

FOR LEASE

**1,678 - 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



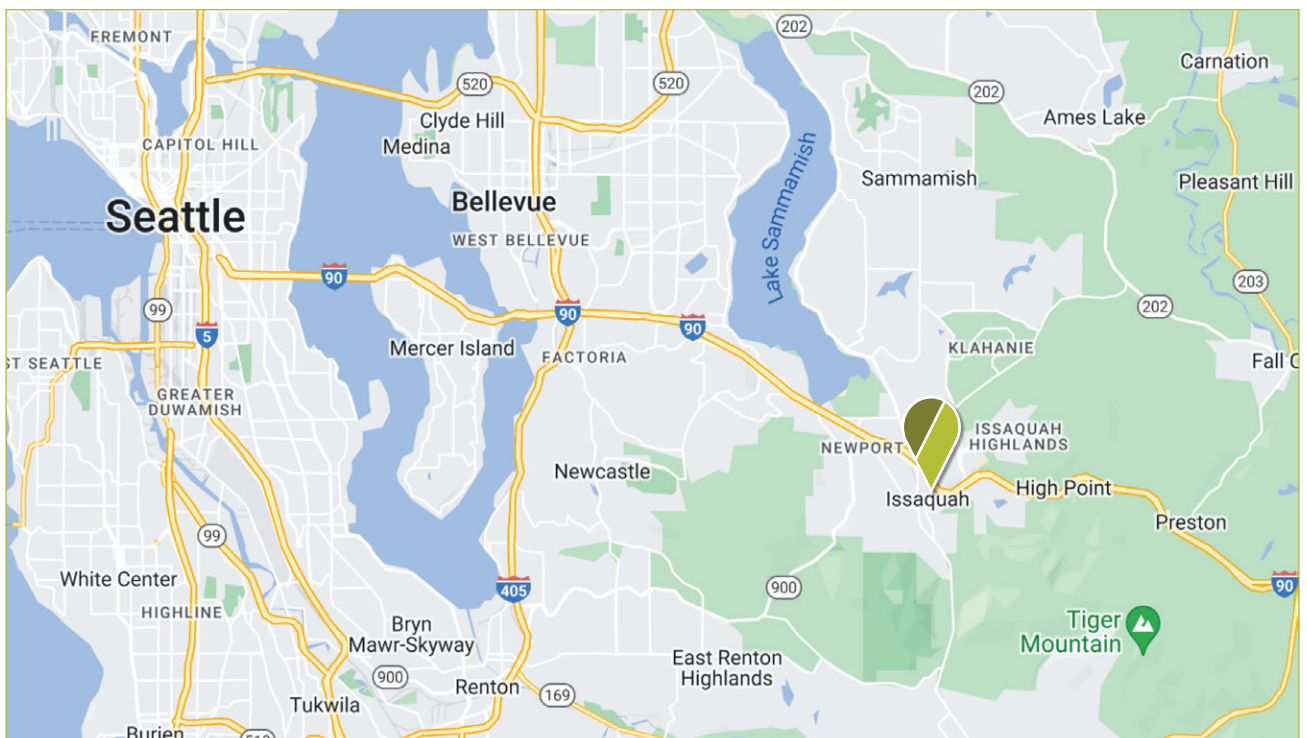
## NEARBY AMENITIES

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

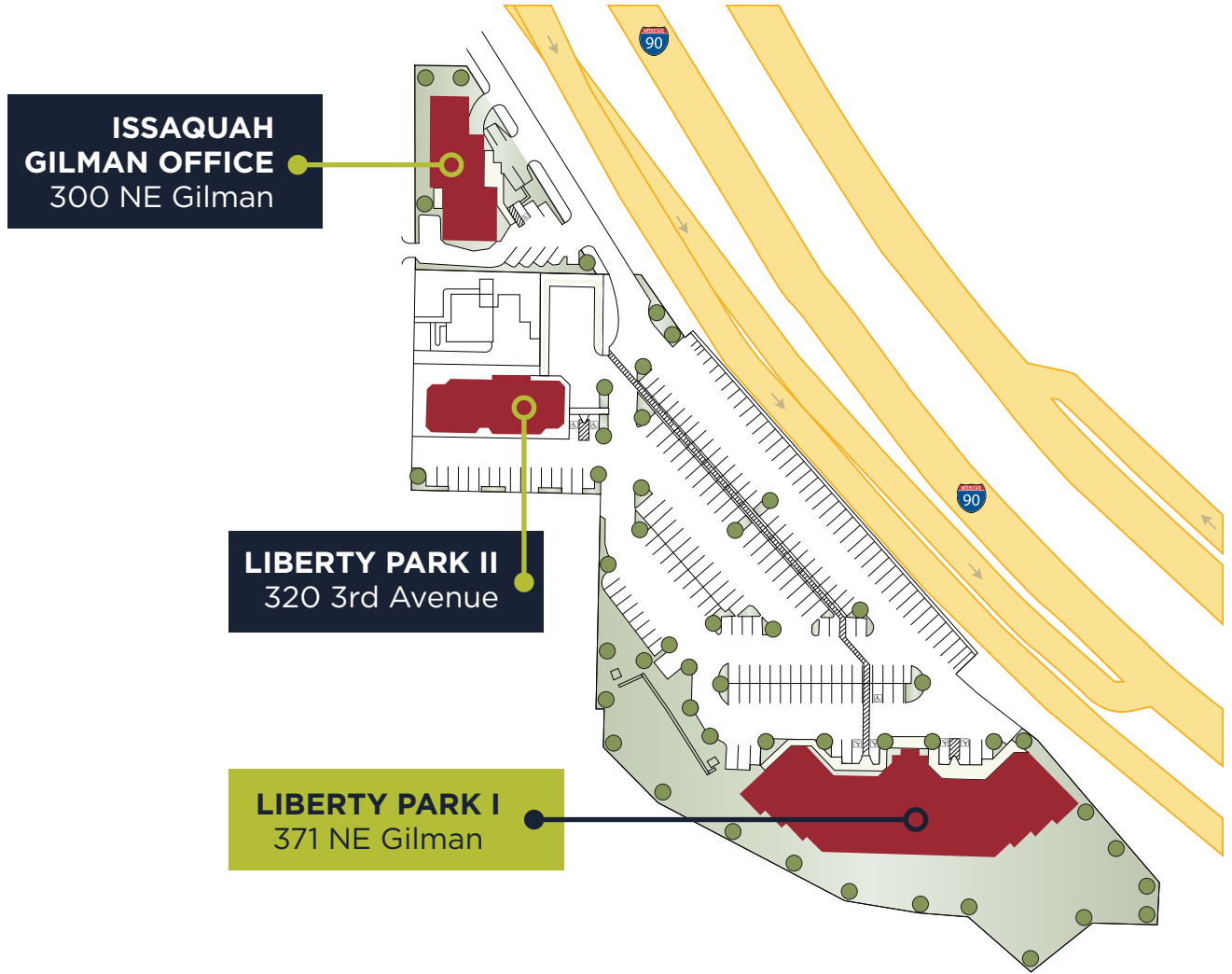


## ADDITIONAL INFORMATION

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



# SITE PLAN



# AVAILABLE SUITES

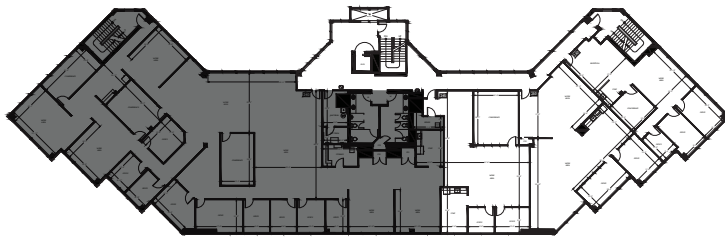
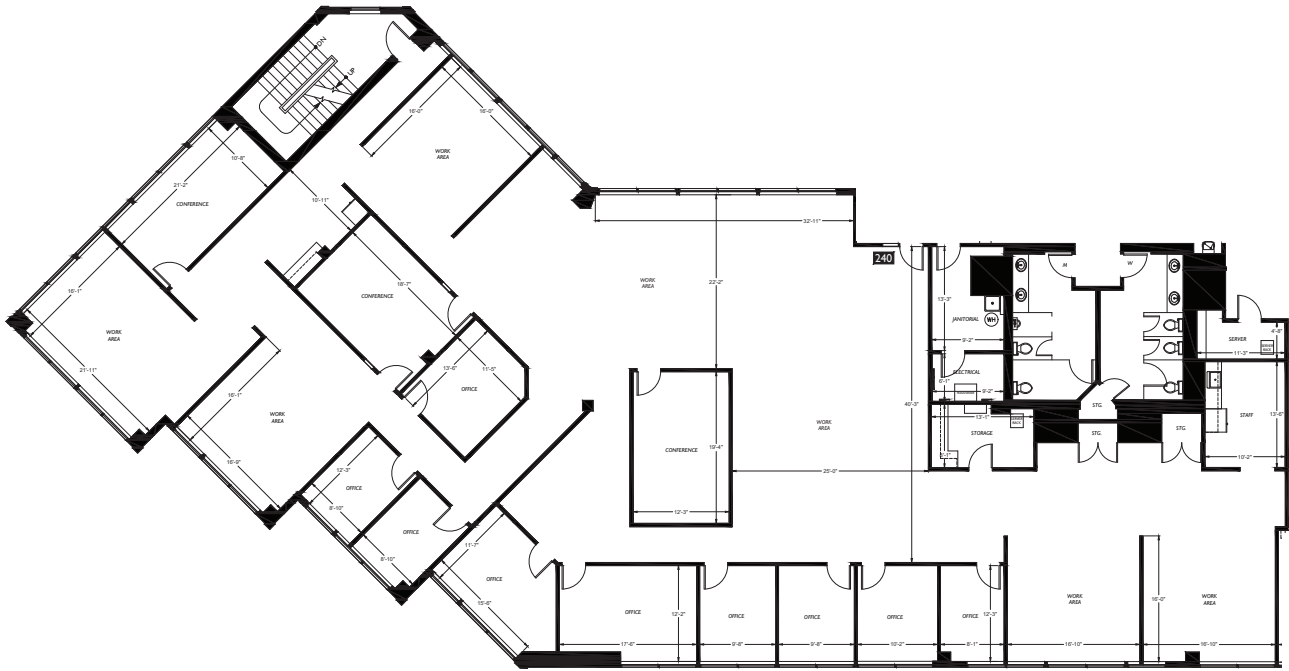
| SUITE   | RSF                            | AVAILABILITY | RENTAL RATE        | COMMENTS  |
|---|--------------------------------|--------------|--------------------|---|
