

411,275 SF OFFICE CAMPUS

ISSAQUAH, WASHINGTON

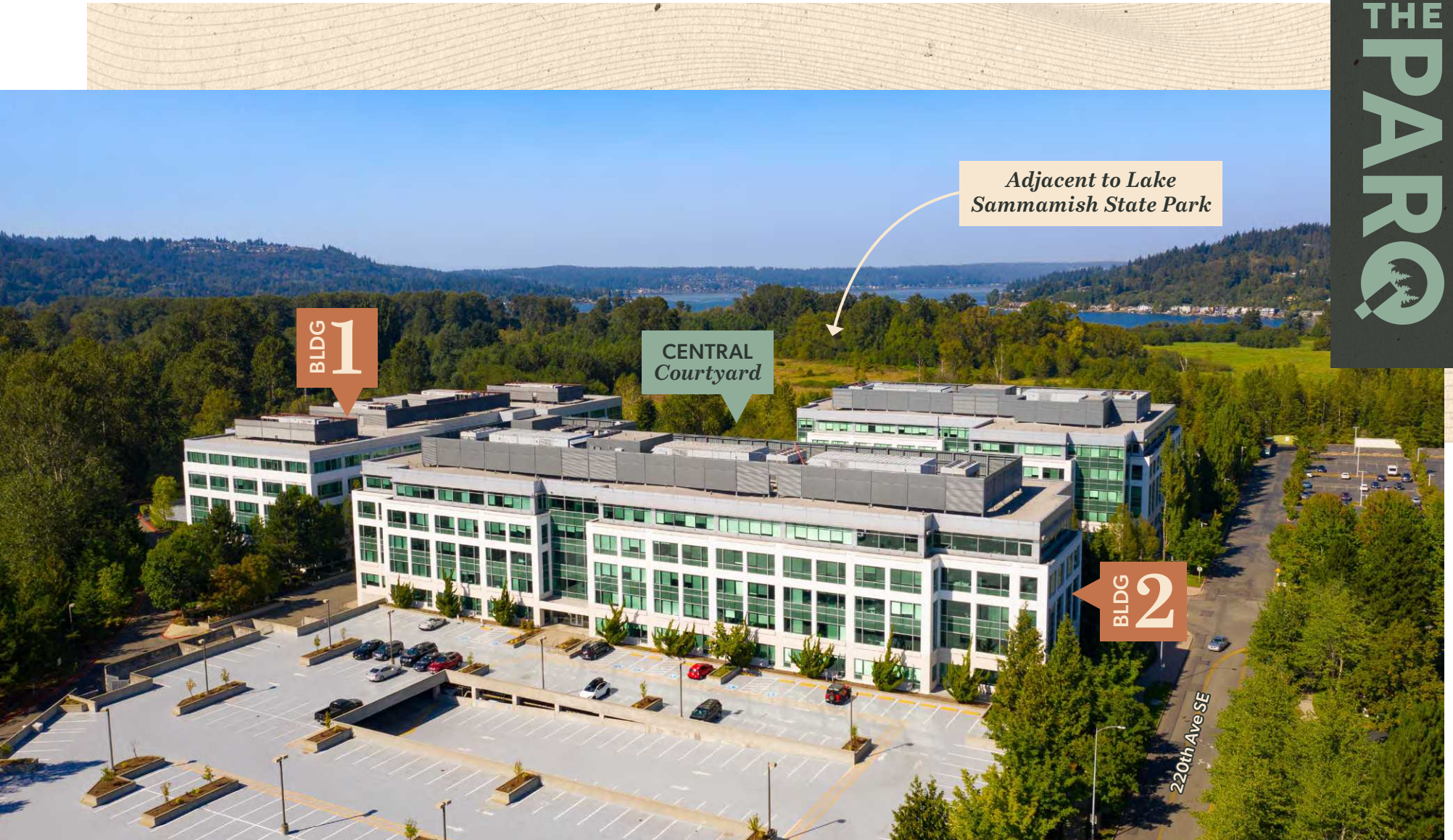


# THE PARQ



CBRE





*Welcome* to a workplace that's a walk in The ParQ



## The ParQ knows how to balance work and play



### Maximize your workday

with features that enable productivity, like flexible floor plates up to 42,000 SF and generous window lines that let in plenty of natural light.



### We're close to everything

Issaquah's retail core is right next door. Take care of daily errands, meet friends for lunch, and pick up groceries on your way home with ease.



