

# 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 ±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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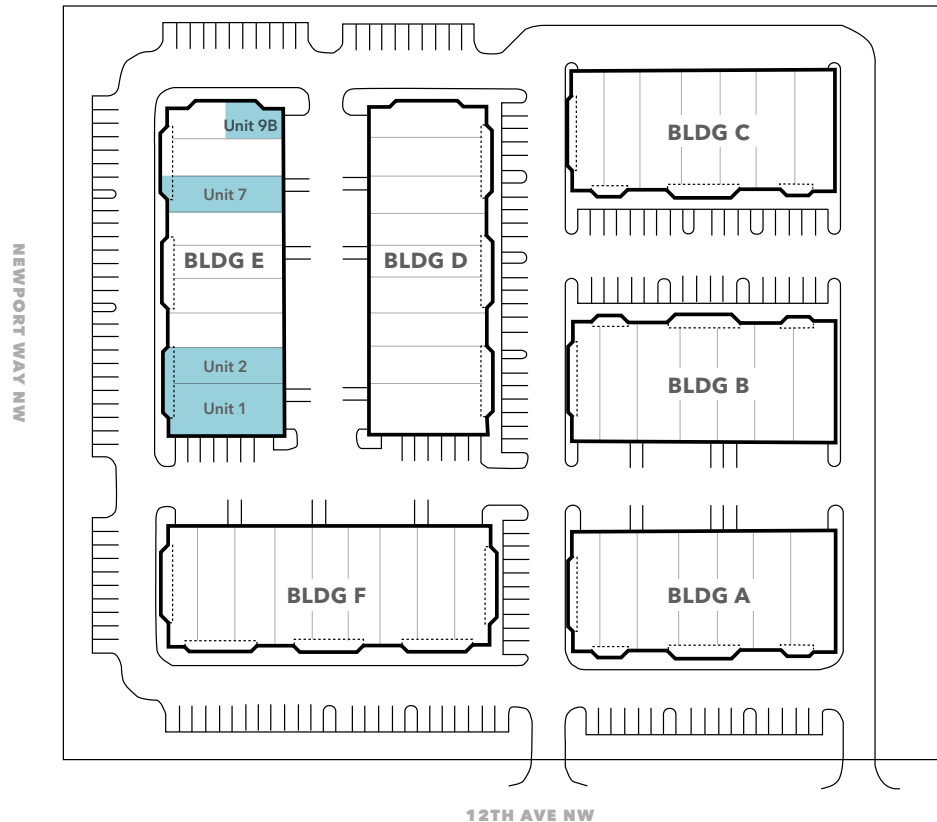
**km** Kidder Mathews

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## Site Plan



### AVAILABILITIES

Building	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
E	7	1,974 SF	1,749 SF	225 SF	\$4,273.00	\$1,244.00	\$5,516.00
E	9B	1,093 SF	1,093 SF	N/A	\$2,569.00	\$689.00	\$3,257.00

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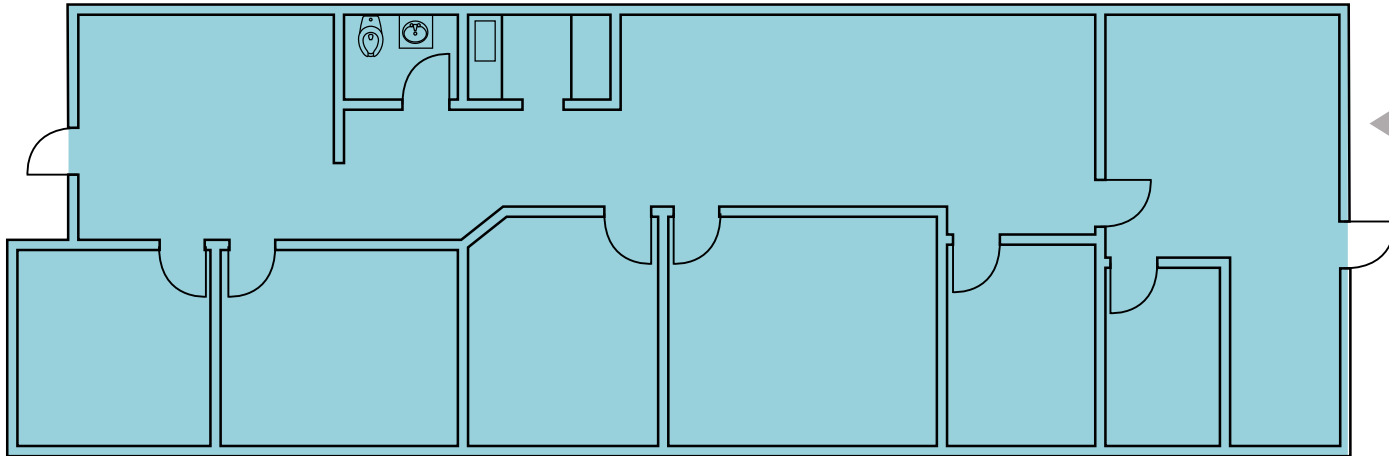


