



CASCADE BUSINESS PARK

OPTIONS FOR LEASE | 6 BUILDINGS (±96,000 SF)
1045-1145 12TH AVE NW, ISSAQUAH, WA



CASCADEBUSINESSPARK.COM

FOR LEASE

Cascade Business Park

1045-1145 12TH AVE NW, ISSAQUAH, WA



Overview

Cascade Business Park is located in a park-like setting off Newport Way, adjacent to Tibbetts Park in Issaquah, with easy access to I-90. The Business Park is locally owned, well-maintained, and an ideal location for businesses needing the flexibility of both office and warehouse space.

JAMES LEPTICH
425.450.1159
james.leptich@kidder.com

RYAN FOSTER
425.450.1124
ryan.foster@kidder.com

ZACH VALL-SPINOSA
425.450.1115
zach.vallspinosa@kidder.com

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Highlights

6-BUILDING complex, totaling ±96,000 SF office, warehouse, and flex space

IMMEDIATE access to I-90 and SR-900

ONE block away from Issaquah Transit Center

PARK-LIKE setting off of Newport Way, next to Tibbetts Park

LOCALLY OWNED and managed

PROFESSIONALLY maintained facilities

FLEXIBLE rates and configurations

AMPLE free parking

WALKING distance to restaurants, grocery stores, banks, coffee shops, and Tibbetts Park

cascadebusinesspark.com

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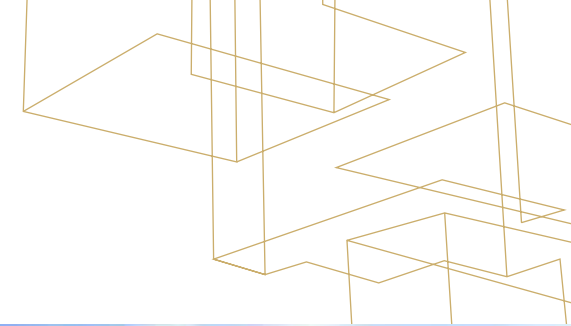
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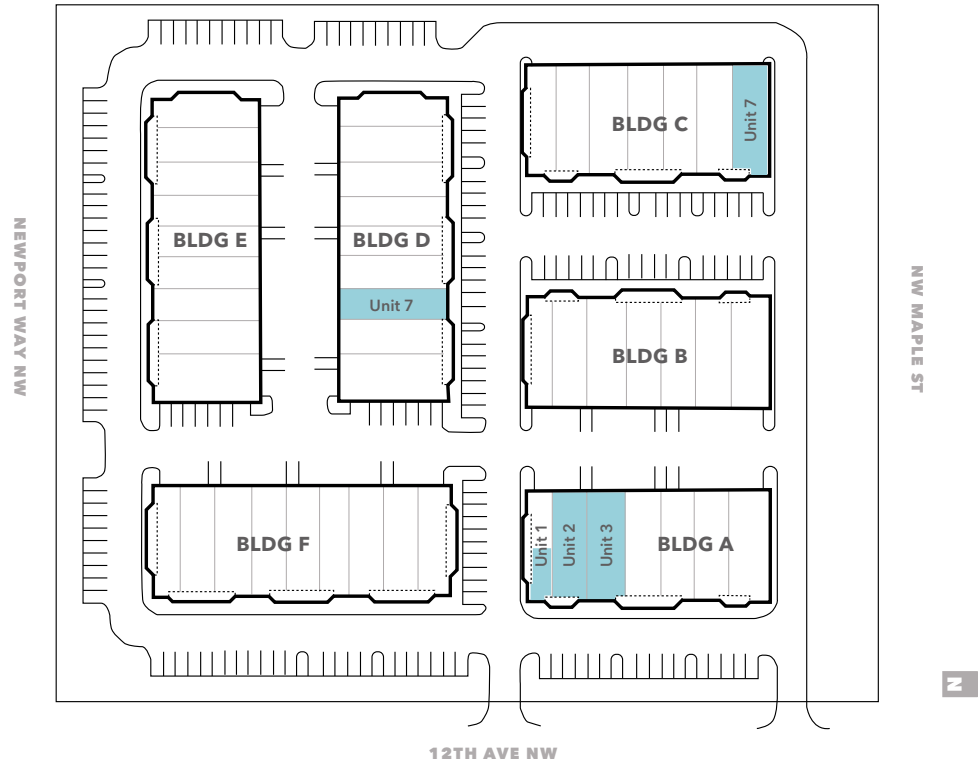
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Site Plan



