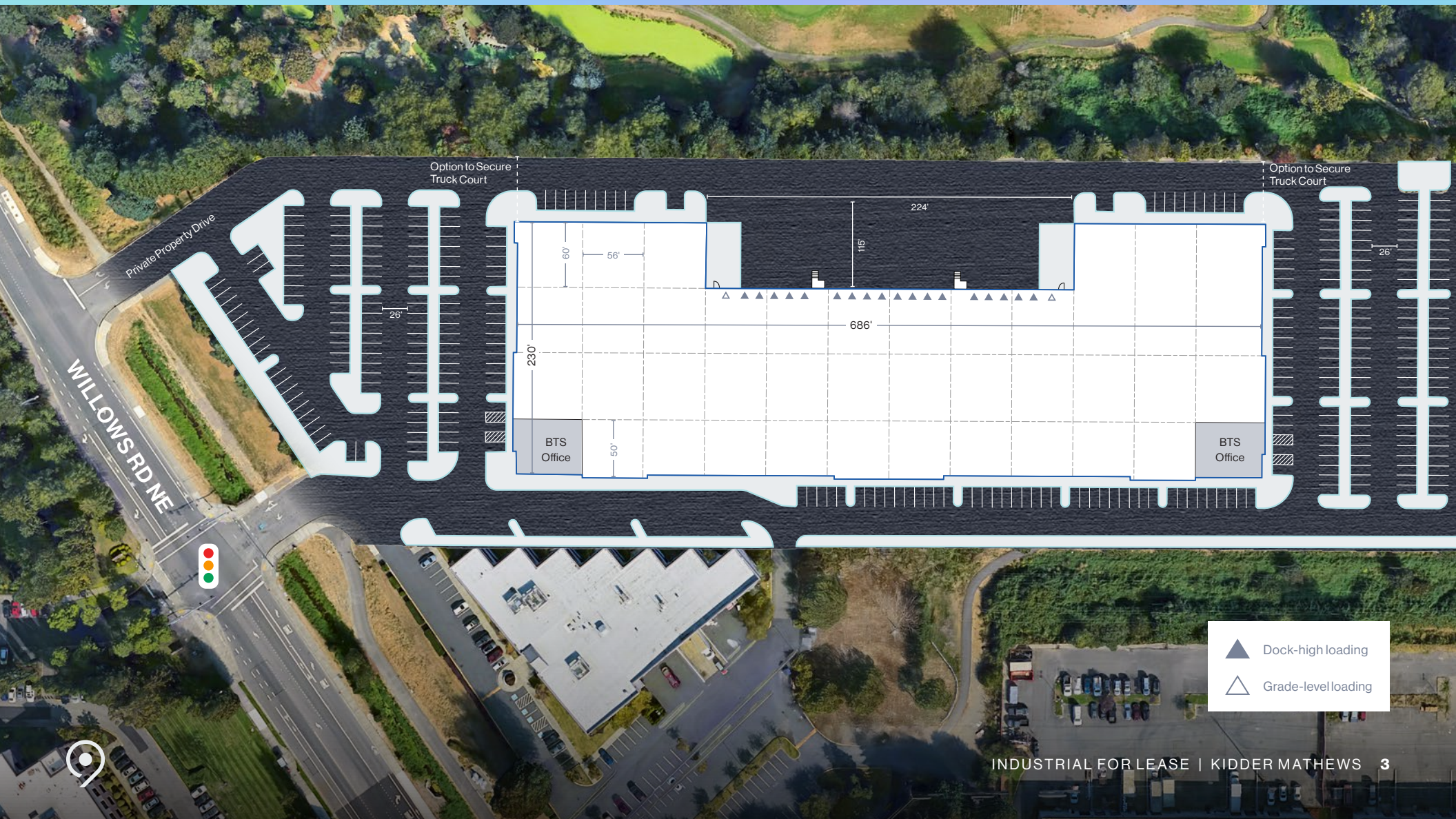
POWER
Baseline 4,000 amps with additional heavy power available