**FOR LEASE**

# Cascade Business Park

1045-1145 12TH AVE NW, ISSAQUAH, WA

## 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

**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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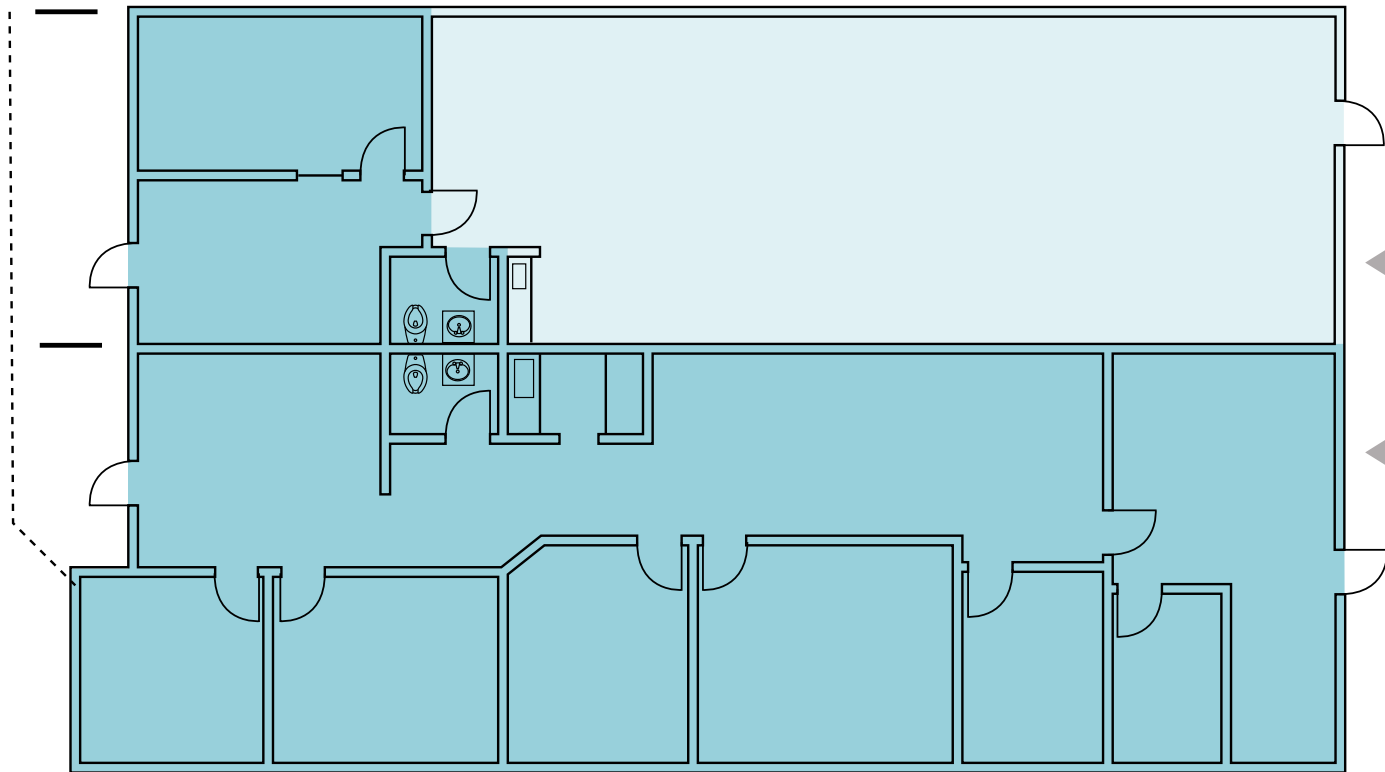
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**FOR LEASE**

