

CASCADE BUSINESS PARK

Spaces for lease in an industrial/flex park
with immediate access to I-90

1045-1145 12TH AVE NW, ISSAQUAH, WA



FOR LEASE

Cascade Business Park

1045-1145 12TH AVE NW, ISSAQUAH, WA



6-BUILDING complex, totaling $\pm 96,000$ 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

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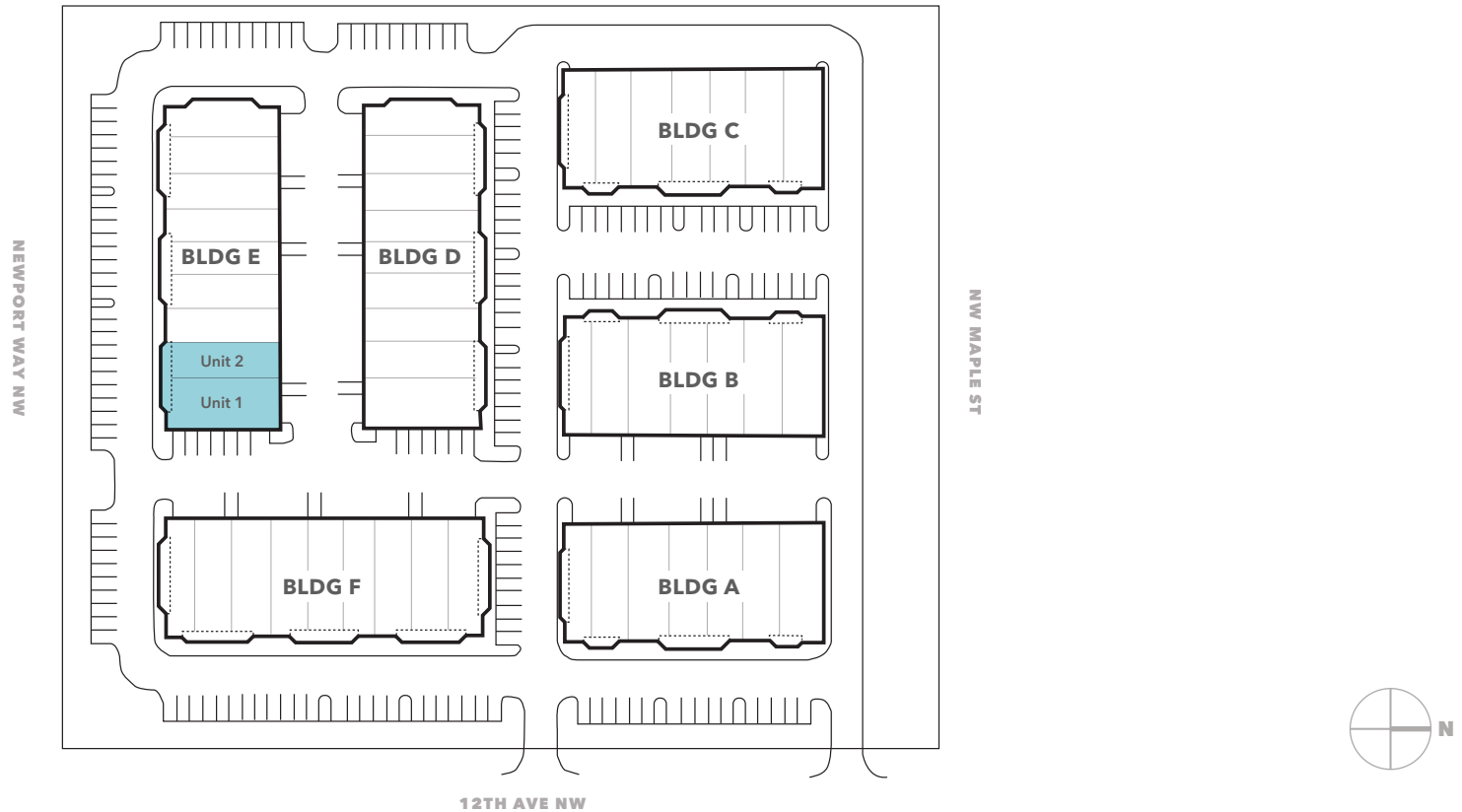
km Kidder Mathews

