

FOR LEASE

2,120 - 10,990 SF



LIBERTY PARK

371 NE GILMAN BLVD, ISSAQUAH, WA



ISSAQUAH'S ORIGINAL CLASS A OFFICE

PROPERTY HIGHLIGHTS



LOCATION

- Located at the east end of Gilman Blvd. overlooking Issaquah Creek
- Minutes from dining & shopping at Gilman Village, Pickering Place, Issaquah Commons & Historic Downtown Issaquah



FLEXIBILITY

- Multiple size options
- Room for growth



PARKING

- Plentiful surface parking
- 4.0/1,000 ratio



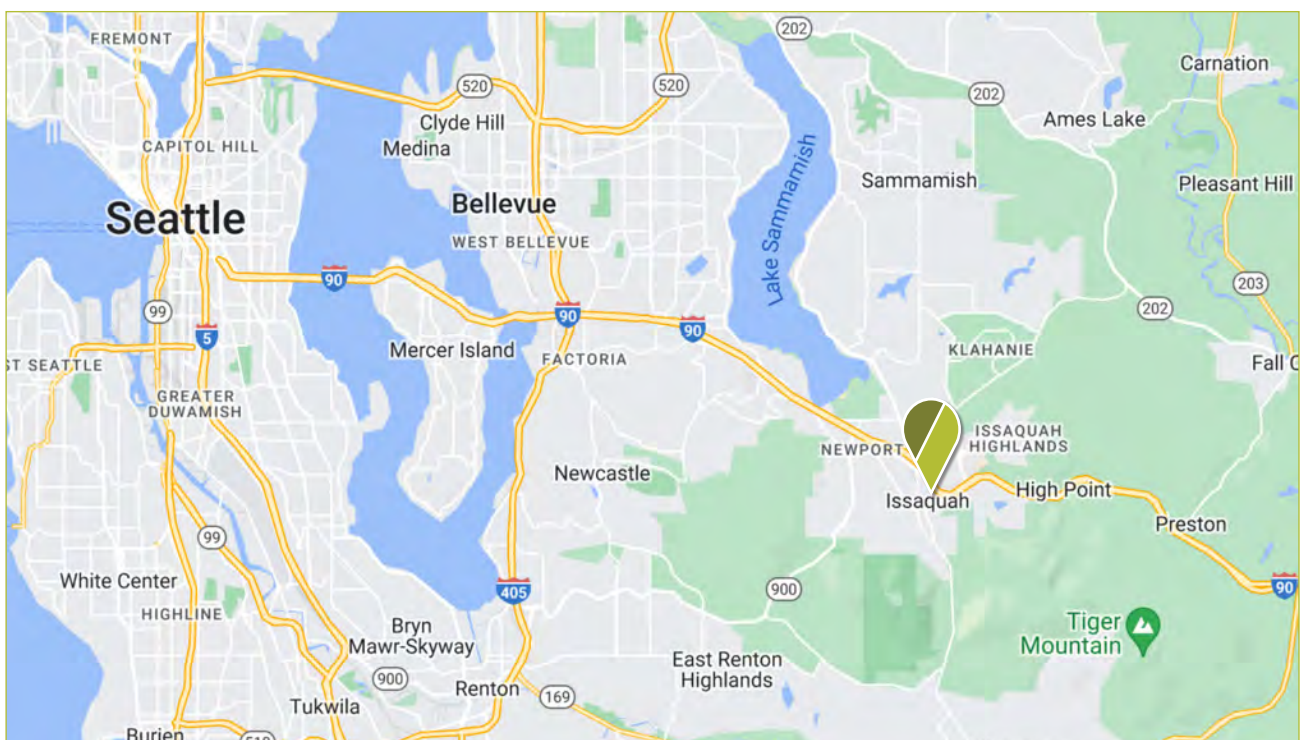
NEARBY AMENITIES

- Minutes from hiking & biking trails
- Minutes to Costco world headquarters
- Multiple hotel options