| Suite 240   | 8,868 SF<br><i>(divisible)</i> | Now          | \$28.00/SF,<br>NNN | <ul style="list-style-type: none"> <li>• Open 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,<br>NNN | <ul style="list-style-type: none"> <li>• Open plenum tech space</li> <li>• Laminate flooring throughout</li> </ul>  |
| <b>Suites 240 &amp; 245 can be combined for 10,990 SF</b> |                                |              |                    |   |
| Suite 310   | 2,540 SF                       | Now          | \$28.00/SF,<br>NNN | <ul style="list-style-type: none"> <li>• Corner location</li> <li>• 5 private offices on window line</li> </ul>   |
| Suite 320   | 1,799 SF                       | Now          | \$28.00/SF,<br>NNN | <ul style="list-style-type: none"> <li>• 5 private offices on the window line</li> </ul>  |
| Suite 340   | 1,678 SF                       | Now          | \$28.00/SF,<br>NNN | <ul style="list-style-type: none"> <li>• Lobby exposure</li> <li>• 3 private offices on the window line</li> </ul>  |
| Suite 360   | 1,742 SF                       | Now          | \$28.00/SF,<br>NNN | <ul style="list-style-type: none"> <li>• Corner location</li> <li>• Extensive window line</li> </ul>  |



# SUITES 240

## 8,868 SF

(DIVISIBLE)