AVAILABLE SPACE

Bldg	Unit	Total SF	Office SF	Warehouse SF	Base Rent	NNN	Base Rent + NNN
A	Unit 1A	1,093 SF	1,093 SF	0 SF	\$2,186	\$492	\$2,678
A	Unit 2	1,901 SF	1,343 SF	558 SF	\$3,384	\$912	\$4,296
A	Unit 3	2,187 SF	1,094 SF	1,093 SF	\$3,555	\$1,050	\$4,605
A	Unit 2 & 3	4,088 SF	2,437 SF	1,651 SF	\$6,938	\$1,962	\$8,900
C	Unit 7	2,186 SF	775 SF	1,411 SF	\$3,314	\$984	\$4,297
D	Unit 7	1,813 SF	906 SF	907 SF	\$2,946	\$815.85	\$3,779.85

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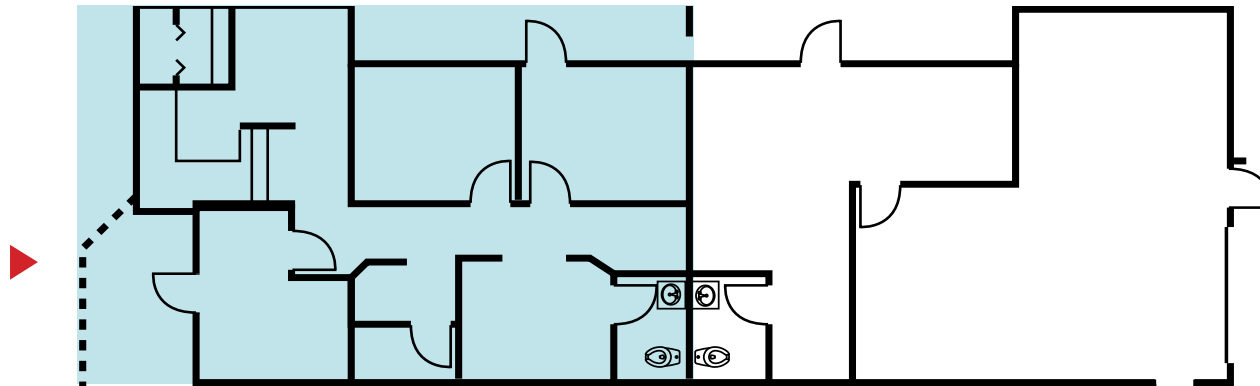


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Cascade Business Park

1045-1145 12TH AVE NW, ISSAQUAH, WA

Building A | Unit 1A



1,093

TOTAL SQUARE FEET

1,093/0

OFFICE / WAREHOUSE

\$2,186

BASE RENT

\$492

NNN

\$2,678

BASE RENT + NNN

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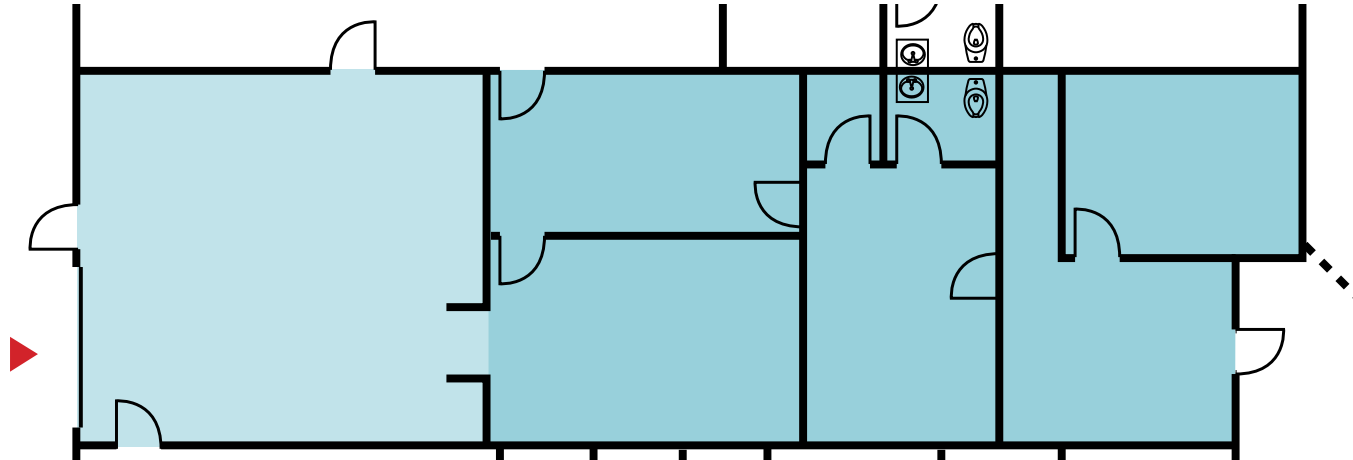
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FOR LEASE

