CASCADE BUSINESS PARK

Spaces for Lease in an Industrial / Flex Park with Immediate Access to I-90

1045 - 1145 12TH AVE NW, ISSAQUAH, WA



CASCADE BUSINESS PARK

Property Overview

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 Tibbets 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

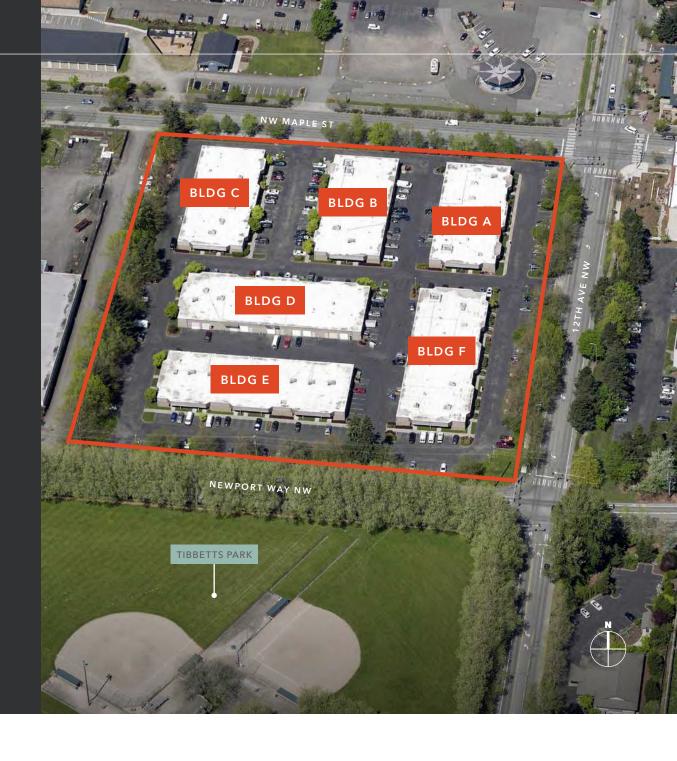
2 MINS

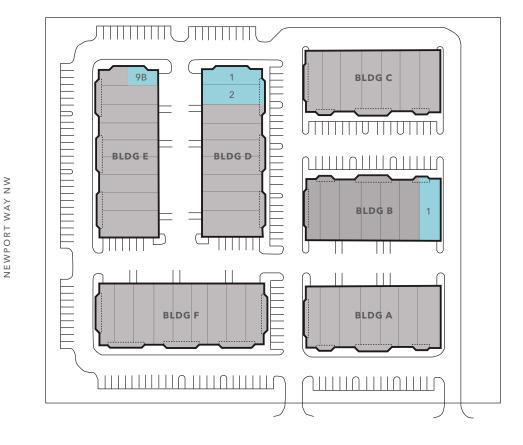
TO ISSAQUAH TRANSIT CETNER 2 MINS

3 MINS

TO 1-90

5MINS





NW MAPLE ST

AVAILABILITIES

Building	Unit	Total SF	Office SF	Warehouse SF	Base Rent	NNN	Total Rent + NNN
В	1	2,186 SF	1,821 SF	365 Sf	\$4,827	\$1,399	\$6,226
D	1	2,131 SF	1,831 SF	300 SF	\$4,661	\$1,365	\$6,025
D	2	1,831 SF	1,358 SF	473 SF	\$3,833	\$1,172	\$5,005
D	1 & 2	3,962 SF	3,189 SF	773 SF	\$8,335	\$2,536	\$10,870
E	9B	1,093 SF	1,093 SF	N/A	\$2,569	\$689	\$3,257