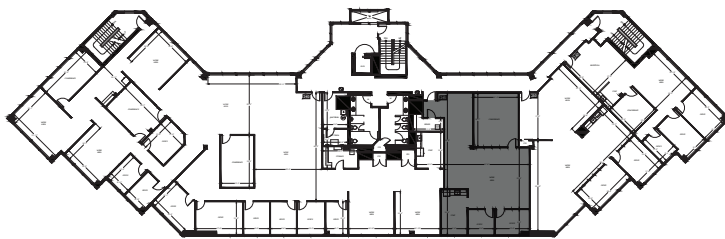
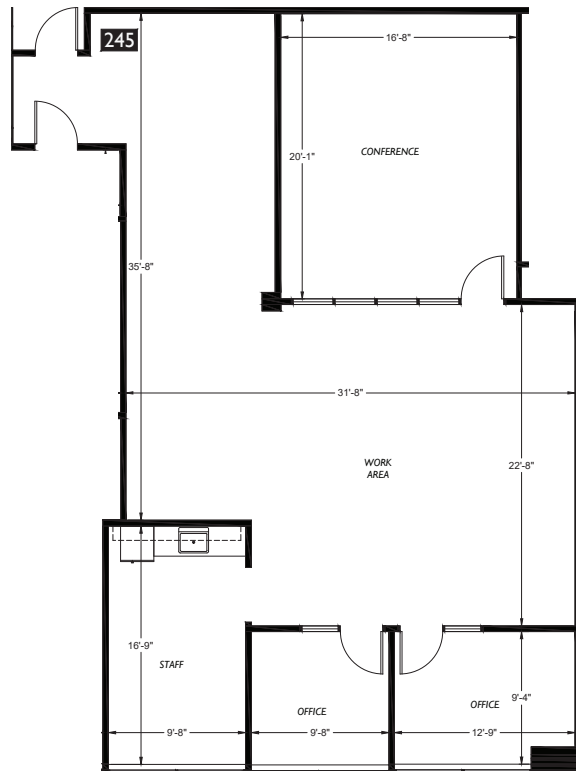


**SUITE 240  
VIRTUAL TOUR**



# SUITES 245

## 2,120 SF

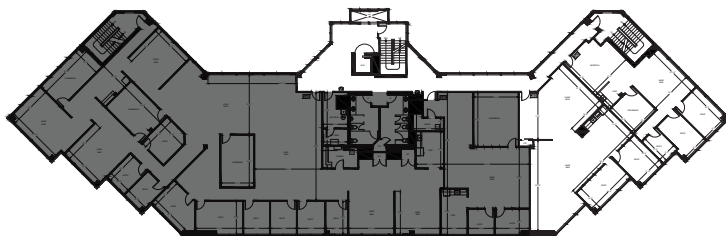
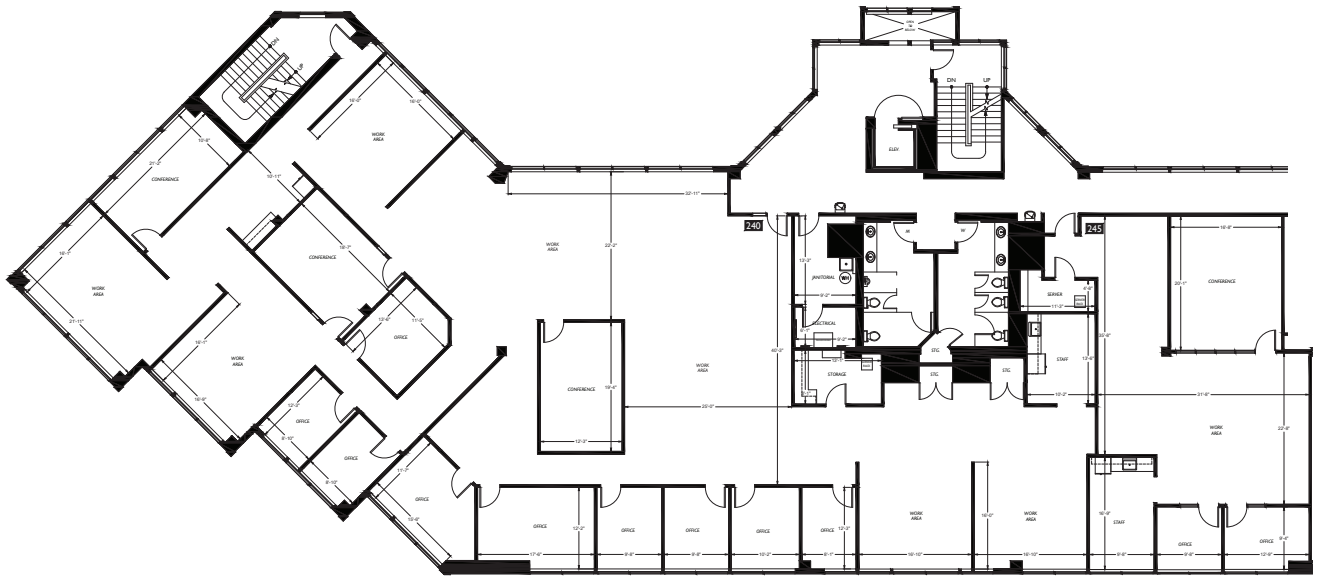


