

FOR LEASE

**1,747 - 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



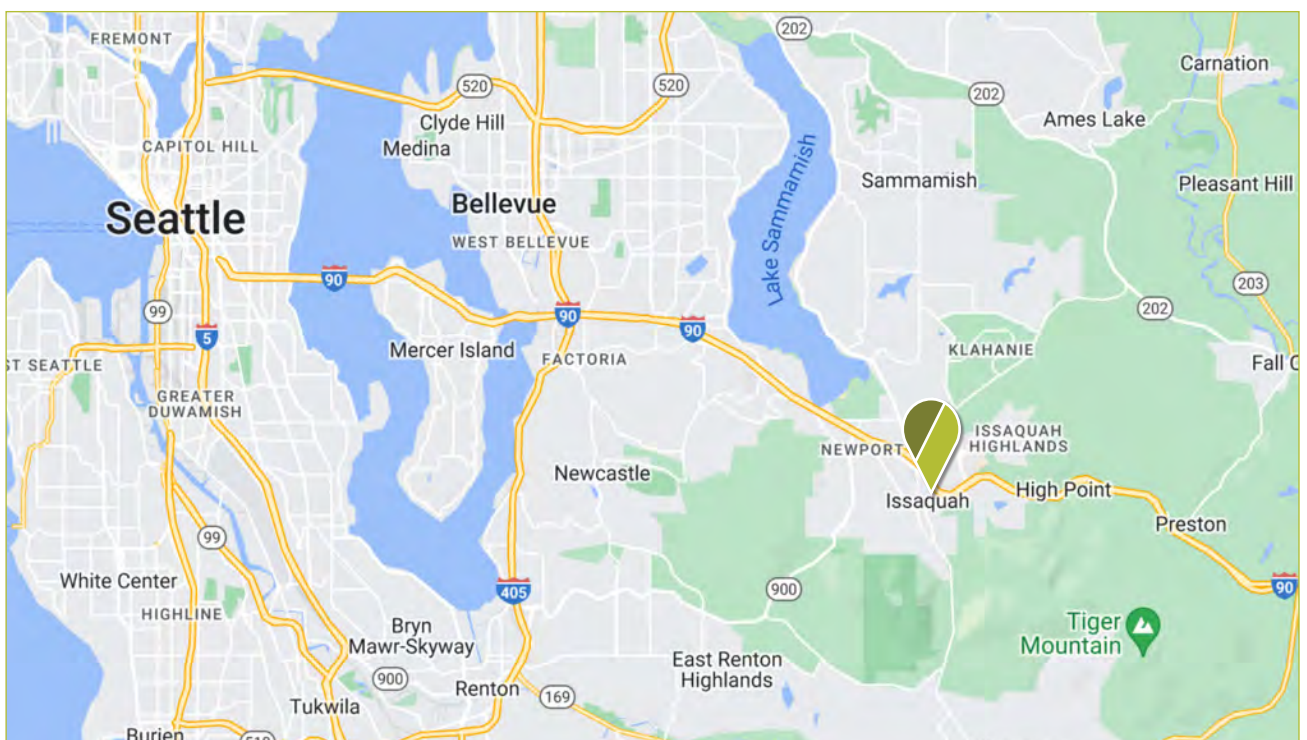
## NEARBY AMENITIES

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

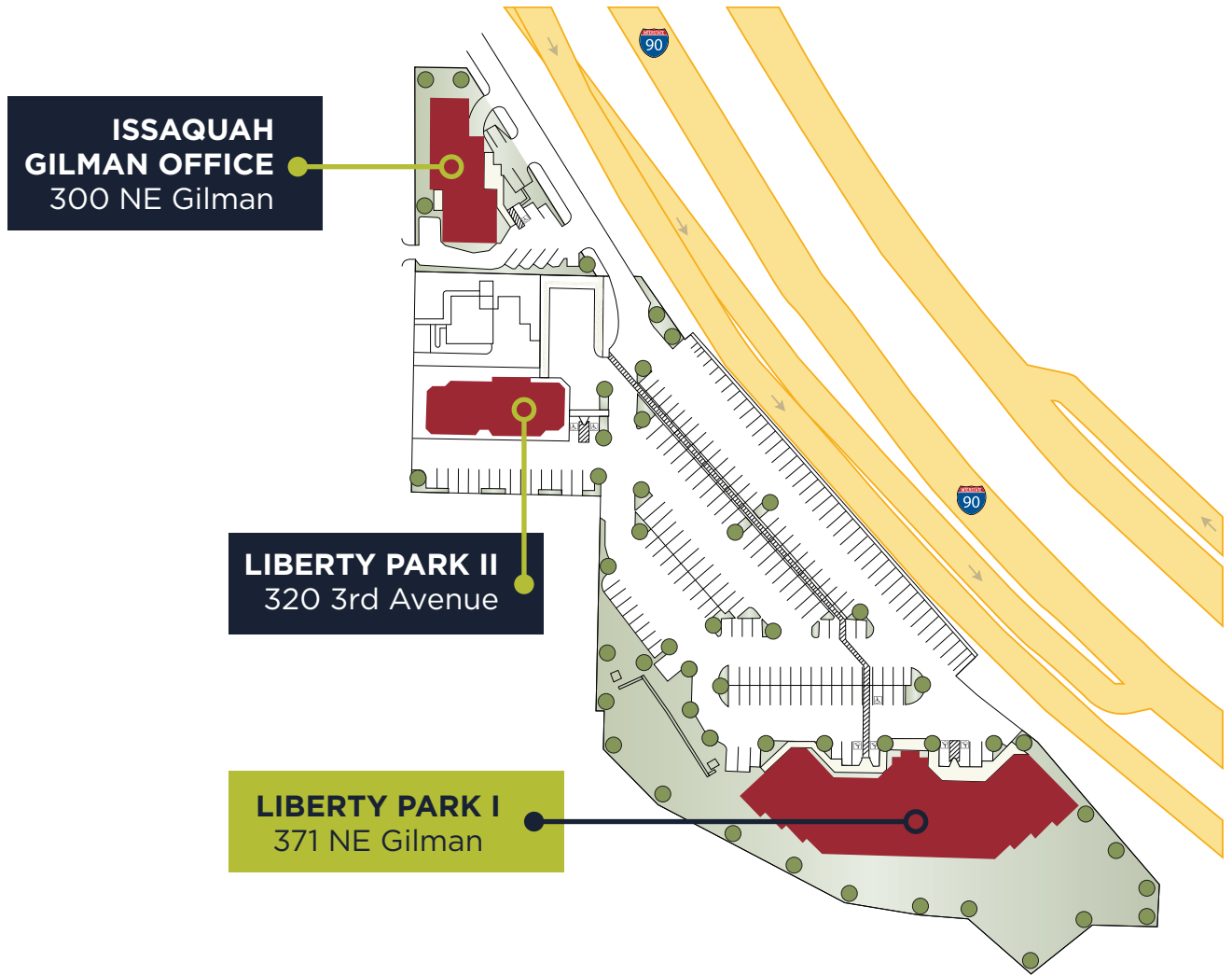


## ADDITIONAL INFORMATION

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

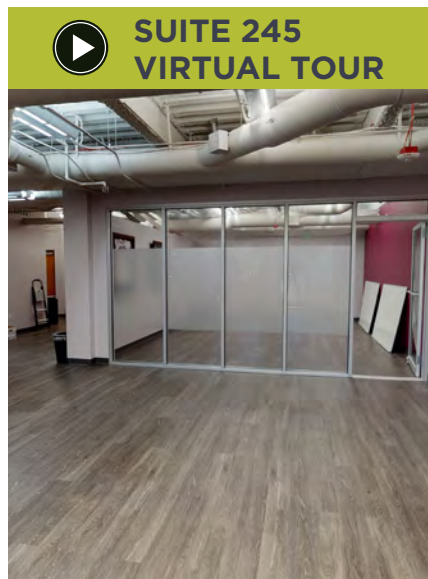