Power substation upgrades in process

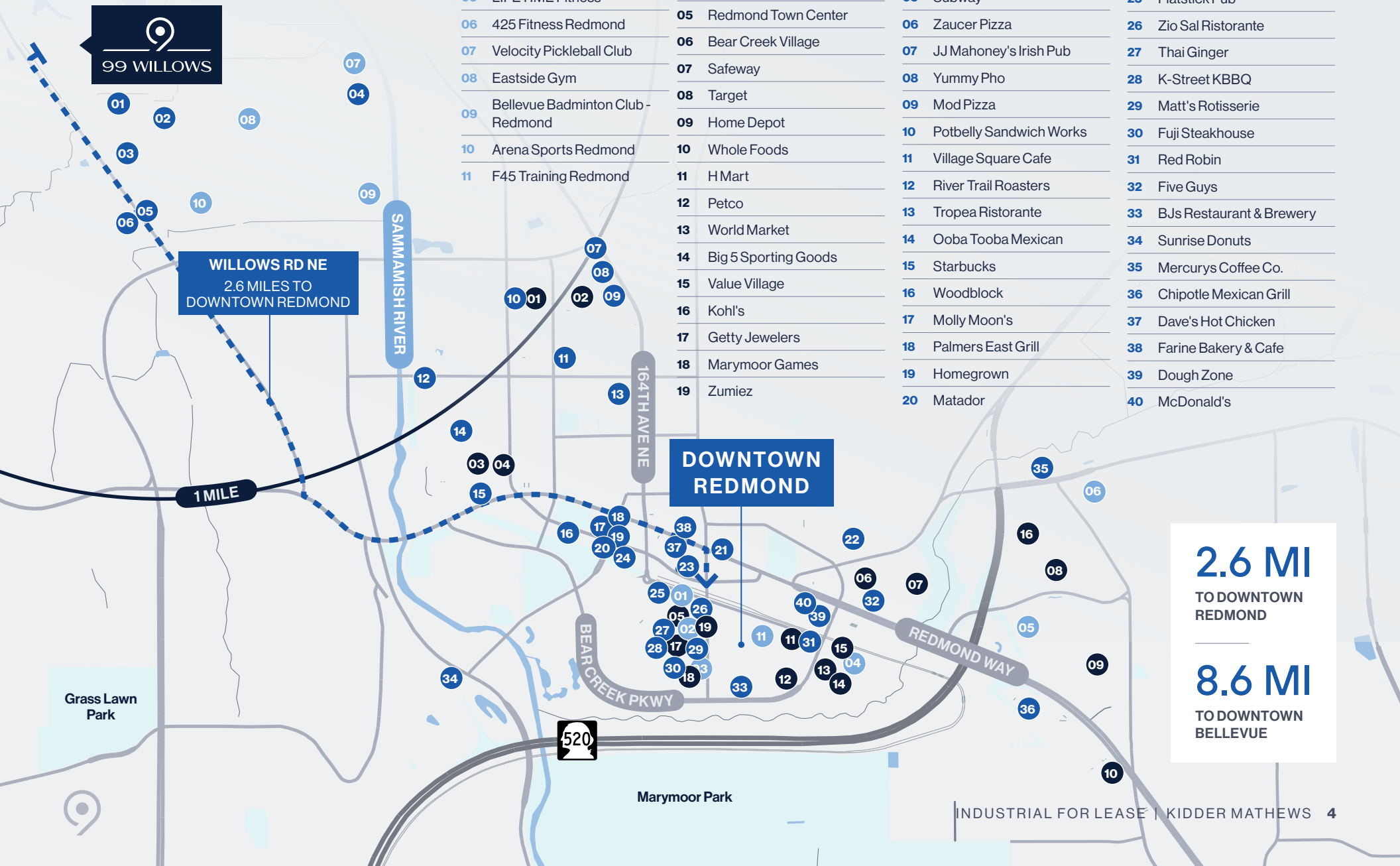
LEASE RATE
Contact brokers

RARE CLOSE-IN MANUFACTURING BUILDING

Build-to-suit office/flex space with the ability to add second-story office



AREA AMENITIES



HEALTH & FITNESS

01	Orangetheory Fitness
02	YogaSix
03	TITLE Boxing Club Redmond
04	24 Hour Fitness
05	LIFETIME Fitness
06	425 Fitness Redmond
07	Velocity Pickleball Club
08	Eastside Gym
09	Bellevue Badminton Club - Redmond
10	Arena Sports Redmond
11	F45 Training Redmond

GROCERY & SHOPPING

01	QFC
02	Bella Bottega Shopping Center
03	QFC
04	Trader Joe's
05	Redmond Town Center
06	Bear Creek Village
07	Safeway
08	Target
09	Home Depot
10	Whole Foods
11	H Mart
12	Petco
13	World Market
14	Big 5 Sporting Goods
15	Value Village
16	Kohl's
17	Getty Jewelers
18	Marymoor Games
19	Zumiez