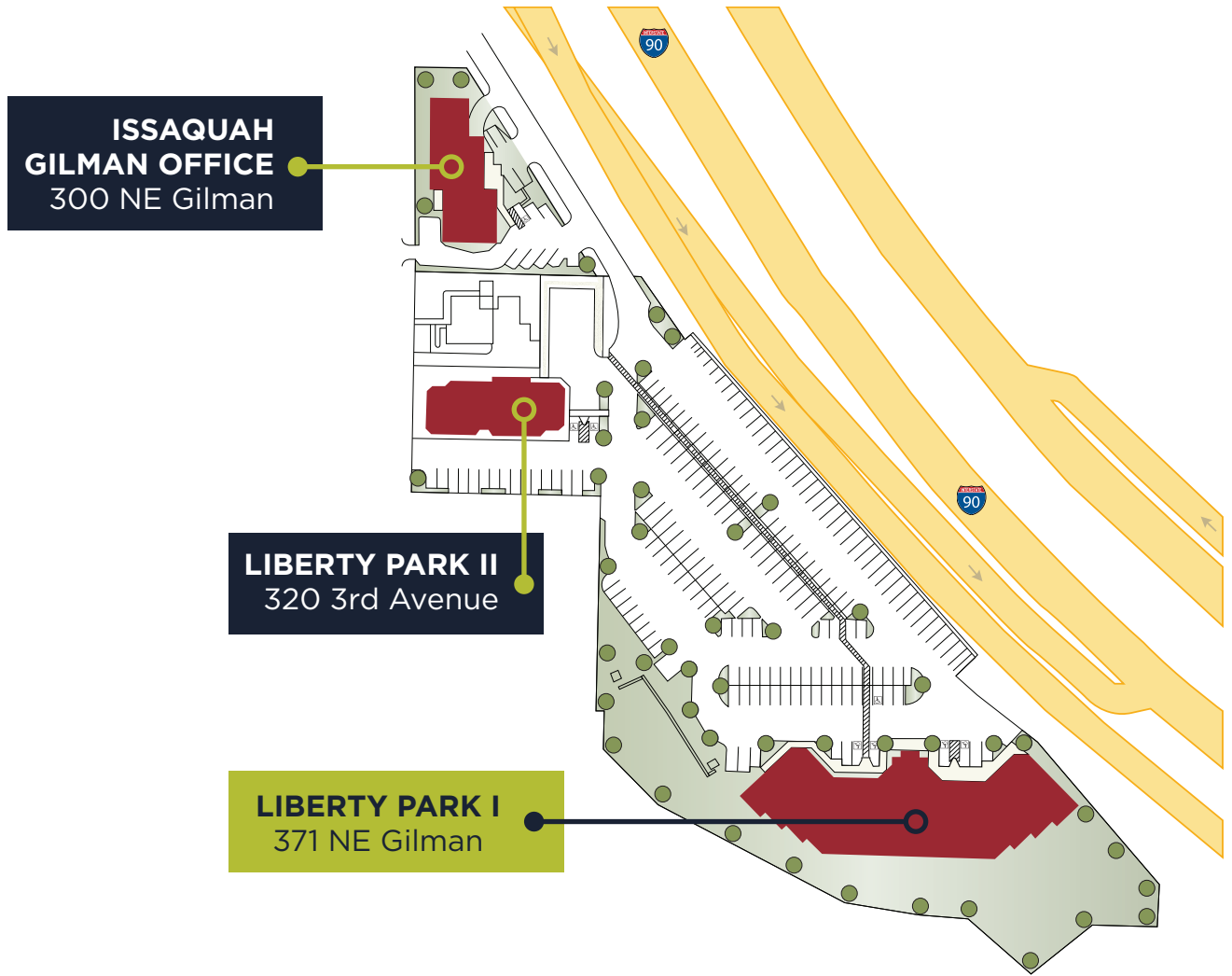


ADDITIONAL INFORMATION

- Extra low operating expenses
- Pride of ownership
- Highly visible



SITE PLAN



AVAILABLE SUITES

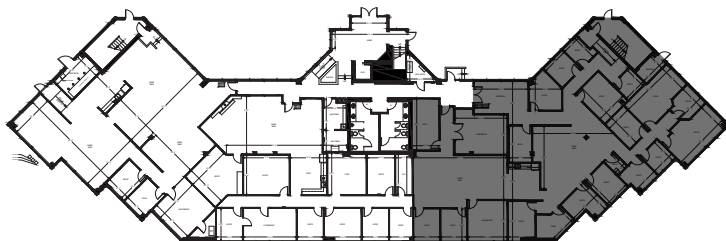
SUITE	RSF	AVAILABILITY	RENTAL RATE	COMMENTS
Suites 150 & 160	6,746 SF <i>(divisible)</i>	July 1, 2023	\$28.00/SF, NNN	<ul style="list-style-type: none"> • Double glass door entry • Corner location with excellent window line • Open plenum tech space
Suite 240	8,868 SF <i>(divisible)</i>	Now	\$28.00/SF, NNN	<ul style="list-style-type: none"> • Open plenum