AVAILABLE FOR LEASE

KIDDER MATHEWS

BUILDING B - UNIT 1

2,186
TOTAL SF

\$4,827

BASE RENT

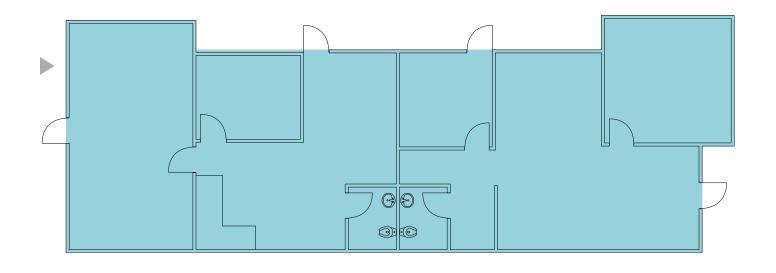
\$1,339

NNN

\$6,226

TOTAL RENT + NNN

10/1/2024



G

BUILDING D - UNIT 1

TAKE VIRTUAL TOUR

2,131

TOTAL SF

\$4,661

BASE RENT

\$1,365

\$6,025

TOTAL RENT + NNN

BROKERS FOR AVAILABILITY

BUILDING D - UNIT 2

1,831 TOTAL SF

\$3,833

BASE RENT

\$1,172

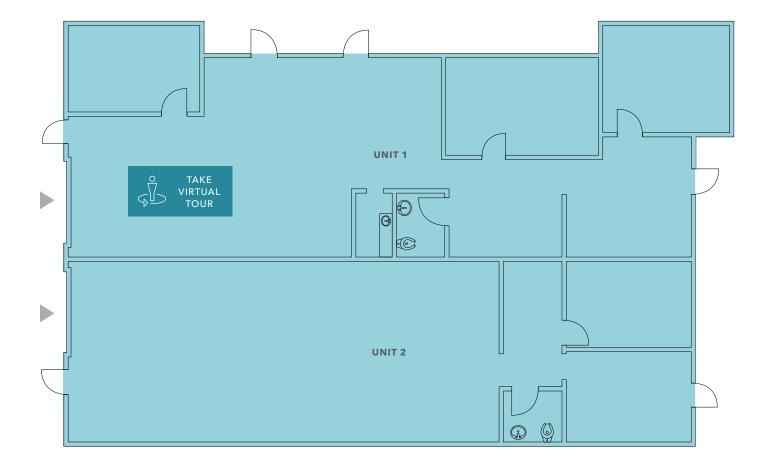
\$5,005

TOTAL RENT + NNN

BROKERS FOR AVAILABILITY



BUILDING D - UNITS 1 & 2



3,962
TOTAL SF

\$8,335

BASE RENT

\$2,536

NNI

\$10,870

TOTAL RENT + NNN

CONTACT

BROKERS FOR AVAILABILITY

Grade level loading

AVAILABLE FOR LEASE

KIDDER MATHEWS

BUILDING E - UNIT 9B

TAKE VIRTUAL TOUR

1,093

\$2,569

BASE RENT

\$689

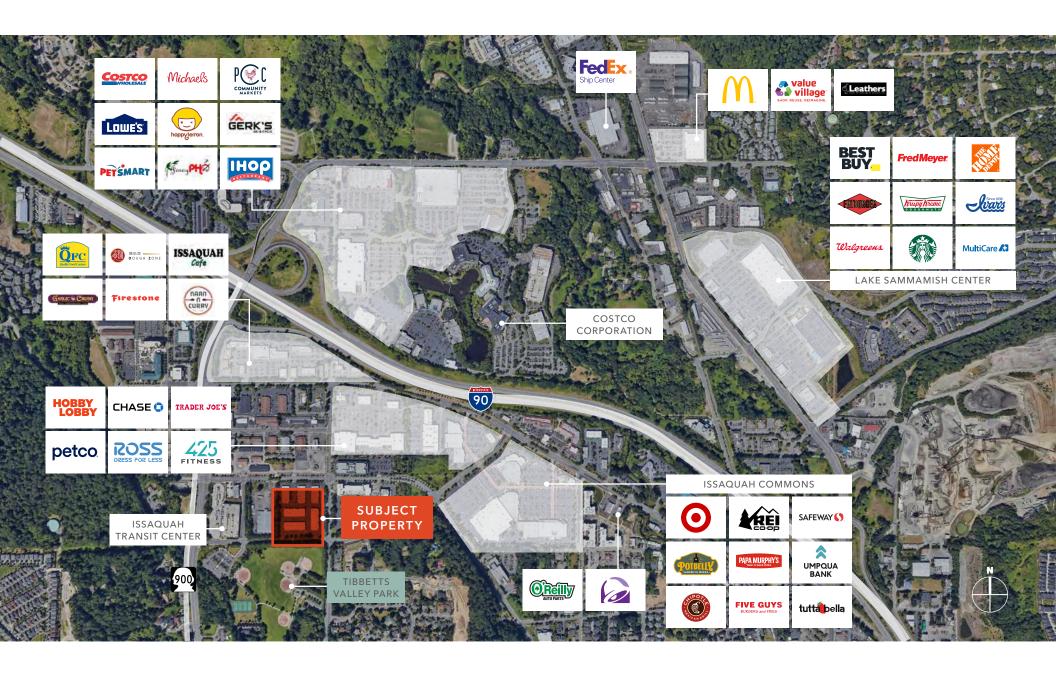
NNI

\$3,257

TOTAL RENT + NNN

NOW

AVAILABLE



AVAILABLE FOR LEASE

KIDDER MATHEWS



Exclusively listed by

RYAN FOSTER 425.450.1124 ryan.foster@kidder.com COLTON TEGLOVIC 425.281.5261 colton.teglovic@kidder.com ZACH VALL-SPINOSA 425.450.1115 zach.vallspinosa@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.