

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



CASCADEBUSINESSPARK.COM

km Kidder
Mathews

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, and coffee shops

2 MINS

TO ISSAQUAH
TRANSIT CENTER

2 MINS

TO SR-900

3 MINS

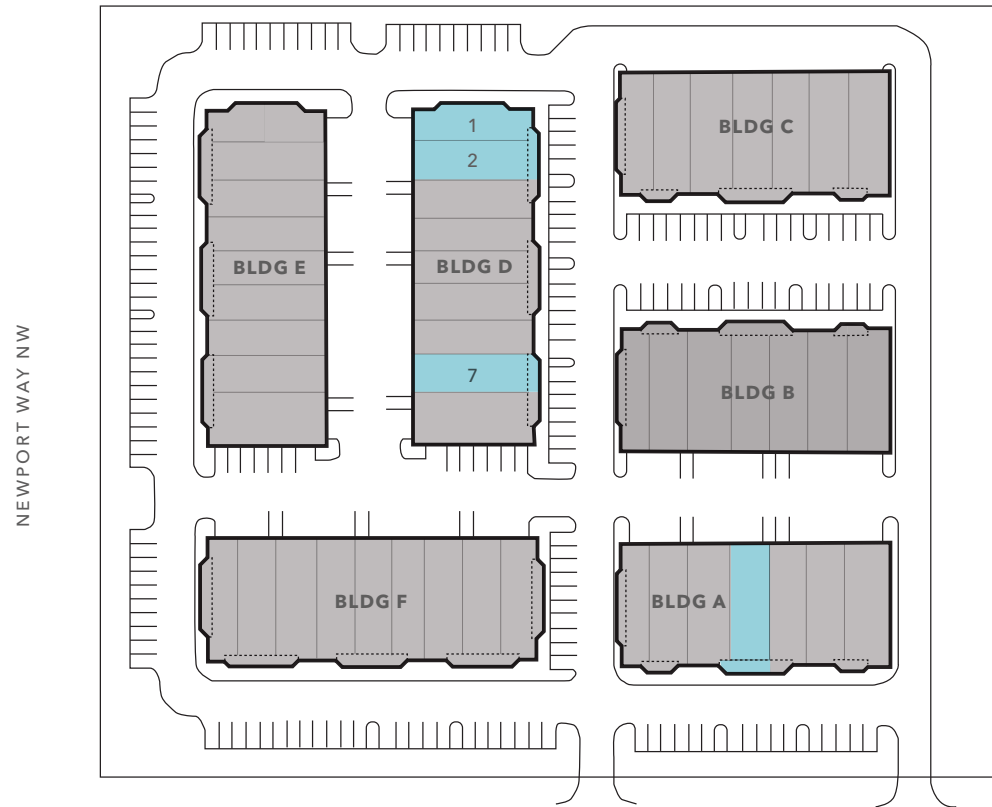
TO I-90

5 MINS

TO RETAIL STORES



CASCADE BUSINESS PARK



AVAILABILITIES

| Building | Unit | Total SF | Office SF | Warehouse SF | Potential High Tech Lab Space | Base Rent | NNN | Total Rent + NNN | Virtual Tour |
|----------|-------|----------|-----------|--------------|-------------------------------|-----------|---------|------------------|----------------------------|
| A | 4 | 1,916 | 730 SF | 1,186 SF | - | \$3,854 | \$1,351 | \$5,205 | TOUR SUITE |
| D | 1 | 2,131 SF | 1,031 SF | 300 SF | 800 SF | \$4,661 | \$1,365 | \$6,025 | TOUR SUITE |
| D | 2 | 1,831 SF | 811 SF | 1,020 SF | - | \$3,833 | \$1,172 | \$5,005 | TOUR SUITE |
| D | 1 & 2 | 3,962 SF | 1,842 SF | 1,320 SF | 800 SF | \$8,335 | \$2,536 | \$10,870 | TOUR SUITE |
| D | 7 | 1,813 SF | 906 SF | 907 SF | - | \$3,444 | \$1,215 | \$4,659 | |