EAT & DRINK

01	La Cherie Bakery
02	Willows Deli
03	Black Raven Brewing
04	Cafecito Bakery
05	Subway
06	Zaucer Pizza
07	JJ Mahoney's Irish Pub
08	Yummy Pho
09	Mod Pizza
10	Potbelly Sandwich Works
11	Village Square Cafe
12	River Trail Roasters
13	Tropea Ristorante
14	Ooba Tooba Mexican
15	Starbucks
16	Woodblock
17	Molly Moon's
18	Palmers East Grill
19	Homegrown
20	Matador
21	Kanishka
22	Kobuta & Ookami
23	Mendocino Farms
24	Tipsy Cow
25	Flatstick Pub
26	Zio Sal Ristorante
27	Thai Ginger
28	K-Street KBBQ
29	Matt's Rotisserie
30	Fuji Steakhouse
31	Red Robin
32	Five Guys
33	BJs Restaurant & Brewery
34	Sunrise Donuts
35	Mercurys Coffee Co.
36	Chipotle Mexican Grill
37	Dave's Hot Chicken
38	Farine Bakery & Cafe
39	Dough Zone
40	McDonald's

2.6 MI
TO DOWNTOWN REDMOND

8.6 MI
TO DOWNTOWN BELLEVUE

UNMATCHED ACCESS

With direct access to Downtown Redmond, 99 Willows provides exceptional regional connectivity and multimodal convenience.

The property sits minutes from Downtown Redmond via Redmond Way, with quick access to SR-520 and the broader regional highway network. The Redmond Transit Center and Downtown Redmond Light Rail Station connect employees to Bellevue, Seattle, and the greater Eastside via the RapidRide B Line and Light Rail 2 Line, making transit-based commuting easy.

The property also benefits from an extensive trail network, with direct access to the Redmond Central Connector Trail and Sammamish River Trail, which links to Seattle's Ballard neighborhood. Nearby Grass Lawn Park and Marymoor Park add green space, giving tenants a walkable, bike-friendly setting near Downtown Redmond's retail and dining.



REDMOND CONNECTIVITY





14 MI
2 LINE
TOTAL LENGTH

10.7K
2 LINE DAILY
EASTSIDE RIDERS

41 MIN
RIDE TO DOWNTOWN
SEATTLE

59 MI
PUBLIC MULTI-USE
TRAILS

36 MI
ON-STREET
BIKE LANES

SILVER
BICYCLE FRIENDLY
COMMUNITY

LINK LIGHT RAIL 2 LINE

Sound Transit's 2 Line became the first light rail service in the world to cross a floating bridge after opening its Crosslake Connection in Spring 2026, linking Downtown Redmond directly across Lake Washington to Seattle.

14-mile stretch from Downtown Redmond to Seattle's International District/Chinatown, with 10 stations along the way

Peak trains depart roughly every 8 minutes, with 10-15 minute off-peak service

Downtown Redmond Station has become the busiest light rail station on the Eastside

Flat $3.00 one-way adult fare regardless of distance traveled; youth 18 and under ride free

BIKE & PEDESTRIAN NETWORK

Redmond has carried the title of "Bicycle Capital of the Northwest" for over 40 years, built on a trail and bike lane network designed as core city infrastructure rather than an afterthought.

Sammamish River Trail runs the length of the city, connecting Marymoor Park to Bothell and the broader regional trail system

Redmond Central Connector is a 3.9-mile paved rail-trail linking Eastrail directly into Downtown Redmond

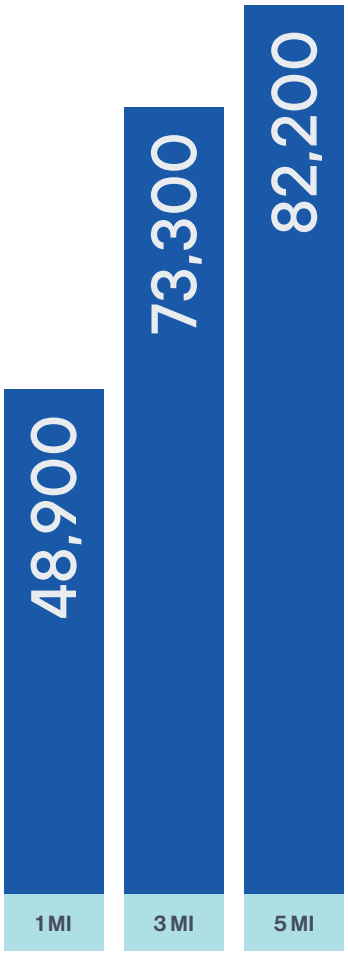
Home to the state's only velodrome and an annual bike race run through city streets