# Cascade Business Park

1045-1145 12TH AVE NW, ISSAQUAH, WA

## Building E - Unit 1/2



■ OFFICE   ■ WAREHOUSE   ▲ GRADE LEVEL

**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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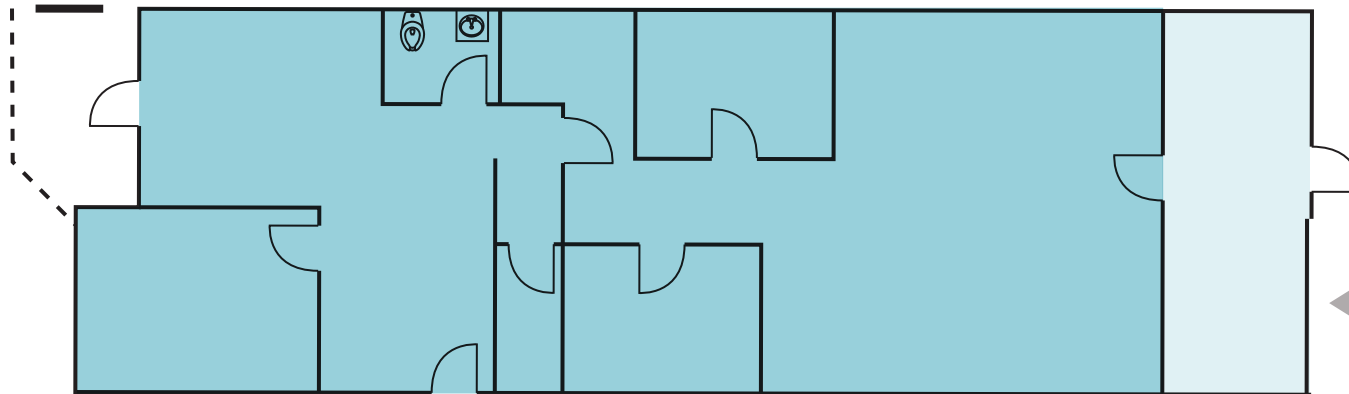
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**FOR LEASE**

# Cascade Business Park

1045-1145 12TH AVE NW, ISSAQUAH, WA

## Building E - Unit 7



**1,974**

TOTAL SF

**1,749/225**

OFFICE / WAREHOUSE SF

**\$4,273.00**

BASE RENT

**\$1,244.00**

NNN

**\$5,516.00**

TOTAL RENT + NNN

■ OFFICE   ■ WAREHOUSE   ▲ GRADE LEVEL



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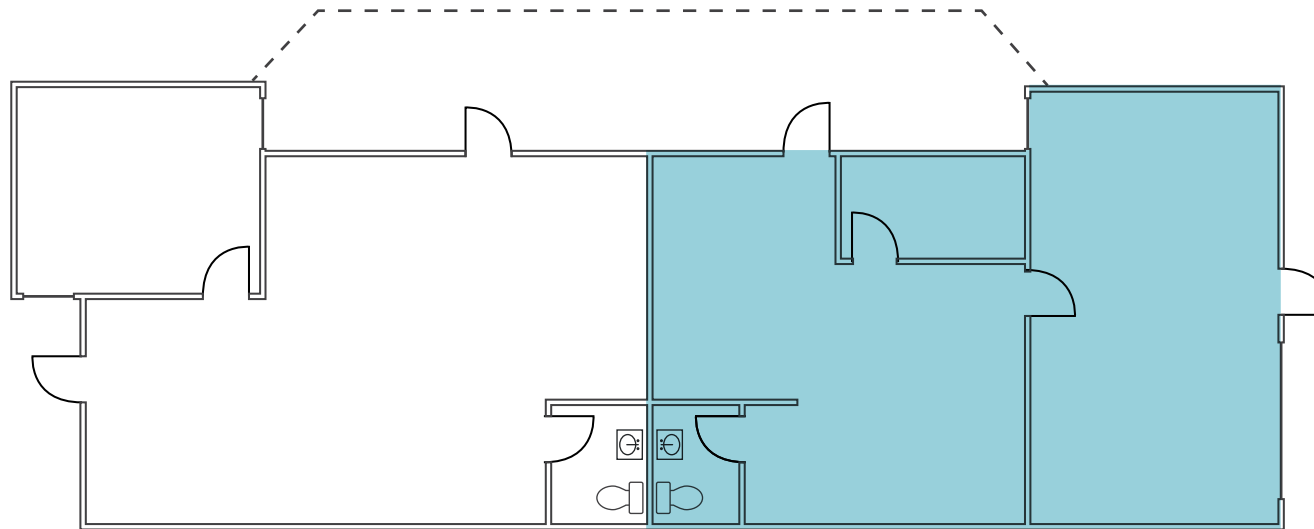
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**FOR LEASE**

# Cascade Business Park

1045-1145 12TH AVE NW, ISSAQUAH, WA

## Building E - Unit 9B



■ OFFICE ■ WAREHOUSE

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**1,093**

TOTAL SF (OFFICE ONLY)

**\$2,569.00**

BASE RENT

**\$689.00**

NNN

**\$3,257.00**

TOTAL RENT + NNN

**05/01/24**

AVAILABLE



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