tech space • Move in ready space • Lobby exposure • Combination of private office and open space
Suite 245	2,120 SF	Now	\$28.00/SF, NNN	<ul style="list-style-type: none"> • Open plenum tech space • Laminate flooring throughout
Suites 240 & 245 can be combined for 10,990 SF				
Suite 340	5,128 SF <i>(divisible)</i>	August 1, 2023	\$28.00/SF, NNN	<ul style="list-style-type: none"> • Lobby exposure • 9 private offices on the window line



SUITES 150/160

6,746 SF

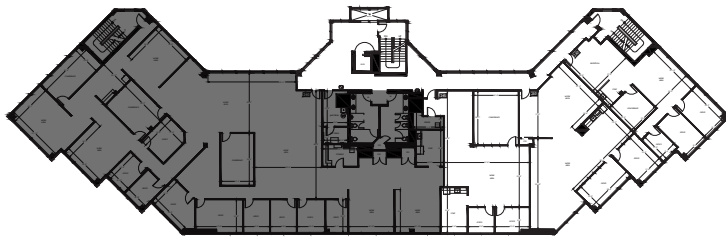
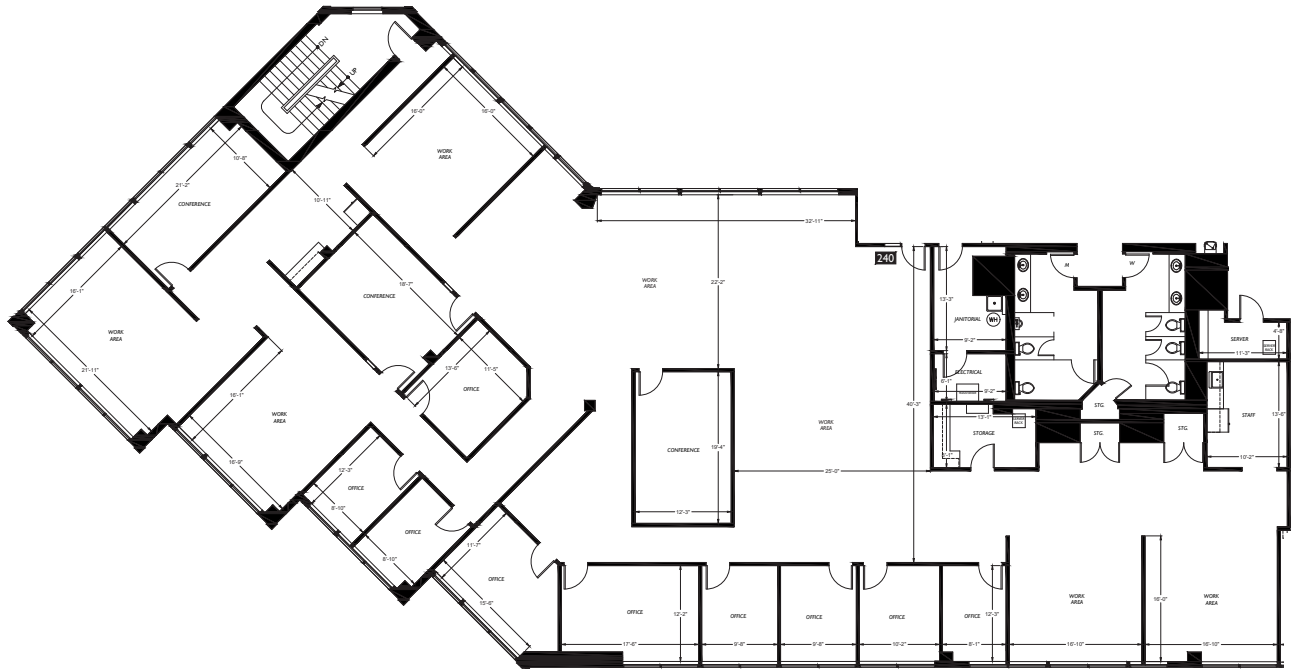
(DIVISIBLE)



