

FOR LEASE

# 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 Tibbets Park

**2 MINS**

TO ISSAQUAH  
TRANSIT CENTER

**2 MINS**

TO SR-900

**3 MINS**

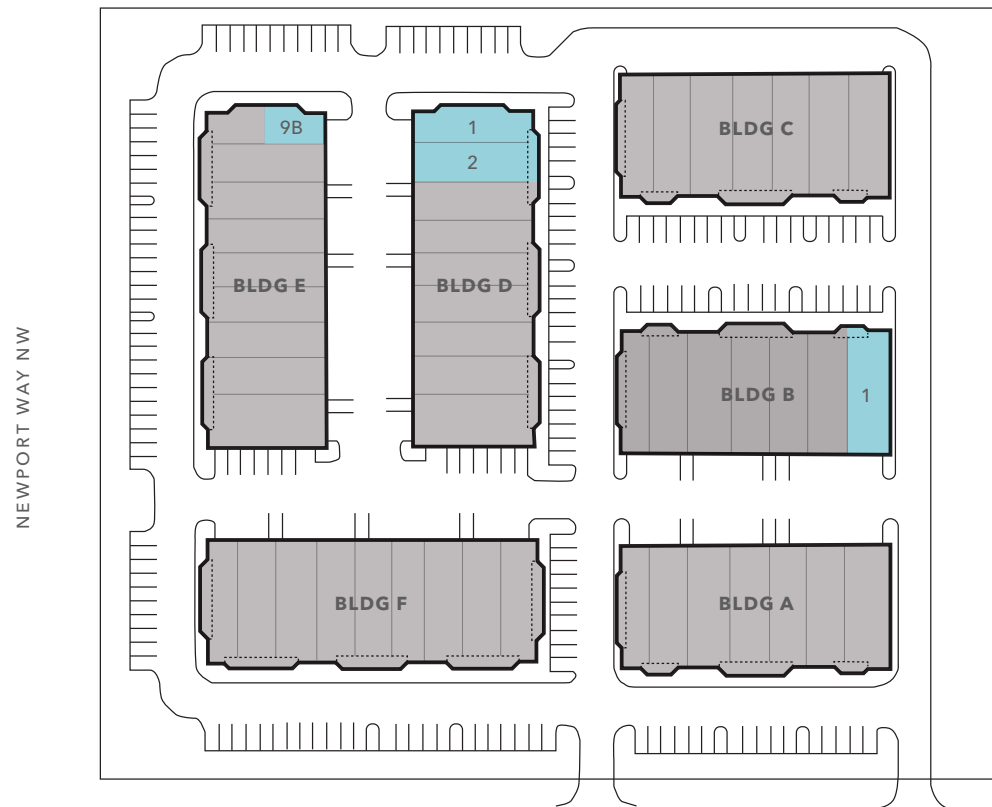
TO I-90

**5 MINS**

TO RETAIL STORES



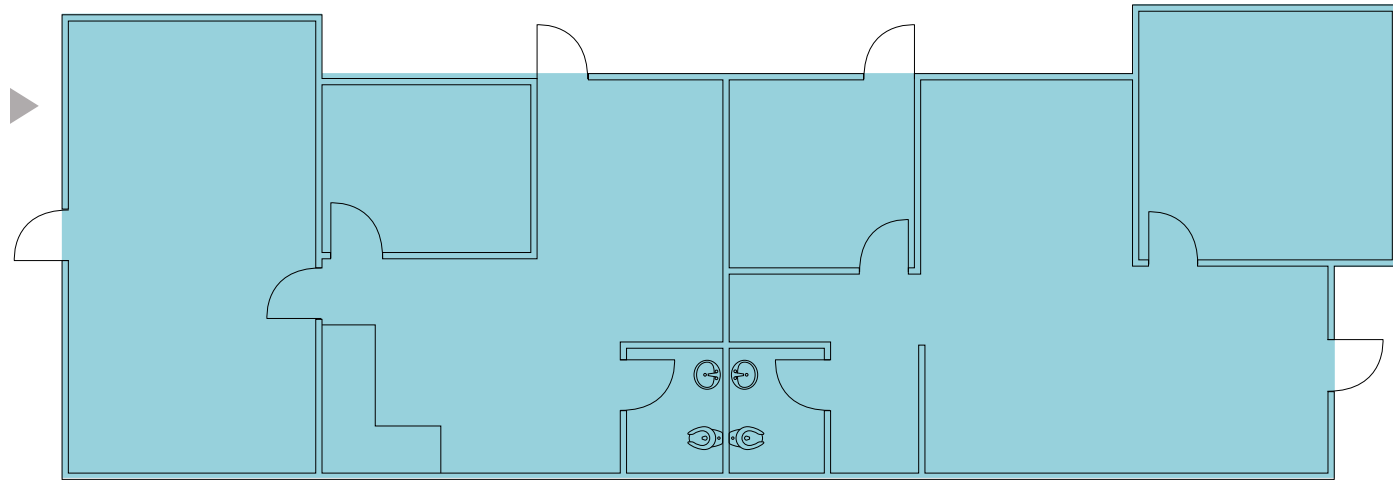
# CASCADE BUSINESS PARK



## AVAILABILITIES

Building	Unit	Total SF	Office SF	Warehouse SF	Base Rent	NNN	Total Rent + NNN
B	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