### Get outside!

Outdoor activities like hiking, biking, and kayaking are just outside our doors. The ParQ is adjacent to Lake Sammamish State Park and surrounded by walking, hiking and biking trails.



# Take a walk around The ParQ

## Outdoor connections

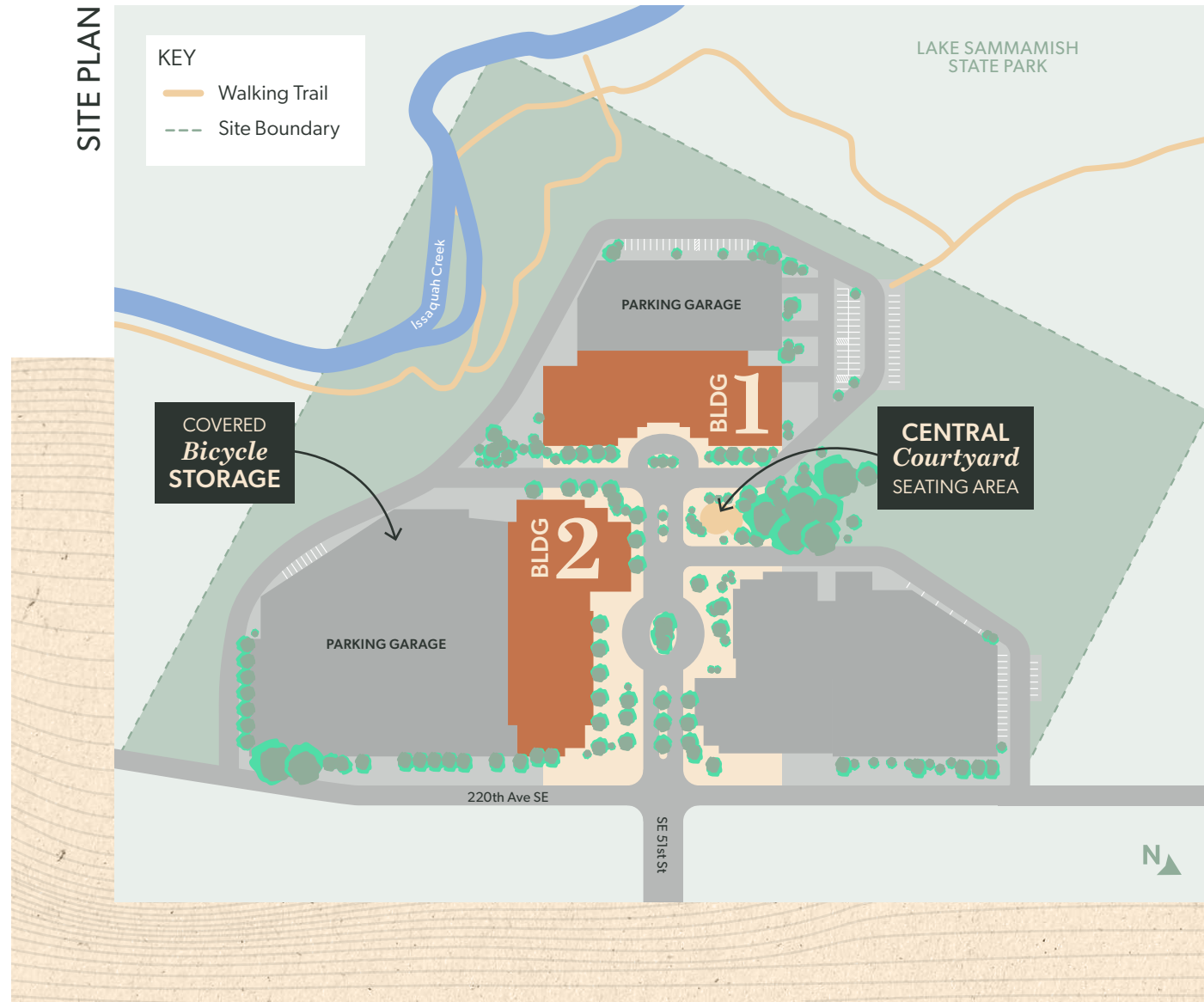
- Walking trails to Issaquah Creek and Lake Sammamish State Park intersect the property
- Outdoor seating area in the central courtyard

## Plenty of parking

- Parking ratio of 3.61/1,000 SF
- Three connected parking structures direct access to building elevator lobbies and surface lot parking
- 12 EV charging stations

## Bring your bike

- Covered bike storage & showers on site in Building 2
- Adjacent to the East Lake Sammamish Trail, which connects to the larger regional bike trail network, including the Burke-Gilman