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Site Plan



AVAILABILITIES

Bldg	Unit	Total SF	Office SF	Warehouse SF	Base Rent	NNN	Total Rent + NNN
E	1	2,186 SF	2,186 SF	N/A	\$4,918.50	\$1,377.00	\$6,296.00
E	2	1,719 SF	725 SF	994 SF	\$3,122.25	\$1,083.00	\$4,205.00
E	1/2	3,905 SF	2,911 SF	994 SF	\$8,040.75	\$2,460.25	\$10,501.00

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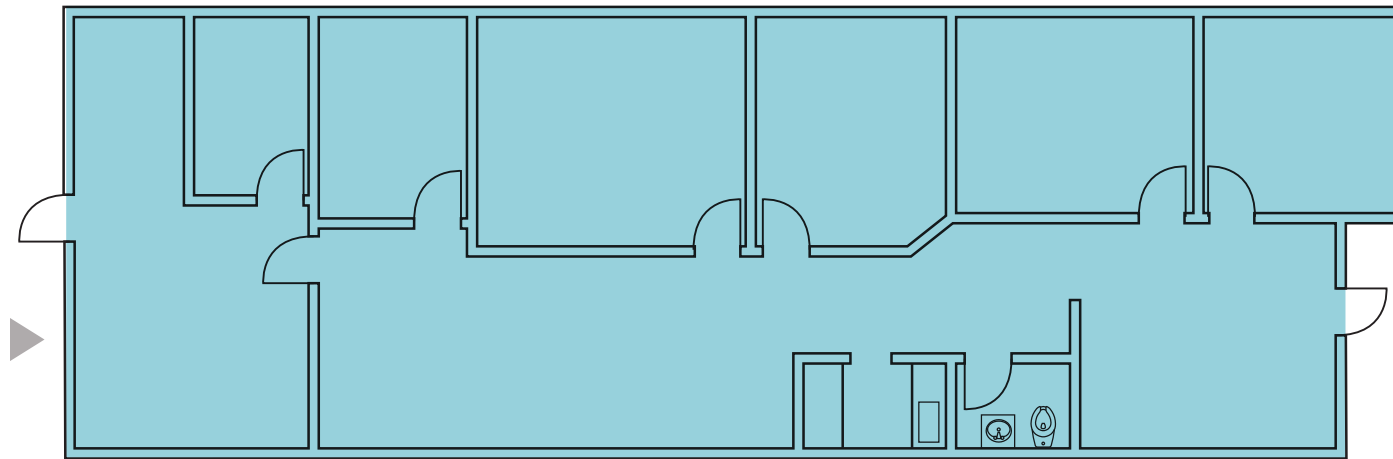