SUITES 240

8,868 SF

(DIVISIBLE)

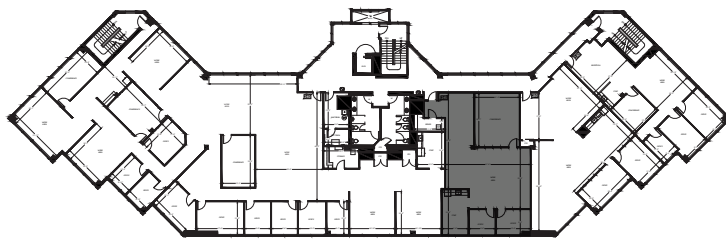
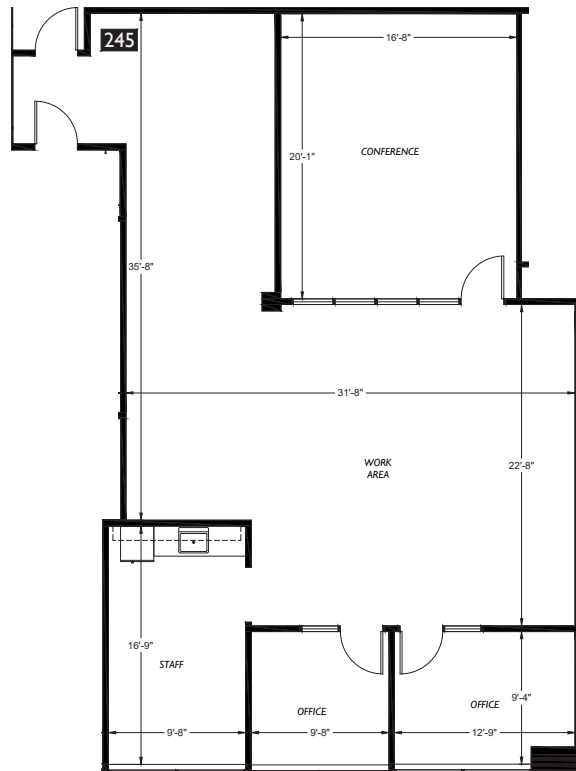