Cascade Business Park

1045-1145 12TH AVE NW, ISSAQUAH, WA

Building A | Unit 2



1,901

TOTAL SQUARE FEET

1,343/558

OFFICE / WAREHOUSE

\$3,384

BASE RENT

\$912

NNN

\$4,296

BASE RENT + NNN

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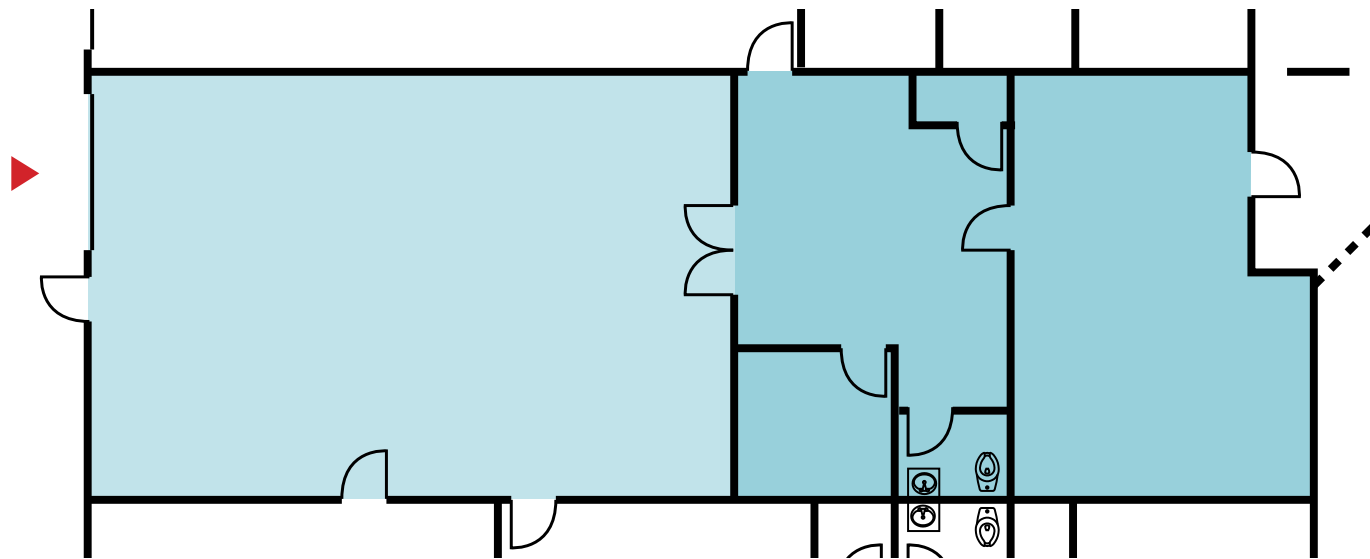