Recognized as a Silver-Level Bicycle Friendly Community by the League of American Bicyclists

Data Source: soundtransit.org, redmond-reporter.com

AMENITY & DEMOGRAPHIC SNAPSHOT

DAYTIME EMPLOYEES

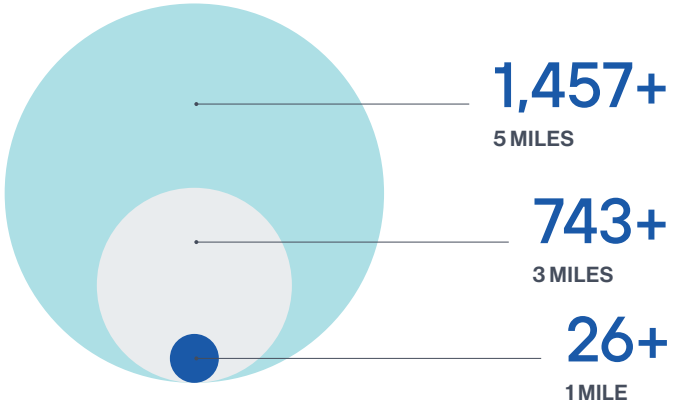


NEW APARTMENT CONSTRUCTION

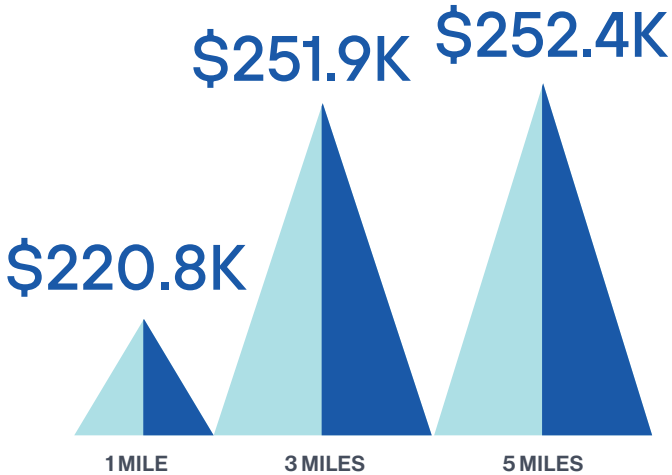
700+
UNITS UNDER CONSTRUCTION IN DOWNTOWN REDMOND