**SUITE 240
VIRTUAL TOUR**



SUITES 245

2,120 SF

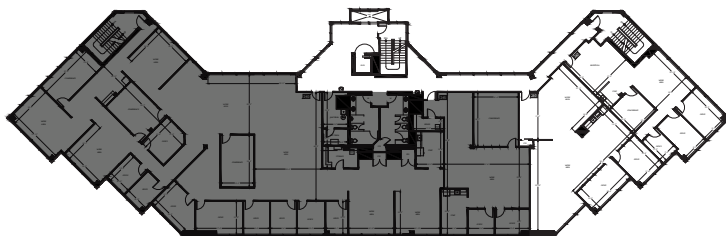
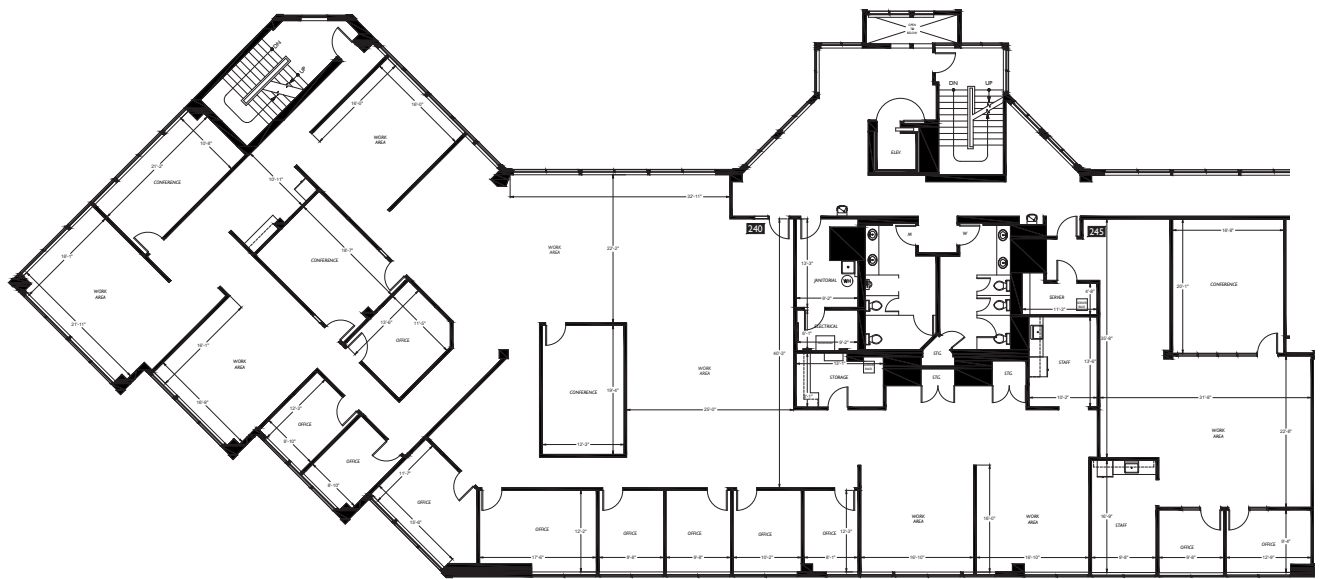


SUITE 245
VIRTUAL TOUR



SUITES 240/245

10,990 SF (DIVISIBLE)