FOR LEASE

Cascade Business Park

1045-1145 12TH AVE NW, ISSAQUAH, WA

Building A | Unit 3



2,187

TOTAL SQUARE FEET

1,094/1,093

OFFICE / WAREHOUSE

\$3,555

BASE RENT

\$1,050

NNN

\$4,605

BASE RENT + NNN

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FOR LEASE

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Building C | Unit 7

2,186

TOTAL SQUARE FEET

775/1,411

OFFICE / WAREHOUSE

\$3,314

BASE RENT

\$984

NNN

\$4,297

BASE RENT + NNN

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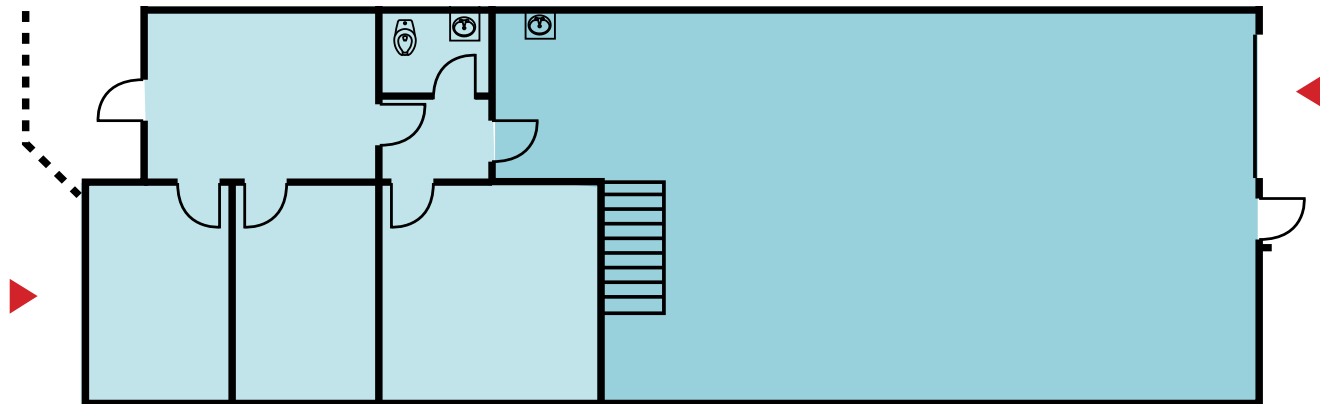
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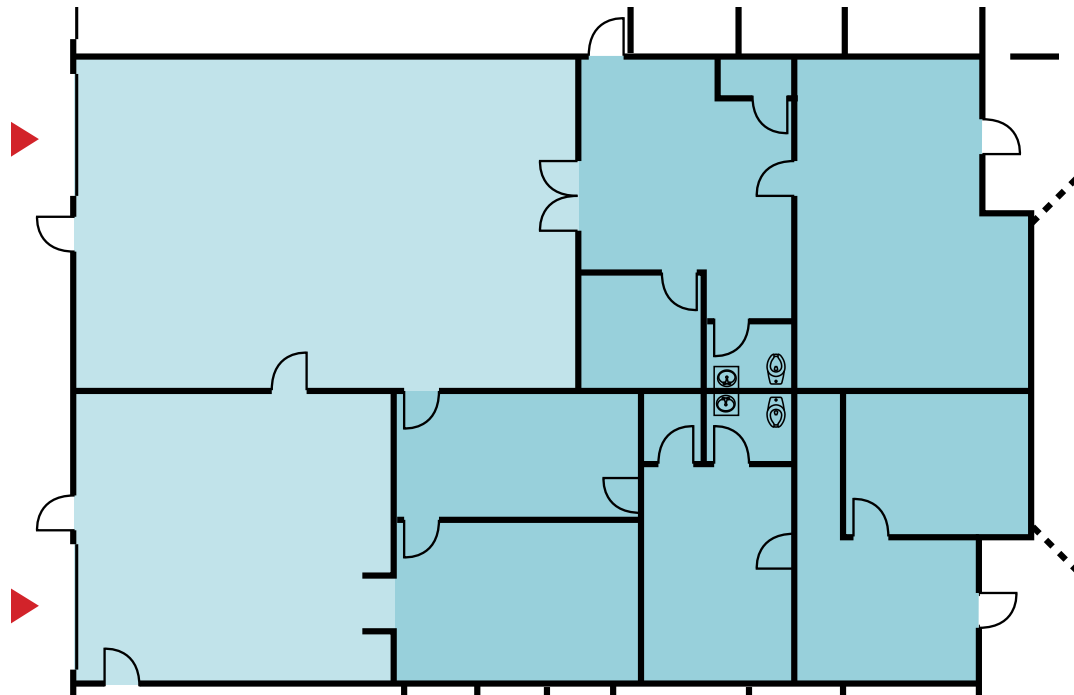
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FOR LEASE

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Building A | Unit 2 & 3



4,088

TOTAL SQUARE FEET

2,437/1,651

OFFICE / WAREHOUSE

\$6,938

BASE RENT

\$1,962

NNN

\$8,900

BASE RENT + NNN

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Building D | Unit 7



1,813

TOTAL SQUARE FEET

906/907

OFFICE / WAREHOUSE

\$2,946

BASE RENT

\$815.85

NNN

\$3,779.85

BASE RENT + NNN

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