1,830
UNITS UNDER CONSTRUCTION IN REDMOND

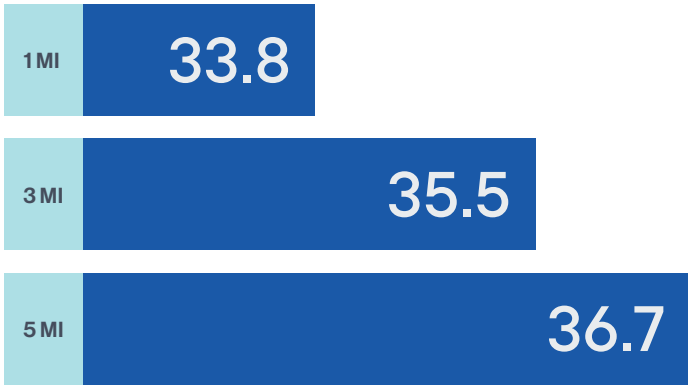
RETAIL AMENITIES



AVG HH INCOME

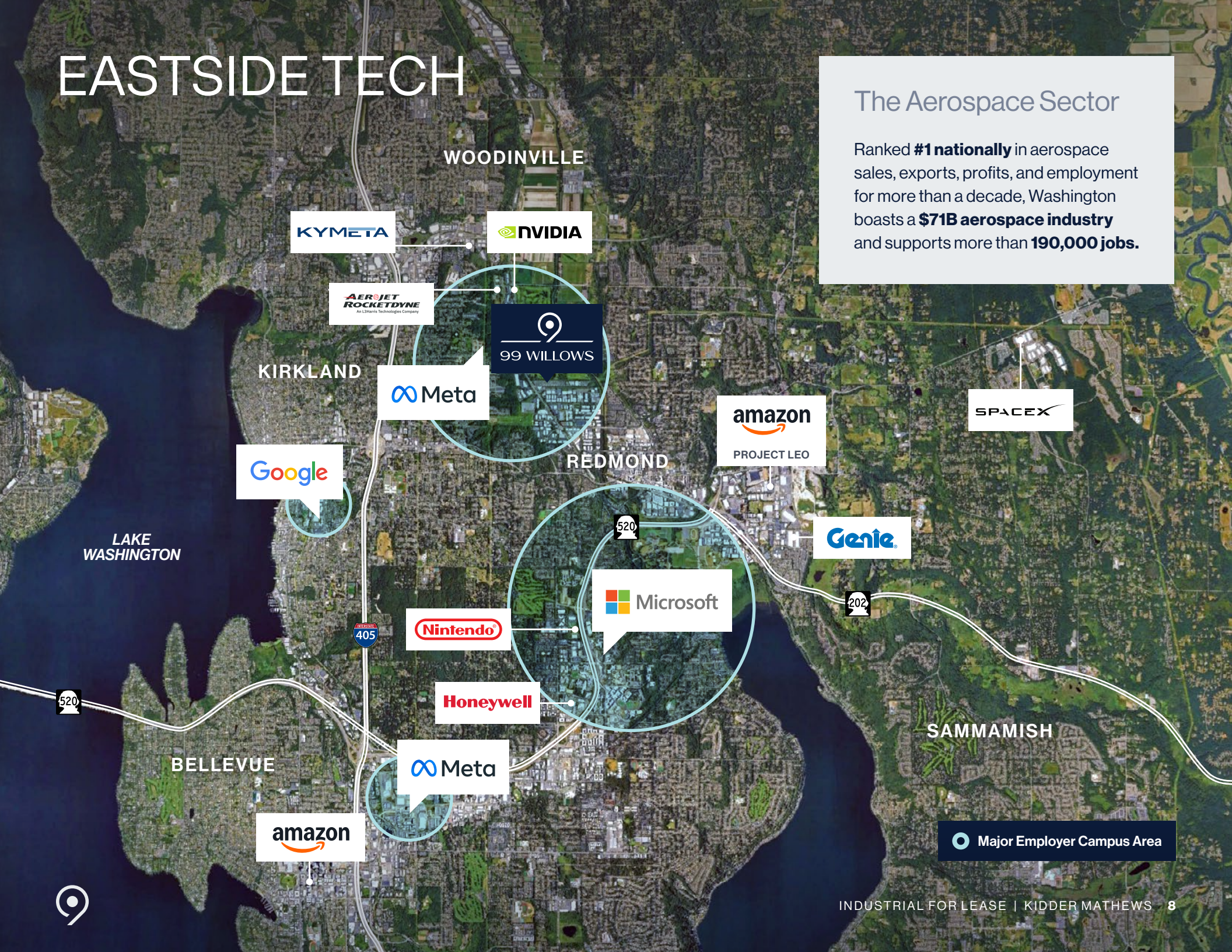


MEDIAN AGE



Data Source: ©2026, Sites USA, redmond.gov

EASTSIDE TECH



The Aerospace Sector

Ranked **#1 nationally** in aerospace sales, exports, profits, and employment for more than a decade, Washington boasts a **$71B aerospace industry** and supports more than **190,000 jobs.**