**SUITE 245  
VIRTUAL TOUR**



# SUITES 240/245

**10,990 SF** (DIVISIBLE)



**SUITE 240  
VIRTUAL TOUR**

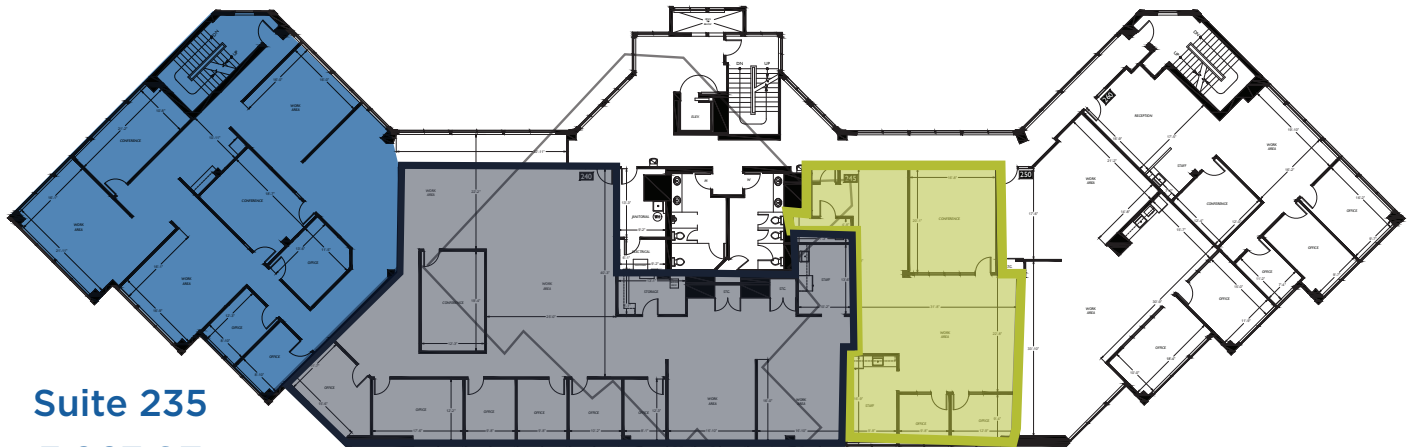


**SUITE 245  
VIRTUAL TOUR**



# FLOOR 2

## POTENTIAL SPACE DIVISIONS



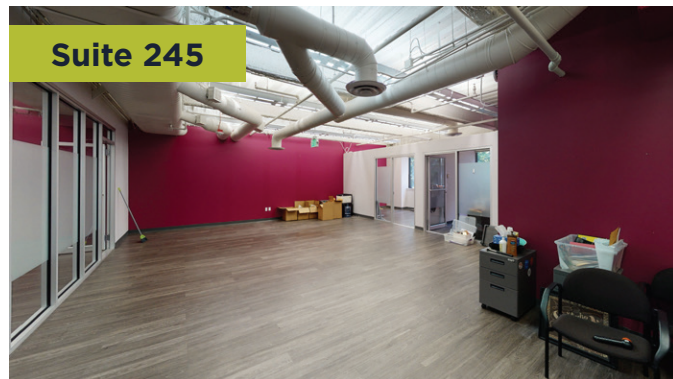