BUILDING A - UNIT 4

1,916 SF

TOTAL SF

\$3,854

BASE RENT

\$1,331

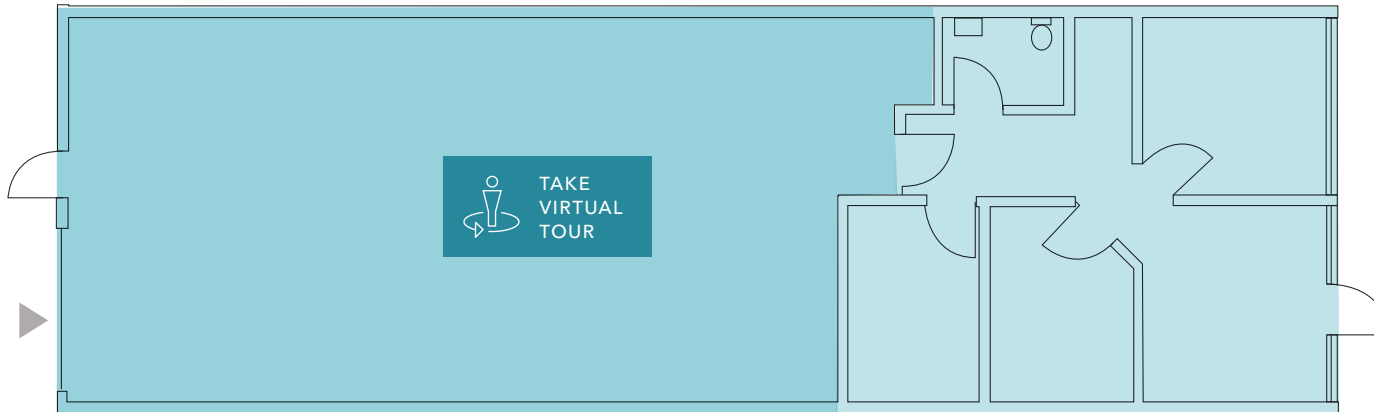
NNN

\$5,205

TOTAL RENT + NNN

CONTACT

BROKERS FOR AVAILABILITY

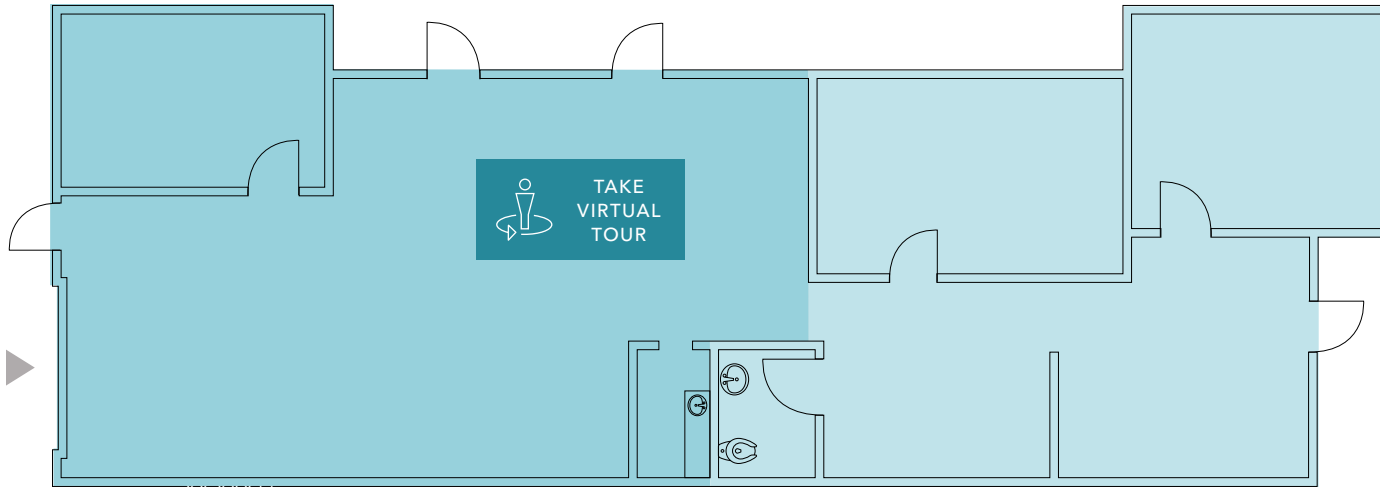


▲ Grade level loading

■ Warehouse

■ Office

BUILDING D - UNIT 1



2,131

TOTAL SF

\$4,661

BASE RENT

\$1,365

NNN

\$6,025

TOTAL RENT + NNN

NOW

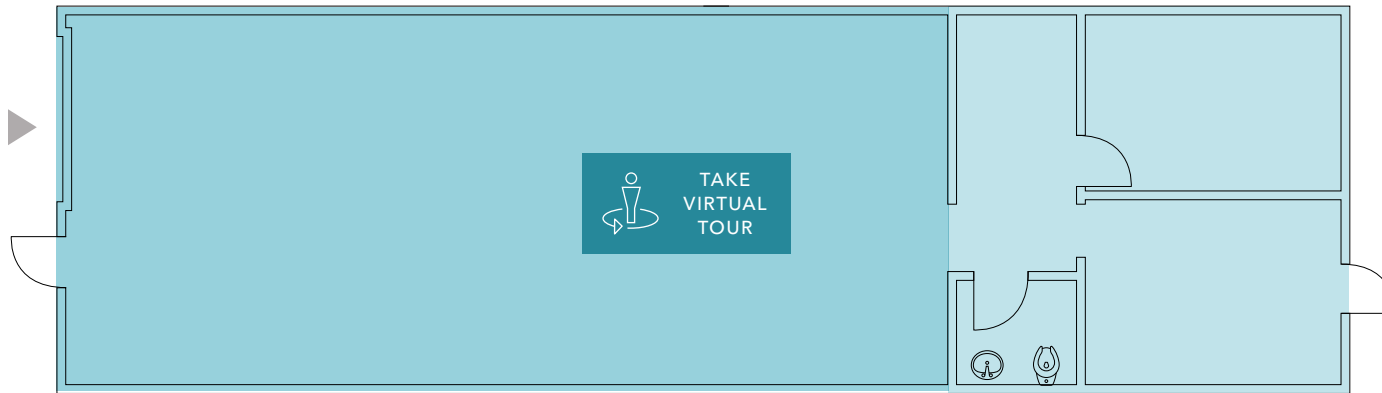
AVAILABLE

▲ Grade level loading

■ Warehouse

■ Office

BUILDING D - UNIT 2



3,962

TOTAL SF

\$3,833

BASE RENT