Inspiring views of Lake Sammamish and Cougar & Tiger Mountains



Ample natural light



Outdoor spaces for engagement



Indoor/outdoor spaces and generous window line help you enjoy The ParQ's natural setting year-round

## The ParQ is all about nature

### *Did we mention Lake Sammamish State Park?*

- 1.5 miles of biking trails
- 1.5 miles of hiking trails
- 6,858 feet of waterfront on Lake Sammamish
- Enjoy kayaking, paddle boarding, boating, water skiing, fishing, volleyball and swimming

# Find your workplace at The ParQ



### Building 1

ADDRESS	21925 SE 51st Street
BUILDING SIZE	178,760 RSF
AVG. FLOOR PLATE	34,000–36,000 SF
PARKING	648 stalls, 72% covered
SLAB-TO-SLAB	Floors 1-4: 13'4"; Floor 5: 15'10"
AVAILABLE	Available Now

### Building 2

ADDRESS	21933 SE 51st Street
BUILDING SIZE	232,515 RSF
AVG. FLOOR PLATE	39,000–42,000 SF
PARKING	836 stalls, 64% covered
SLAB-TO-SLAB	Floors 1-5: 12'4"; Floor 6: 16'0"
AVAILABLE	Available Now





**Proximity** to several highly desirable Eastside neighborhoods, including Issaquah Highlands and Sammamish Plateau

# Daily errands are a walk in The ParQ



## RESTAURANTS

- |                            |                                      |
|----------------------------|--------------------------------------|
| 1. El Sabor Del Tio        | 25. Gaslamp Bar & Grill              |
| 2. McDonald's              | 26. Top Pot Doughnuts                |
| 3. Tuscan Stone Pizza      | 27. Madras Dosa Corner               |
| 4. Zushi Sushi             | 28. Malarky's Sports Grill           |
| 5. Jenny Pho               | 29. WildFin American Grill           |
| 6. Famous Kitchen          | 30. Big Foot Java                    |
| 7. O'Char Thai Cuisine     | 31. Tippy Cow                        |
| 8. iSushi                  | 32. Dickey's Barbeque Pit            |
| 9. Taco Time               | 33. Noodle Boat Thai Cuisine         |
| 10. Orenji Sushi & Noodles | 34. Five Guys                        |
| 11. Naan Twist             | 35. 12th Avenue Café                 |
| 12. Coho Café              | 36. Chipotle                         |
| 13. Qdoba                  | 37. Just Poke                        |
| 14. Ivar's Seafood Bar     | 38. Tutta Bella                      |
| 15. Paseo                  | 39. Maurya Indian Groceries & Eatery |
| 16. Starbucks              | 40. The Black Duck Cask and Bottle   |
| 17. Krispy Kreme           | 41. Nicolino Ristorante Italiano     |
| 18. Fatburger              | 42. The Well and Table               |
| 19. IHOP                   | 43. Tantalus Greek Cuisine           |
| 20. Formula Brewing        | 44. Flat Iron Grill                  |
| 21. Dough Zone             | 45. Enzo's Bistro and Bar            |
| 22. Issaquah Café          |                                      |
| 23. Garlic Crush           |                                      |
| 24. Naan N Curry           |                                      |

## GROCERY & BIG BOX

1. PCC
2. Costco
3. Bartell Drugs
4. Lowe's
5. PetSmart
6. Best Buy
7. Fred Meyer
8. Home Depot
9. Walgreens
10. QFC
11. Rite Aid
12. Petco
13. Trader Joe's
14. Target
15. REI
16. Safeway

## HOTELS

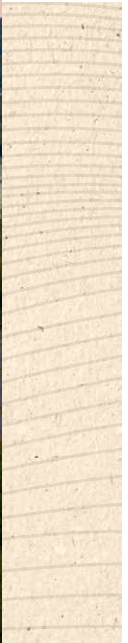
1. Homewood Suites by Hilton
2. Hilton Garden Inn
3. SpringHill Suites by Marriott

## FITNESS

1. 24 Hour Fitness
2. 425 Fitness

## Bike Trail Connections

The ParQ is adjacent to the East Lake Sammamish Trail, part of the Locks to Lakes Corridor, a 44-mile long regional trail that connects the Burke-Gilman, Sammamish River, Marymoor Connector, and Issaquah-Preston Trails, linking Seattle to the Eastside and Cascade Foothills.



# THE PARQ

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ISSAQUAH, WASHINGTON

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