**SUITE 240
VIRTUAL TOUR**

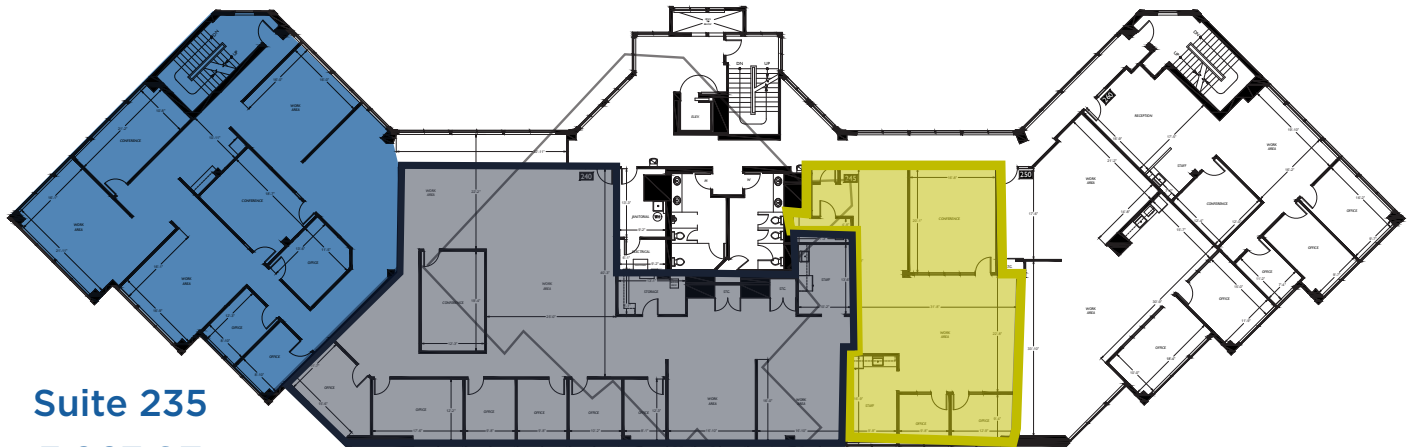


**SUITE 245
VIRTUAL TOUR**



FLOOR 2

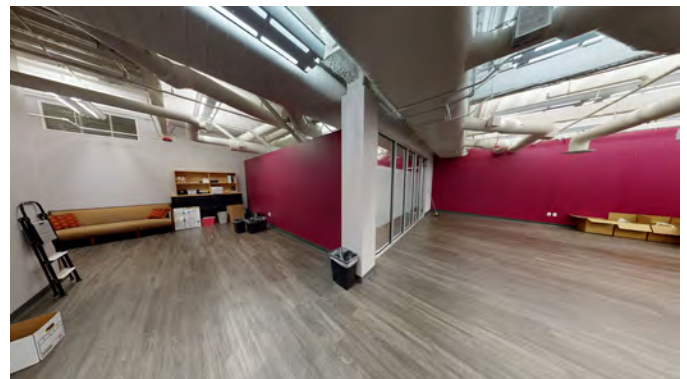
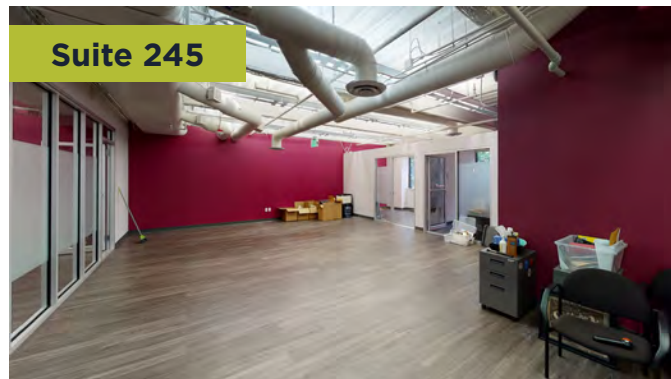
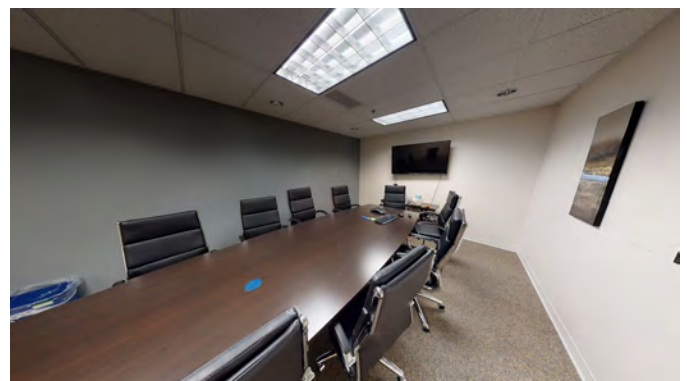
POTENTIAL SPACE DIVISIONS