\$1,172

NNN

\$5,005

TOTAL RENT + NNN

NOW

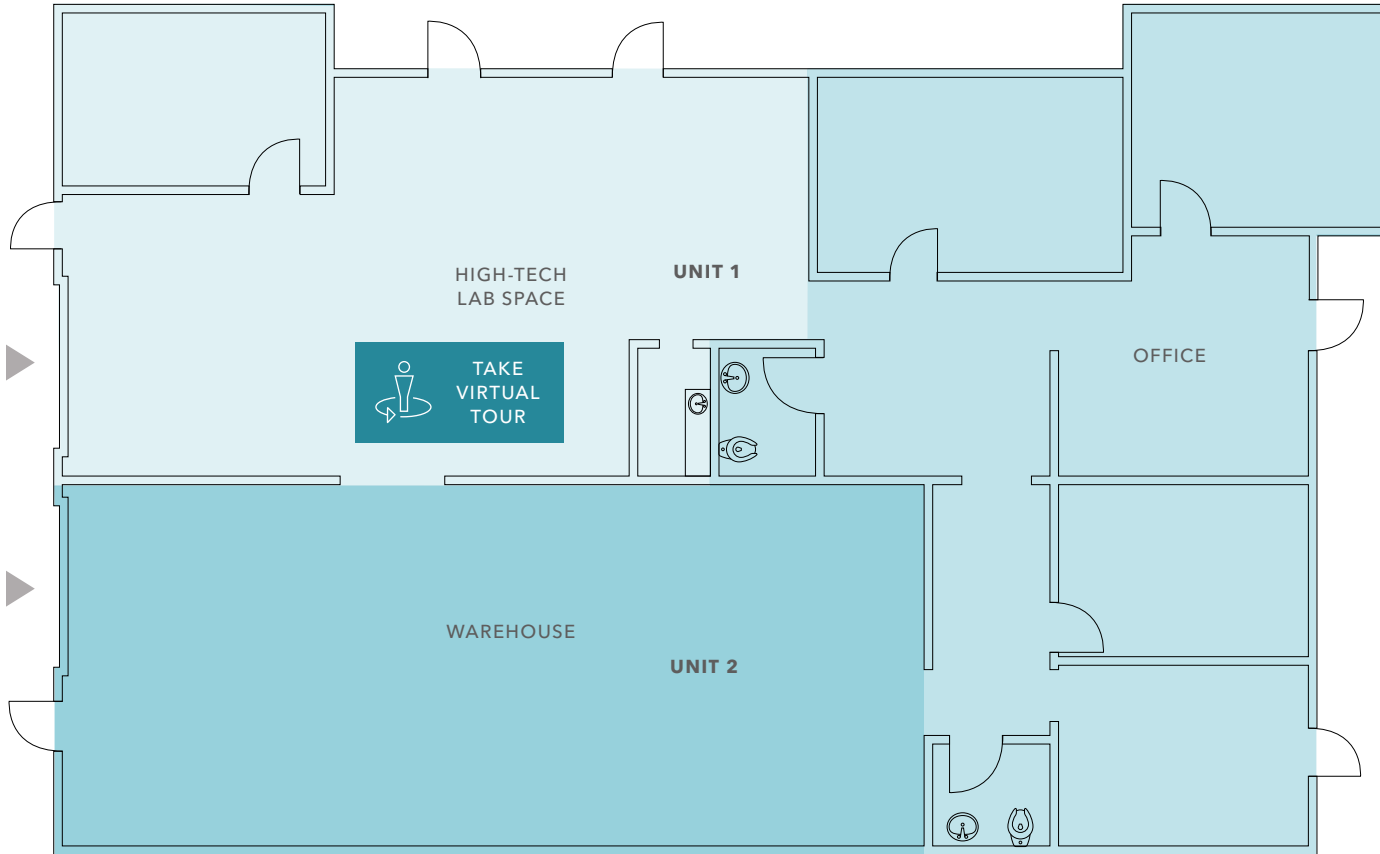
AVAILABLE

▲ Grade level loading

■ Warehouse

■ Office

BUILDING D - UNITS 1 & 2



3,962

TOTAL SF

\$8,335

BASE RENT

\$2,536

NNN

\$10,870

TOTAL RENT + NNN

NOW

AVAILABLE

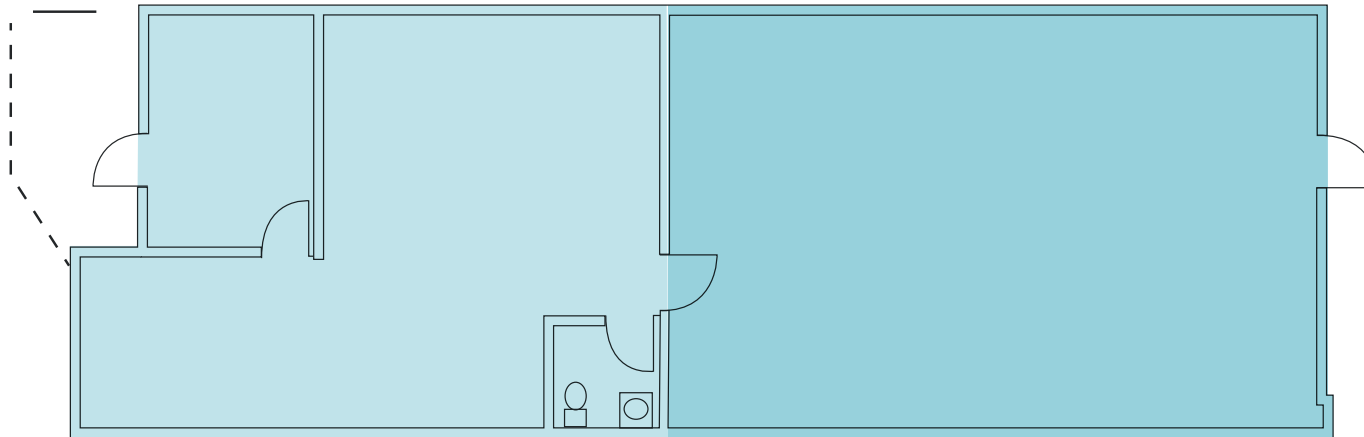
▲ Grade level loading

■ Warehouse

■ Office

■ Lab Space

BUILDING D - UNIT 7



1,813

TOTAL SF

\$3,444

BASE RENT

\$1,215

NNN

\$4,659

TOTAL RENT + NNN

3/1/2025

AVAILABILITY

▲ Grade level loading

■ Warehouse

■ Office

CASCADE BUSINESS PARK



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LAKE SAMMAMISH CENTER

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COSTCO CORPORATION

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ISSAQUAH TRANSIT CENTER



SUBJECT PROPERTY

TIBBETTS VALLEY PARK

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| ISSAQUAH COMMONS | | |
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**SUBJECT
PROPERTY**

Exclusively listed by

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