# BUILDING B - UNIT 1



2,186

TOTAL SF

\$4,827

BASE RENT

\$1,339

NNN

\$6,226

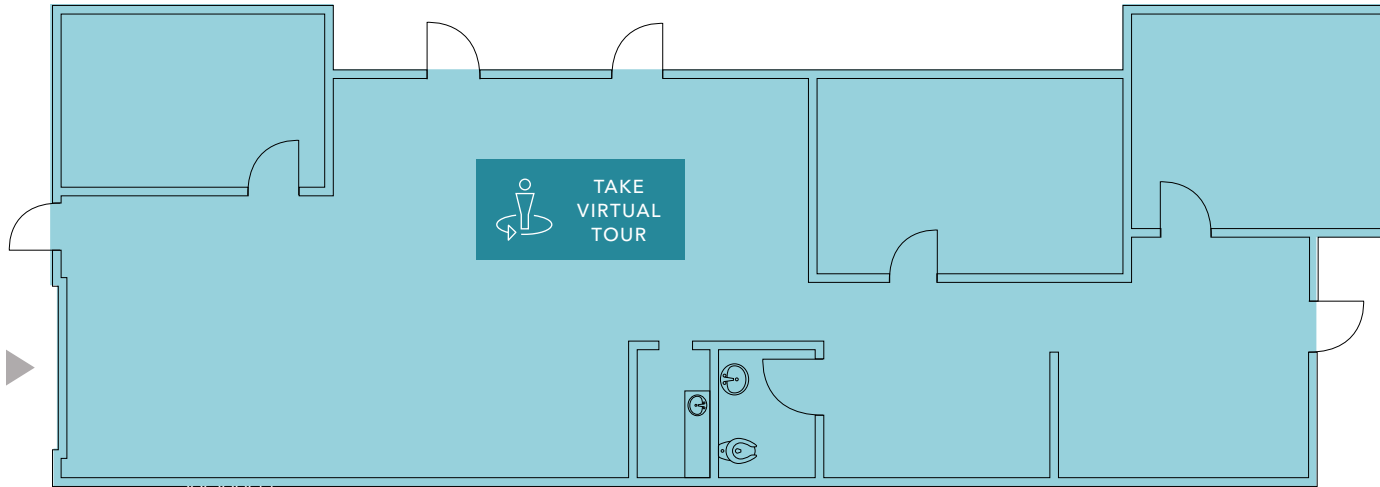
TOTAL RENT + NNN

10/1/2024

AVAILABILITY

▲ Grade level loading

# BUILDING D - UNIT 1



2,131

TOTAL SF

\$4,661

BASE RENT

\$1,365

NNN

\$6,025

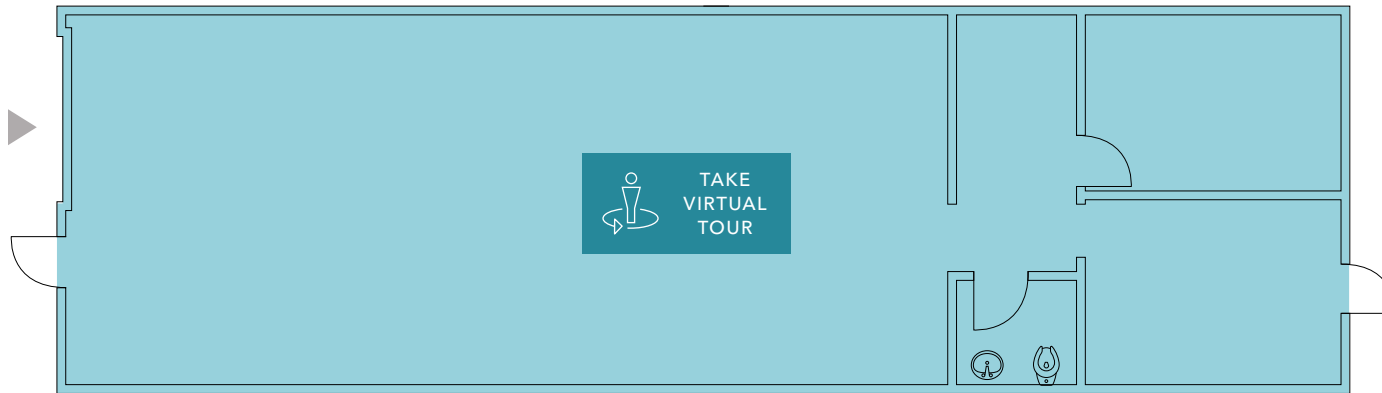
TOTAL RENT + NNN

*CONTACT*

BROKERS FOR AVAILABILITY