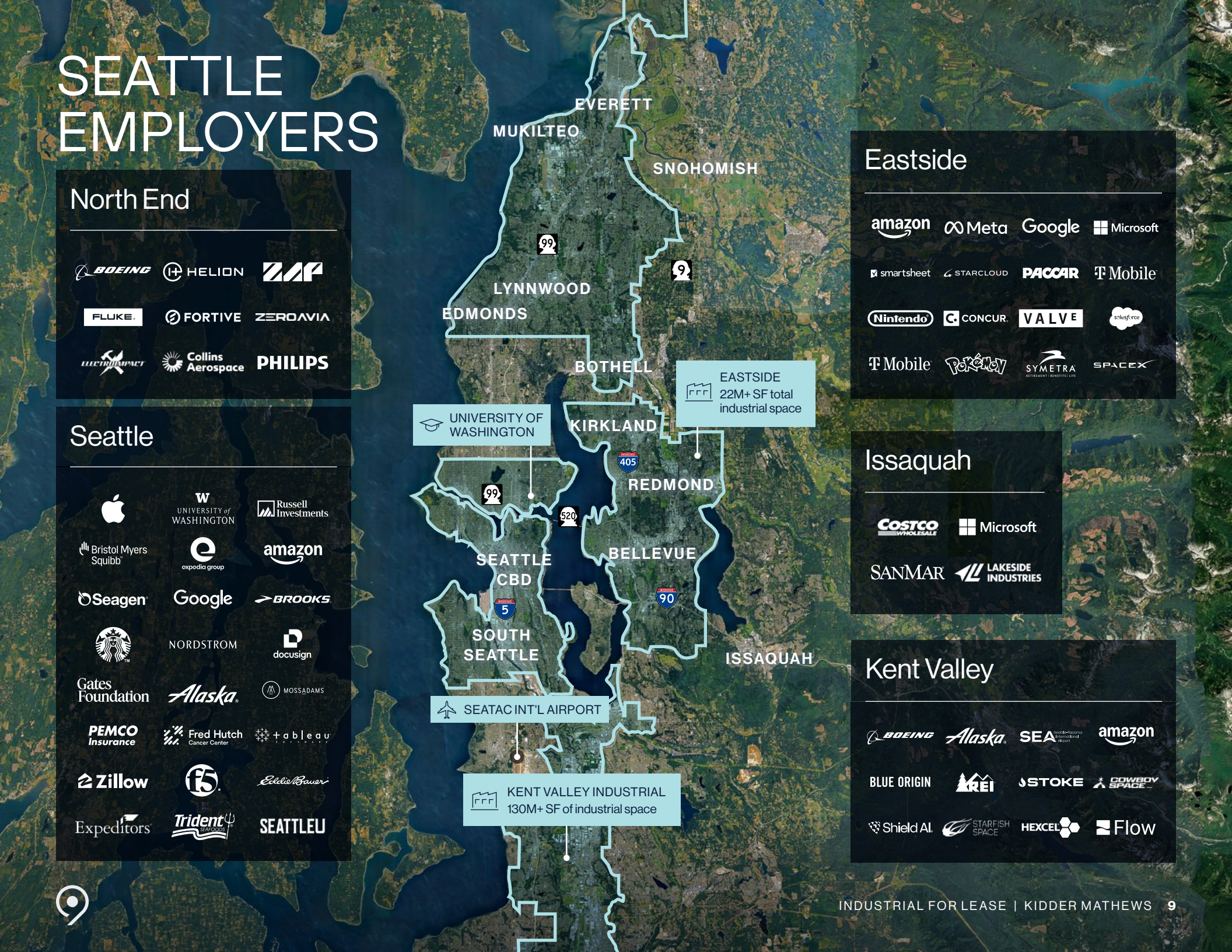
SEATTLE EMPLOYERS

North End

BOEING · HELION · ZAP · FLUKE · FORTIVE · ZEROAVIA · ELECTRAVIATION · Collins Aerospace · PHILIPS

Seattle

Apple · University of Washington · Russell Investments · Bristol Myers Squibb · expedia group · amazon · Seagen · Google · BROOKS · Starbucks · NORDSTROM · docusign · Gates Foundation · Alaska · MOSSADAMS · PEMCO Insurance · Fred Hutch Cancer Center · tableau · Zillow · f5 · Eddie Bauer · Expeditors · Trident Seafoods · SEATTLEU



Eastside

amazon · Meta · Google · Microsoft · smartsheet · STARCLOUD · PACCAR · T-Mobile · Nintendo · CONCUR · VALVE · salesforce · T-Mobile · Pokémon · SYMETRA · SPACEX

Issaquah

COSTCO WHOLESALE · Microsoft · SANMAR · LAKESIDE INDUSTRIES

Kent Valley

BOEING · Alaska · SEA Seattle–Tacoma International Airport · amazon · BLUE ORIGIN · REI · STOKE · COWBOY SPACE · Shield AI · STARFISH SPACE · HEXCEL · Flow

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

99 Willows is located in Redmond, with two direct entrances off Willows Road— one of which is a dedicated, lit intersection. The property is bordered by Willows Run Golf Complex to the north and a nature trail to the south, directly connected to the Sammamish River trail system via pedestrian bridge. Minutes from downtown Redmond, Redmond Town Center, the new Light Rail Transit Center, plus a multitude of easy transit routes, amenities, and residential communities.



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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