**Suite 235**  
3,967 SF

**Suite 240**  
4,902 SF

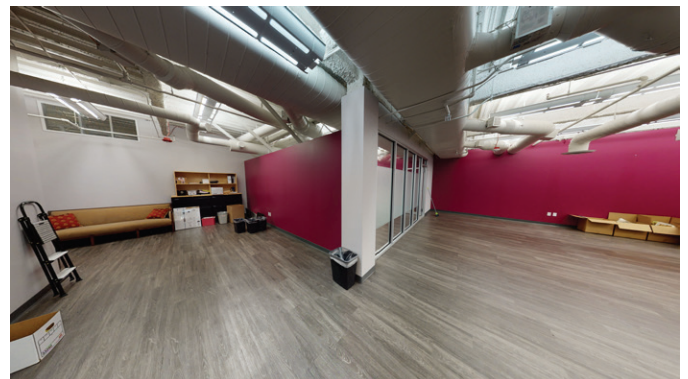
**Suite 245**  
2,121 SF



**Suite 240**



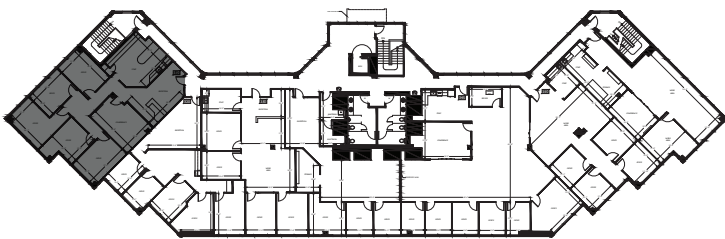
**Suite 245**





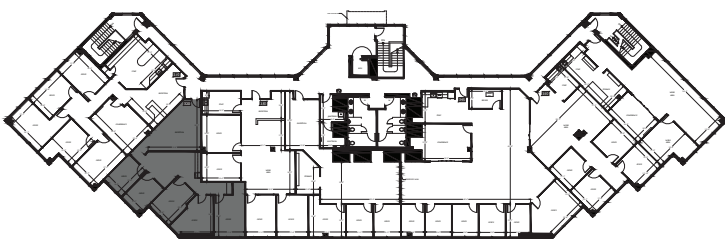
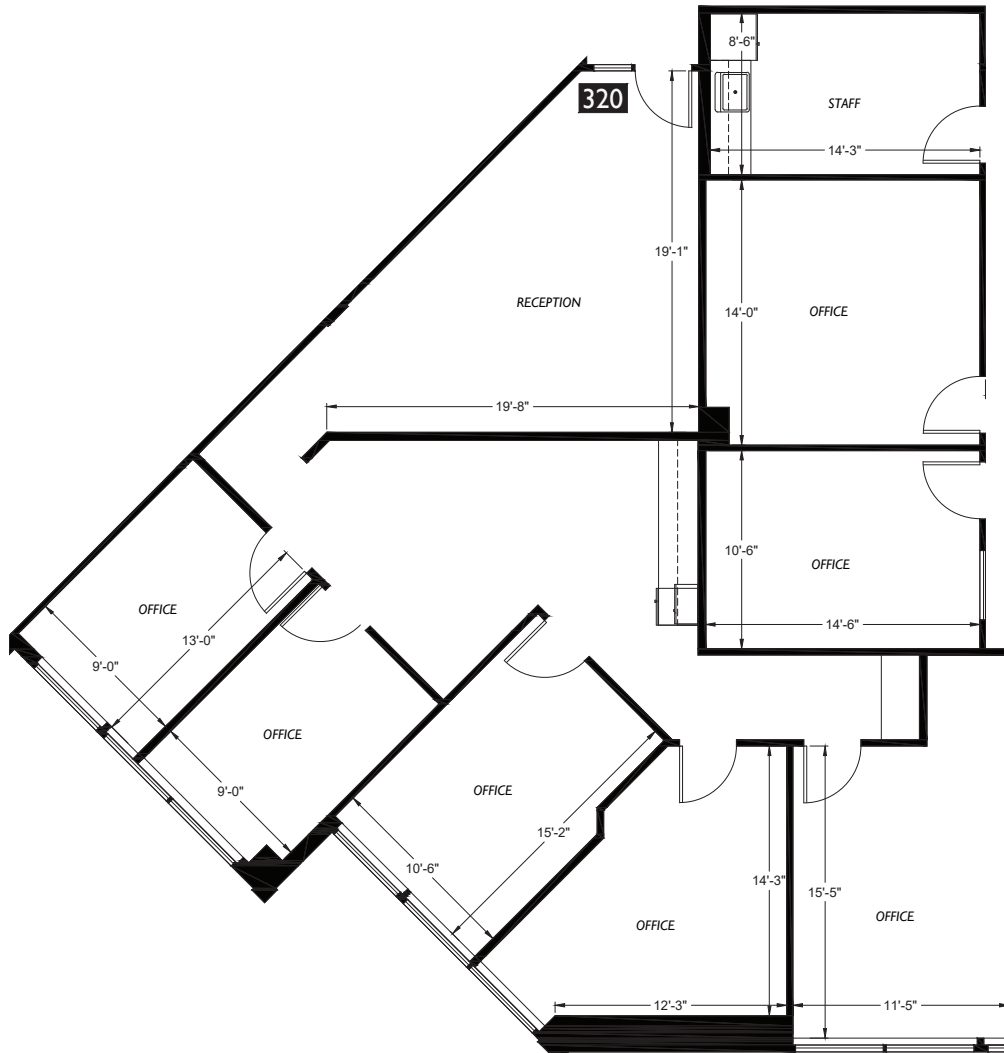
# SUITE 310