# SITE PLAN



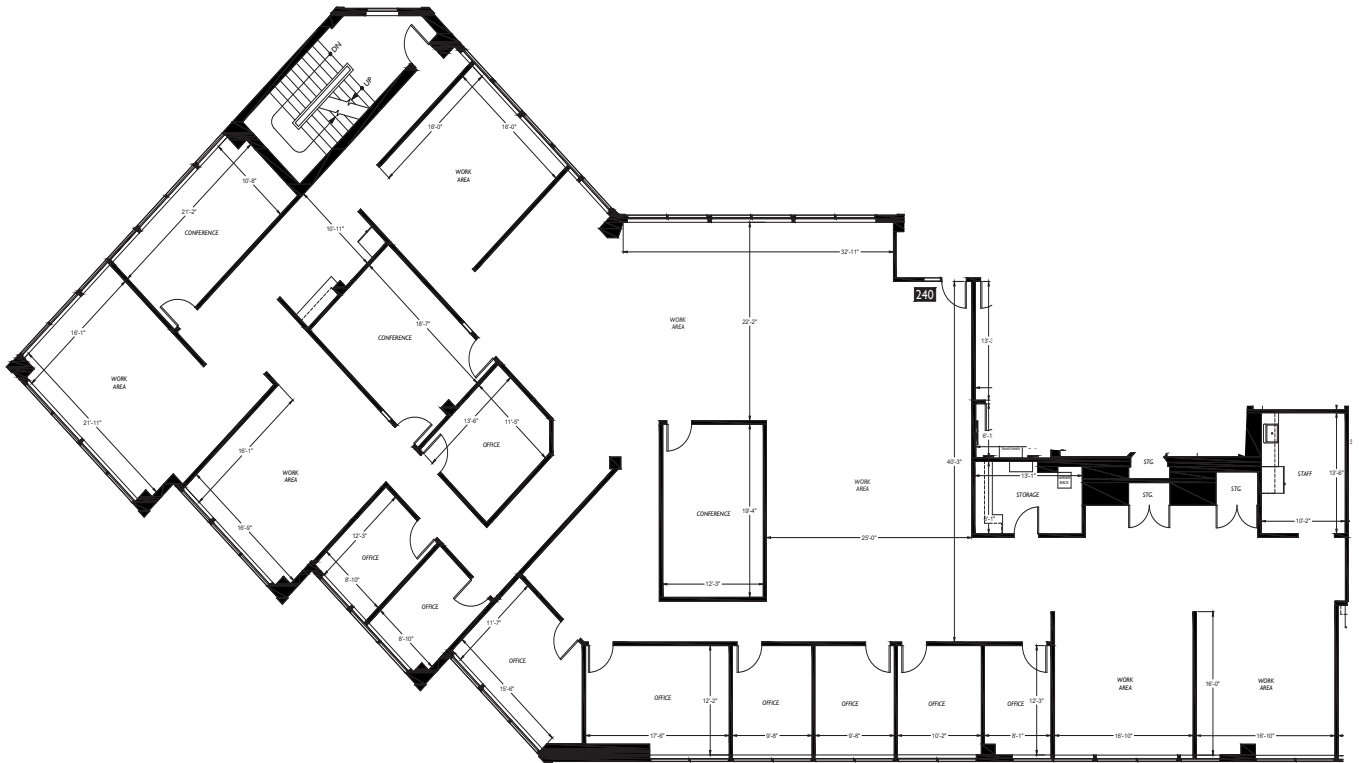
# AVAILABLE SUITES

SUITE	RSF	AVAILABILITY	RENTAL RATE	COMMENTS
Suite 240	8,868 SF <i>(divisible)</i>	Now	\$28.00/SF, NNN	<ul style="list-style-type: none"> <li>• Open plenum tech space</li> <li>• Move in ready space</li> <li>• Lobby exposure</li> <li>• Combination of private office and open space</li> </ul>
Suite 245	2,120 SF	Now	\$28.00/SF, NNN	<ul style="list-style-type: none"> <li>• Open plenum tech space</li> <li>• Laminate flooring throughout</li> </ul>
<i>*Suites 240 &amp; 245 can be combined for a total of 10,990 SF</i>				
Suite 350	1,747 SF	Now	\$28.00/SF, NNN	<ul style="list-style-type: none"> <li>• Move in ready</li> <li>• 4 private offices</li> <li>• Kitchenette</li> </ul>



