



FOR LEASE

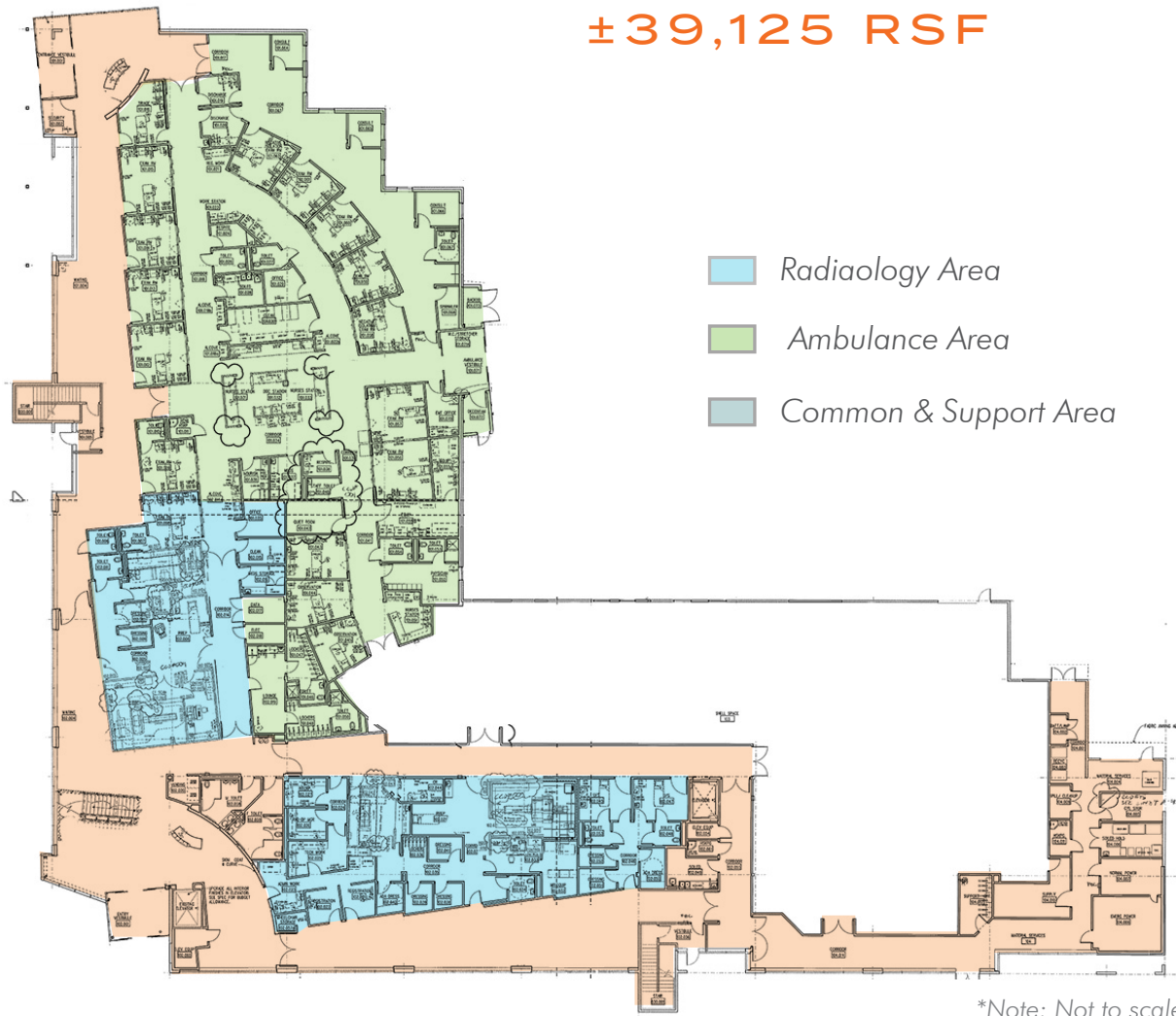
1-90

LAKE PLACE

2005 NW SAMMAMISH ROAD • ISSAQUAH, WA 98027

CBRE

FIRST FLOOR ±39,125 RSF



PROPERTY HIGHLIGHTS

• Space Available

±55,225 SF, Medical/Office/Lab space available

• Premier Class A Medical/Office/Lab

Former Issaquah (I-90) Swedish Medical Center. Class A improvements throughout. Dramatic two-story atrium lobby entry.