## 2,540 SF



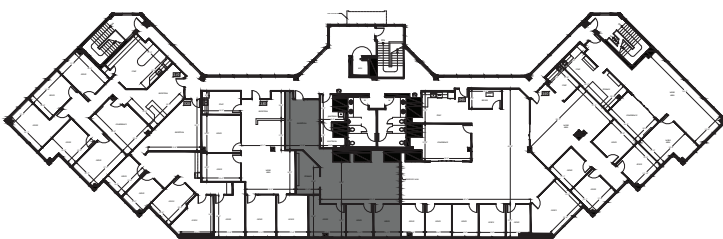
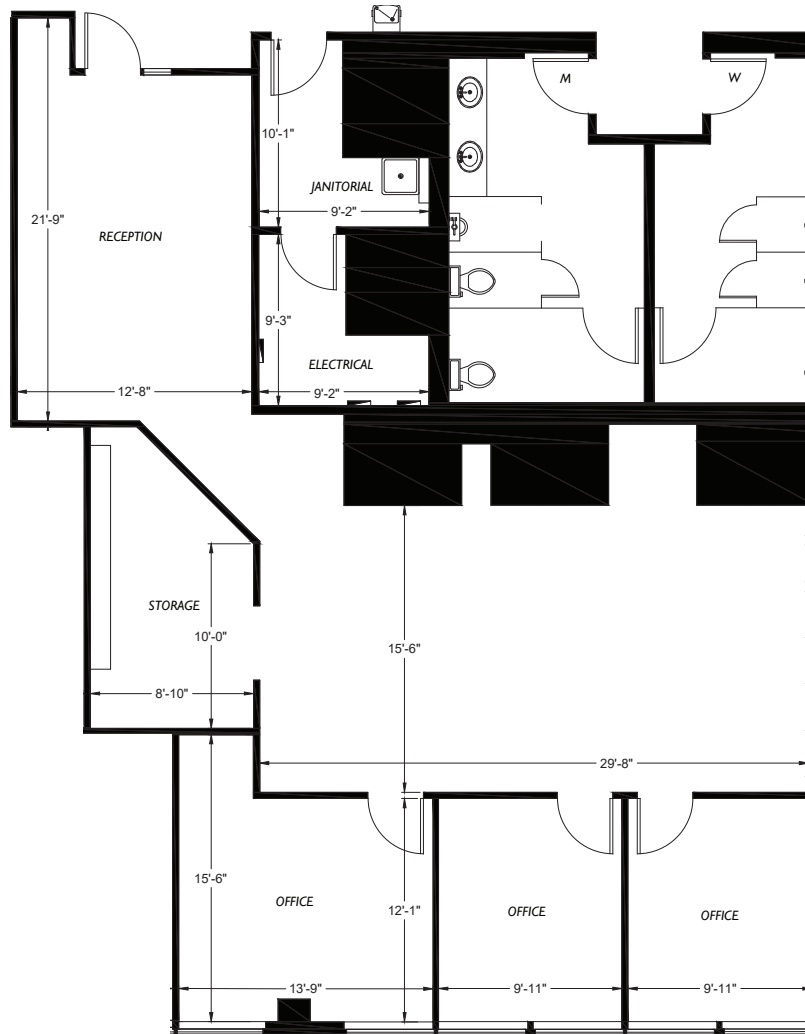
# SUITE 320