▲ Grade level loading

# BUILDING D - UNIT 2



1,831

TOTAL SF

\$3,833

BASE RENT

\$1,172

NNN

\$5,005

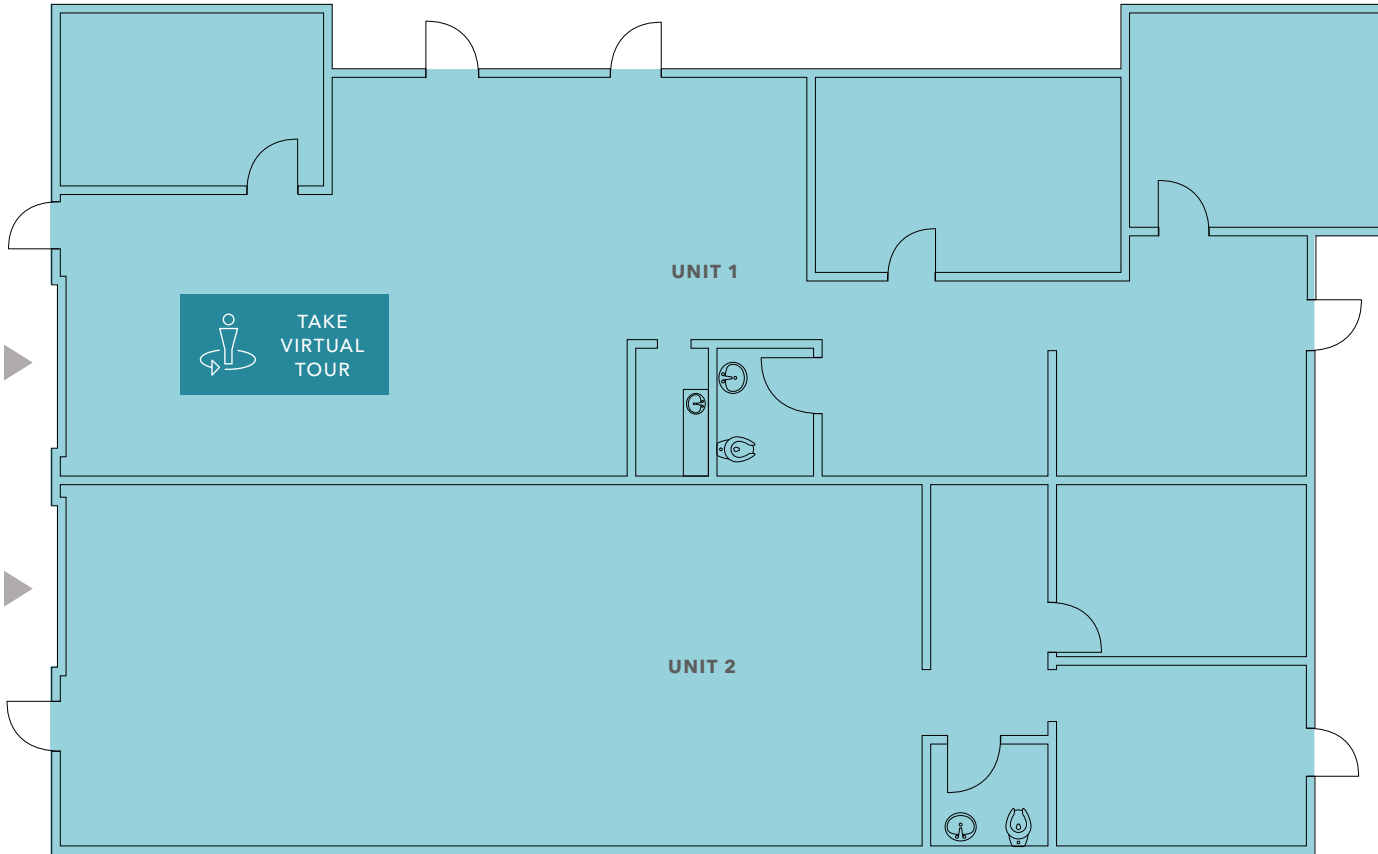
TOTAL RENT + NNN

*CONTACT*

BROKERS FOR AVAILABILITY

▲ Grade level loading

# BUILDING D - UNITS 1 & 2



3,962

TOTAL SF

\$8,335

BASE RENT

\$2,536

NNN

\$10,870

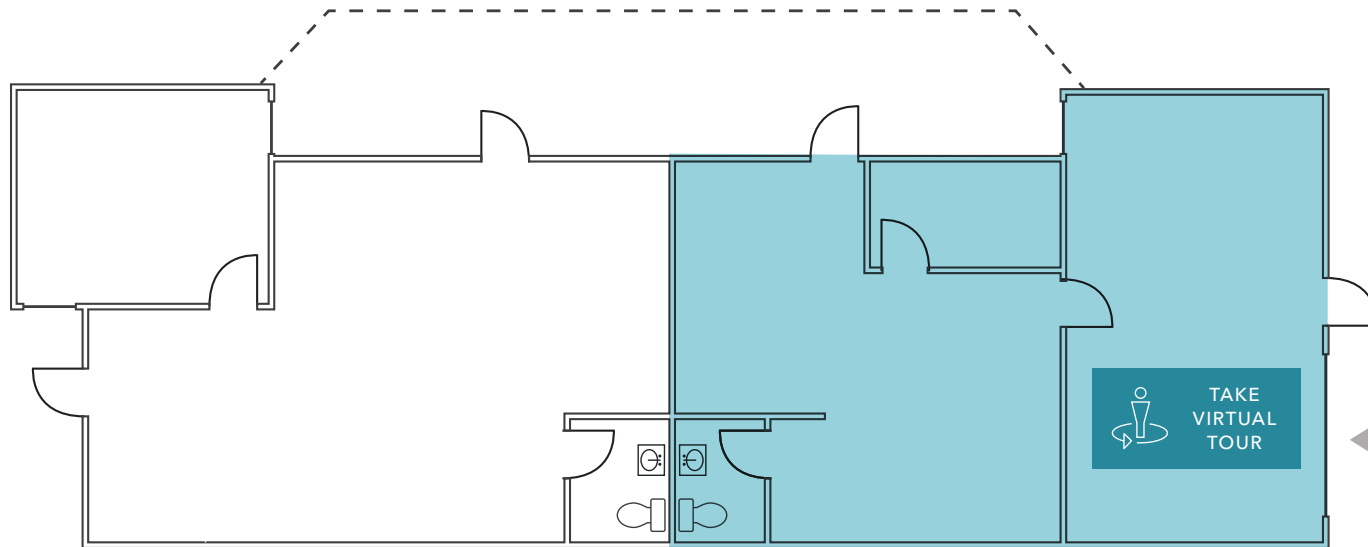
TOTAL RENT + NNN

*CONTACT*

BROKERS FOR AVAILABILITY

▲ Grade level loading

# BUILDING E - UNIT 9B



1,093

TOTAL SF

\$2,569

BASE RENT

\$689

NNN

\$3,257

TOTAL RENT + NNN

NOW

AVAILABLE

▲ Grade level loading



# CASCADE BUSINESS PARK





**SUBJECT  
PROPERTY**

*Exclusively listed by*

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