Suite 235
3,967 SF

Suite 240
4,902 SF

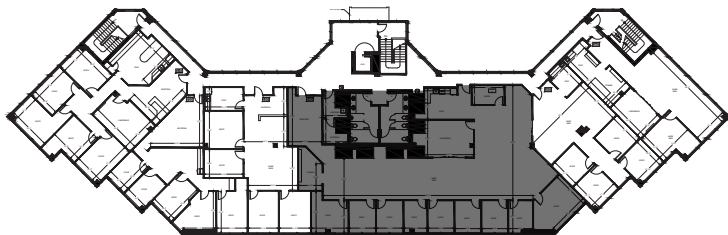
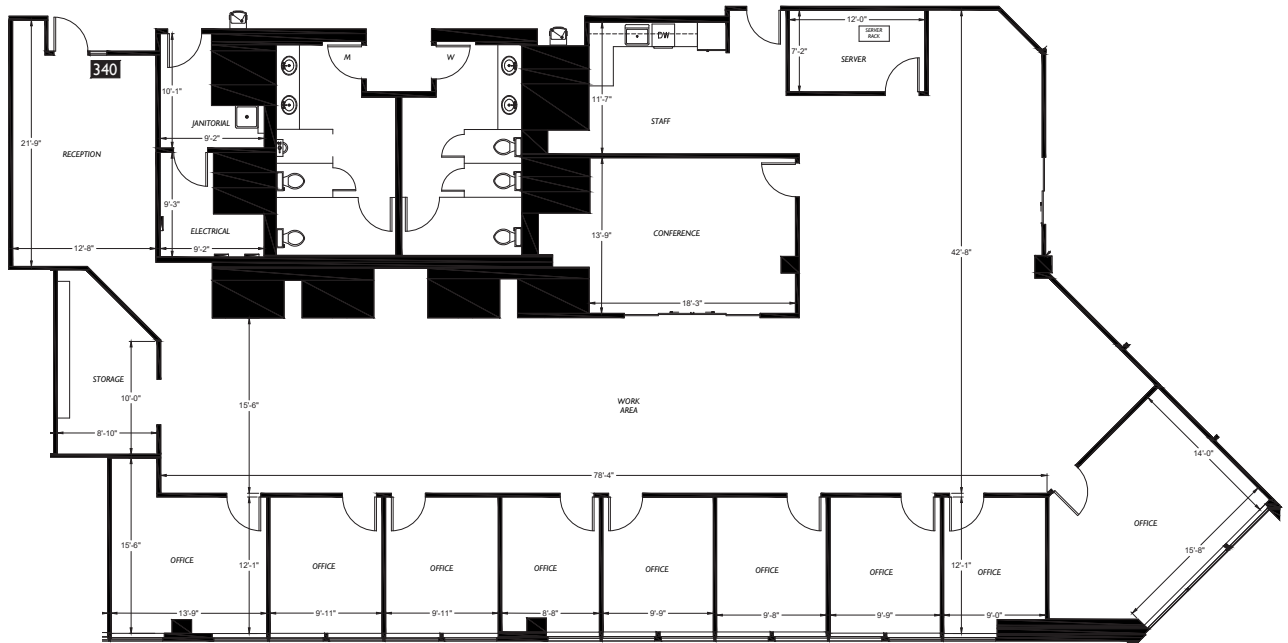
Suite 245
2,121 SF



SUITE 340

5,128 SF

(DIVISIBLE)



INTERIOR PHOTOS



FACT SHEET

Year Built	2001
Total RBA	44,344 SF
2022 OpEx	\$9.69/RSF
Load Factors	Per 2017 BOMA Standards
Construction	Steel structure of steel joists and joist girders with composite concrete and metal decking, pre-cast concrete columns spandrels with interior metal stud furring.
Windows	Insulated gray tint-glass anodized aluminum storefront systems.
Doors	Glass and aluminum storefront doors at building entrances. Stained wood doors inside.
Ceilings	Open ceiling with some offices with suspended acoustical tile.
Roof	Built-up bituminous roofing with granular cap sheets draining to interior roof and overflow drains.
Ceiling Height	Open ceiling height 11', suspended acoustical ceiling height 8.5'
Fire Protection	Automatic fire sprinkler system on all floors.
Fiber Optics	Providers of fiber optics include CenturyLink and Comcast.
HVAC	The rooftop HVAC consists of a state-of-the-art energy management system for maximum comfort and efficiency.
Elevator	The building features a single three thousand five-hundred pound capacity Otis elevator serving all three floors.
Area Amenities	Location, location, location! Liberty Park is sited in close proximity to several retail shopping centers and many restaurant/dining options, including multiple walkable options on Front Street along with these top tier retail amenities the city contains 1,7000 acres of parkland, a zoo, a salmon hatchery (home to the annual Salmon Days festival) and services as the gateway to the Cascade Mountains.
Location Description	Conveniently located just off I-90, Liberty Park provides tenants with superior in and out coupled with walkable nearby amenities on Front Street. Liberty Park's tranquil location is unmatched in Issaquah.
Ownership	Liberty Park I LLC
Property Management	Stetz Commercial Properties
Leasing Brokers	Cushman & Wakefield; Taylor Hudson & Brian Toy



LIBERTY PARK
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Blvd, Issaquah

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