# SUITE 240

**8,868 SF (DIVISIBLE)**

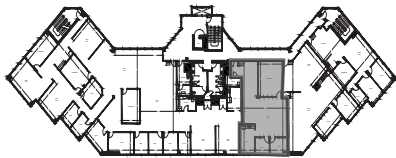
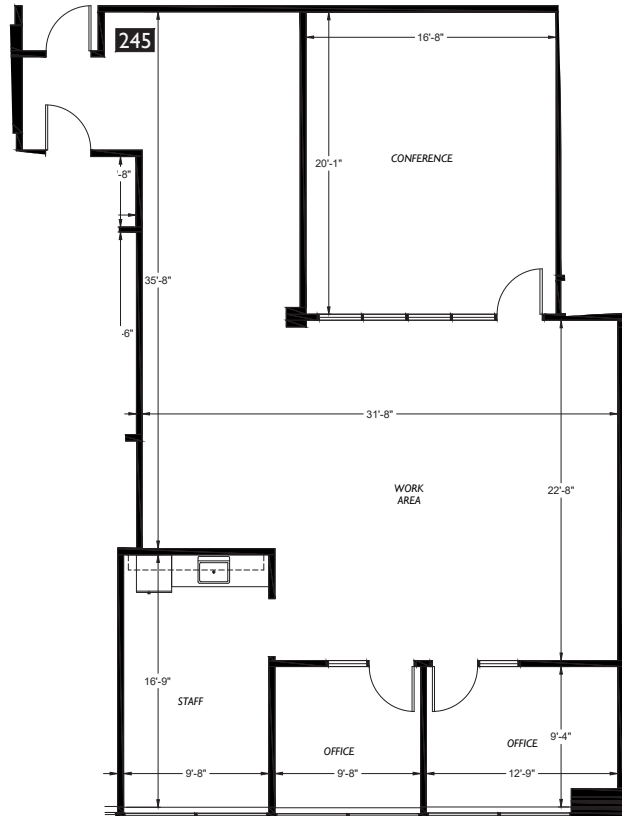