## 1,799 SF



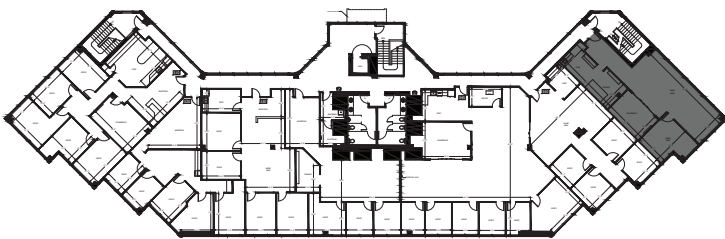
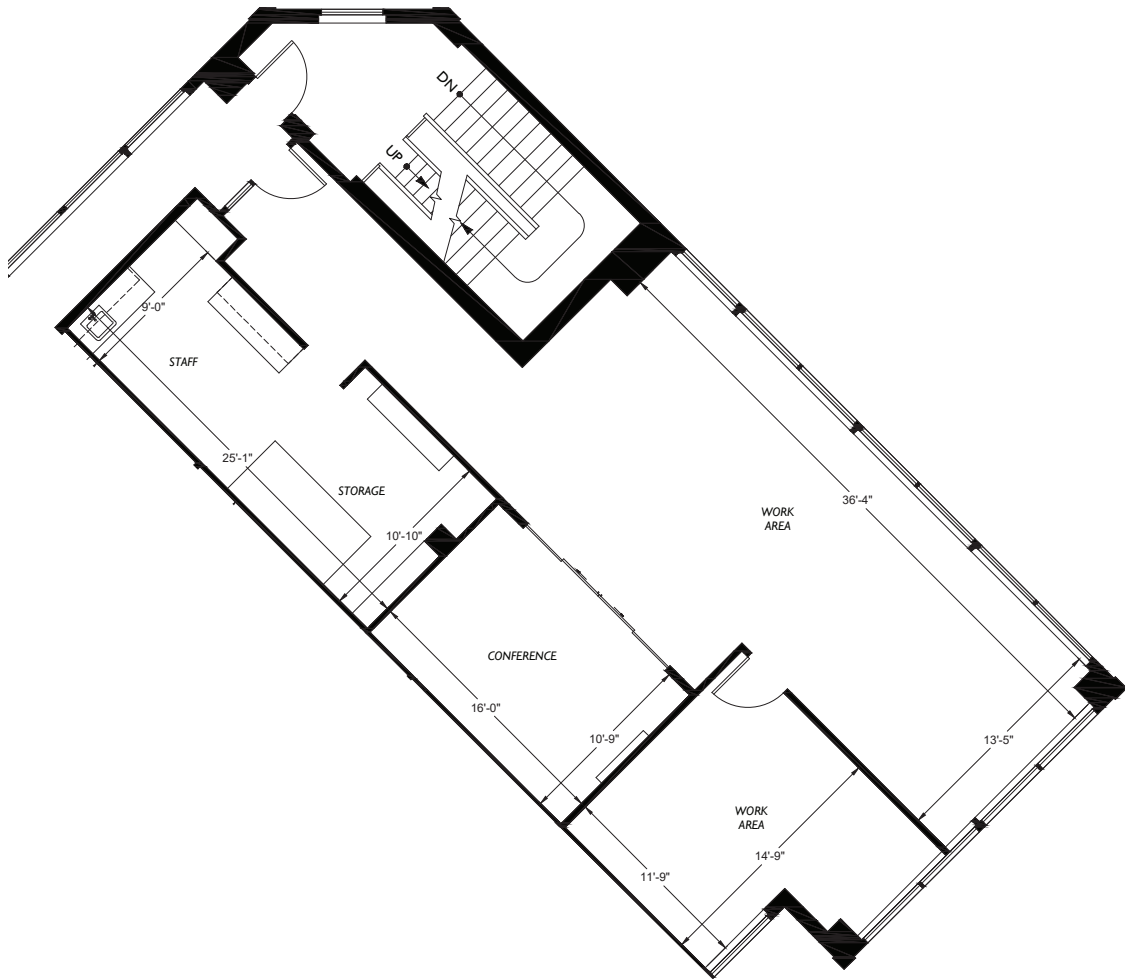
# SUITE 340

## 1,678 SF



# SUITE 360

## 1,742 SF



# INTERIOR PHOTOS



# FACT SHEET

|                             |   |
|-----------------------------|---|
| <b>Year Built</b>           | 2001  |
| <b>Total RBA</b>            | 44,344 SF   |
| <b>2024 OpEx</b>            | \$11.00/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

For more information, please contact:

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