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Building E - Unit 1



2,186

TOTAL SF

2,186/0

OFFICE / WAREHOUSE SF

\$4,918.50

BASE RENT

\$1,377.00

NNN

\$6,296.00

TOTAL RENT + NNN

■ OFFICE ■ WAREHOUSE ▲ GRADE LEVEL

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FOR LEASE

Cascade Business Park

1045-1145 12TH AVE NW, ISSAQUAH, WA

Building E - Unit 2



■ OFFICE ■ WAREHOUSE ▲ GRADE LEVEL

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1,719

TOTAL SF

725/994

OFFICE / WAREHOUSE SF

\$3,122.25

BASE RENT

\$1,083.00

NNN

\$4,205.00

TOTAL RENT + NNN

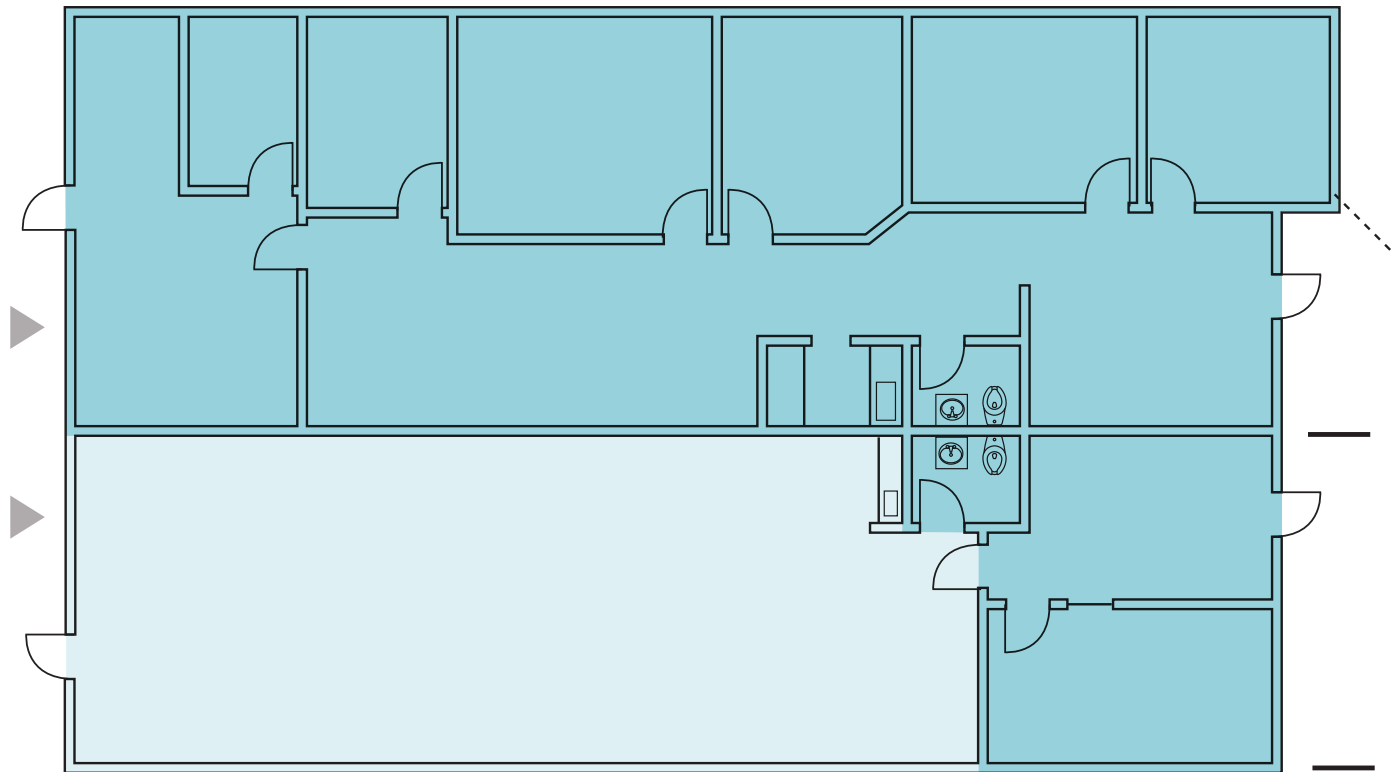
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FOR LEASE

Cascade Business Park

1045-1145 12TH AVE NW, ISSAQUAH, WA

Building E - Unit 1/2



■ OFFICE ■ WAREHOUSE ▲ GRADE LEVEL

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3,905

TOTAL SF

2,911/994

OFFICE / WAREHOUSE SF

\$8,040.75

BASE RENT

\$2,460.25

NNN

\$10,501.00

TOTAL RENT + NNN

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