 **SUITE 240  
VIRTUAL TOUR**



# SUITE 245

## 2,120 SF

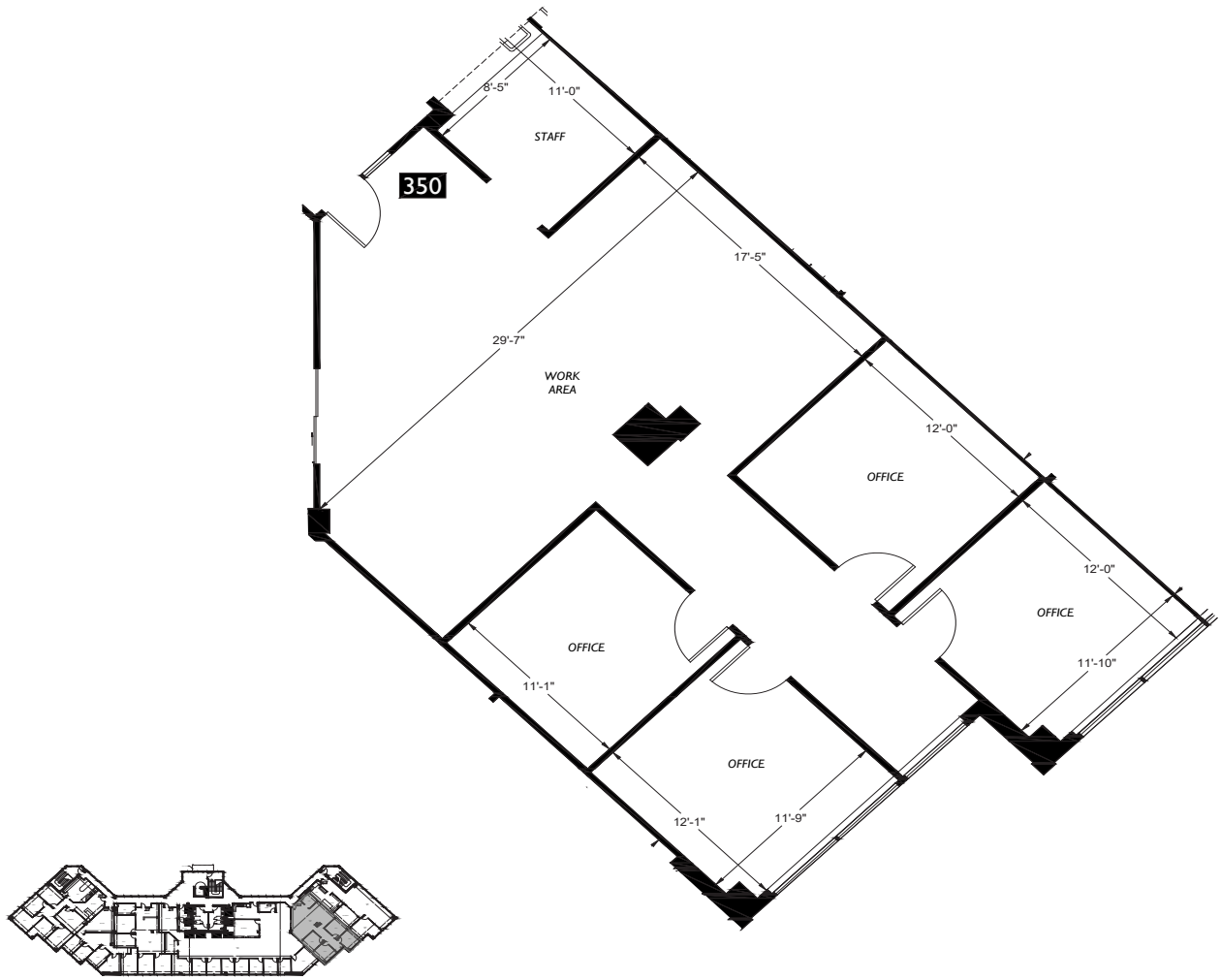


 SUITE 245  
VIRTUAL TOUR

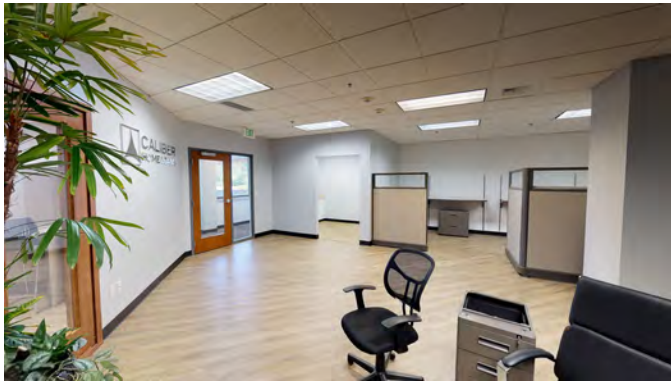


# SUITE 350

## 1,747 SF

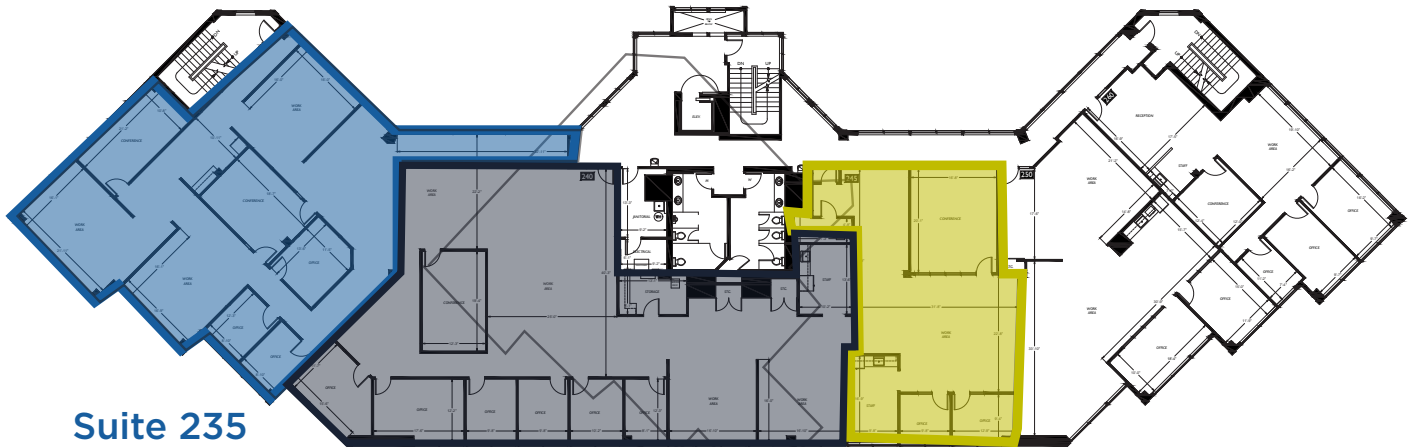


 **SUITE 350  
VIRTUAL TOUR**



# FLOOR 2

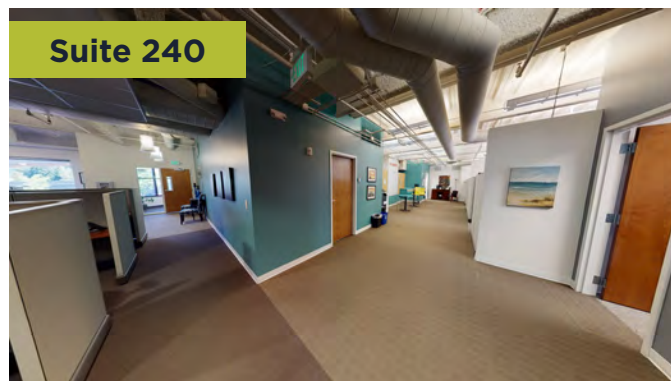
## POTENTIAL SPACE DIVISIONS



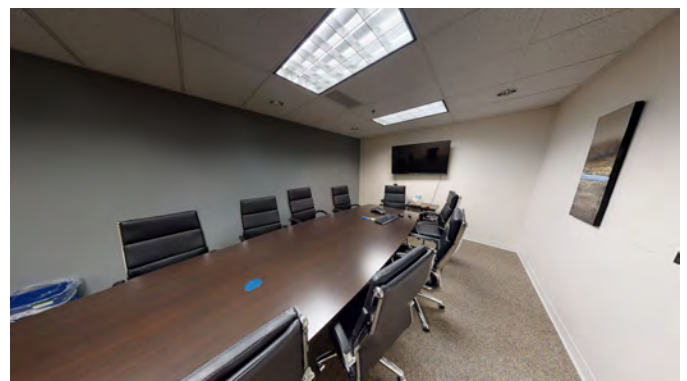
**Suite 235**  
3,967 SF

**Suite 240**  
4,902 SF

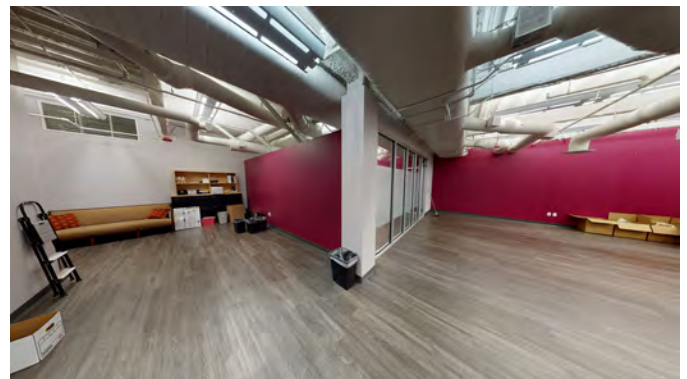
**Suite 245**  
2,121 SF



**Suite 240**



**Suite 245**





# INTERIOR PHOTOS



# FACT SHEET

<b>Year Built</b>	2001
<b>Total RBA</b>	44,344 SF
<b>2022 OpEx</b>	\$9.69/RSF
<b>Load Factors</b>	Per 2017 BOMA Standards
<b>Construction</b>	Steel structure of steel joists and joist girders with composite concrete and metal decking, pre-cast concrete columns spandrels with interior metal stud furring.
<b>Windows</b>	Insulated gray tint-glass anodized aluminum storefront systems.
<b>Doors</b>	Glass and aluminum storefront doors at building entrances. Stained wood doors inside.
<b>Ceilings</b>	Open ceiling with some offices with suspended acoustical tile.
<b>Roof</b>	Built-up bituminous roofing with granular cap sheets draining to interior roof and overflow drains.
<b>Ceiling Height</b>	Open ceiling height 11', suspended acoustical ceiling height 8.5'
<b>Fire Protection</b>	Automatic fire sprinkler system on all floors.
<b>Fiber Optics</b>	Providers of fiber optics include CenturyLink and Comcast.
<b>HVAC</b>	The rooftop HVAC consists of a state-of-the-art energy management system for maximum comfort and efficiency.
<b>Elevator</b>	The building features a single three thousand five-hundred pound capacity Otis elevator serving all three floors.
<b>Area Amenities</b>	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.
<b>Location Description</b>	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.
<b>Ownership</b>	Liberty Park I LLC
<b>Property Management</b>	Stetz Commercial Properties
<b>Leasing Brokers</b>	Cushman & Wakefield; Taylor Hudson & Brian Toy



**LIBERTY PARK**  
371 NE Gilman  
Blvd, Issaquah

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