Free-standing medical/office/lab including:

- Emergency care
- Imaging Center
- Clinic Space
- Lab and clinical lab

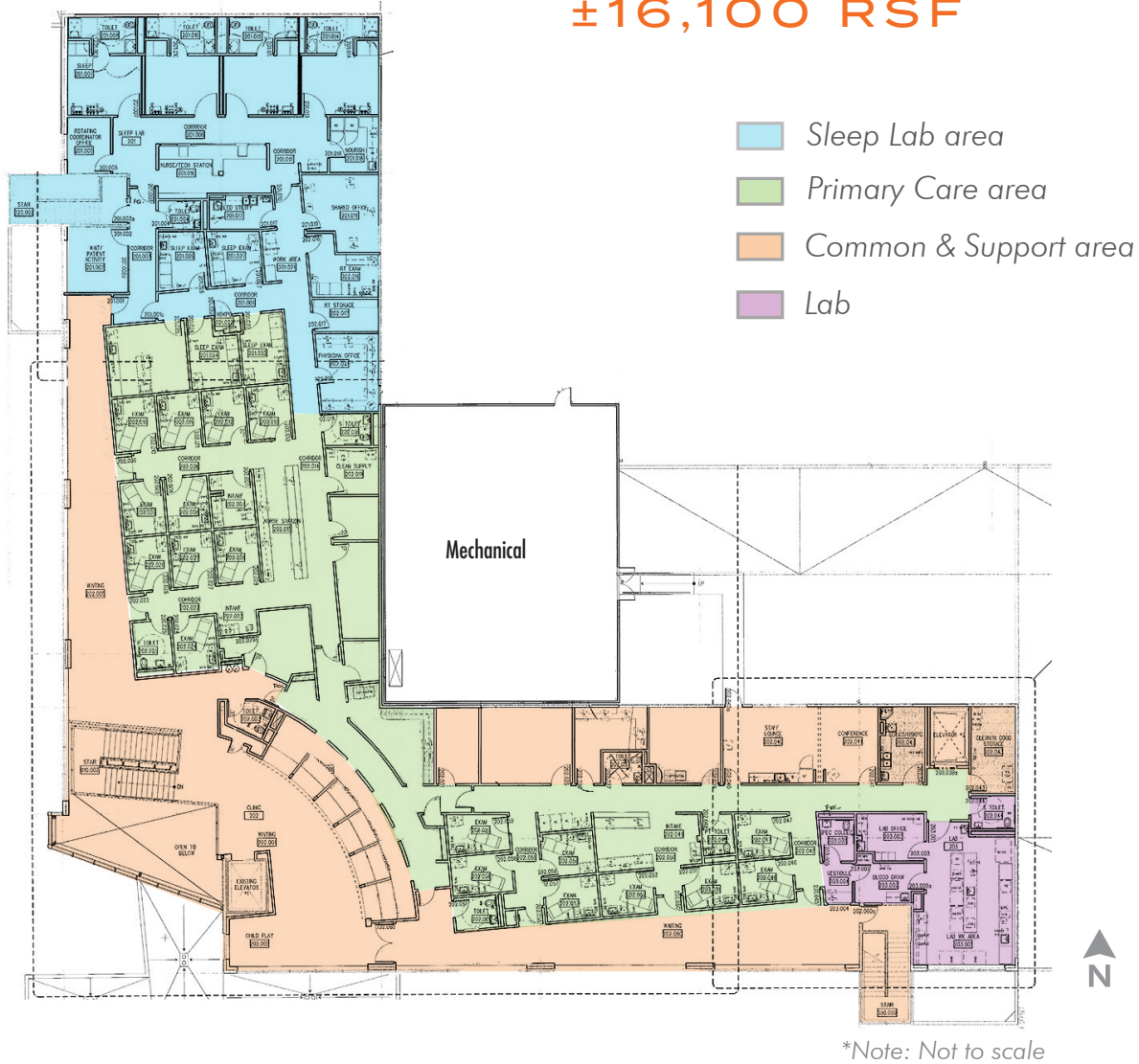
• High Visibility | Signage

- Highway visibility from I-90.
- Prominent I-90 frontage and marquee building signage available.

• Area Amenities

Close proximity to multiple retail and service amenities

SECOND FLOOR ±16,100 RSF



BUILDING "B" SUMMARY	
ADDRESS	2005 NW Sammamish Road, Building B Issaquah, Washington
BUILDING SIZE/RSF	Total: ±55,225 First Floor: ±39,125 Second Floor: ±16,100
USE	Currently medical
PARKING	102 striped surface stalls with additional parking available nearby
ELECTRICITY	2000 amps, 277/480v, 3 phase
FIRE SAFETY	State-of-the-art system, fully sprinklered
EXISTING BUILD OUT	<p>First Floor: Freestanding, emergency department with exam rooms, outpatient imaging center, radiology, staff/support offices, public area and shell space.</p> <p>Second Floor: Outpatient clinic space, sleep lab, clinical lab, primary care, and public and staff areas.</p>

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- LOCAL AMENITIES**
1. MOTEL 6
 2. HOLIDAY INN SEATTLE-ISSAQUAH
 3. PCC NATURAL MARKETS
 4. OFFICE DEPOT
 5. COSTCO
 6. LOWE'S HOME IMPROVEMENT
 7. RED ROBIN
 8. HILTON GARDEN INN SEATTLE/ISSAQUAH
 9. ENTERPRISE RENT-A-CAR
 10. QFC
 11. WELLS FARGO BANK
 12. CHASE BANK
 13. BANK OF AMERICA
 14. TRADER JOES
 15. WILD FIN AMERICAN GRILL
 16. CHIPOTLE MEXICAN GRILL
 17. TARGET

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