

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**

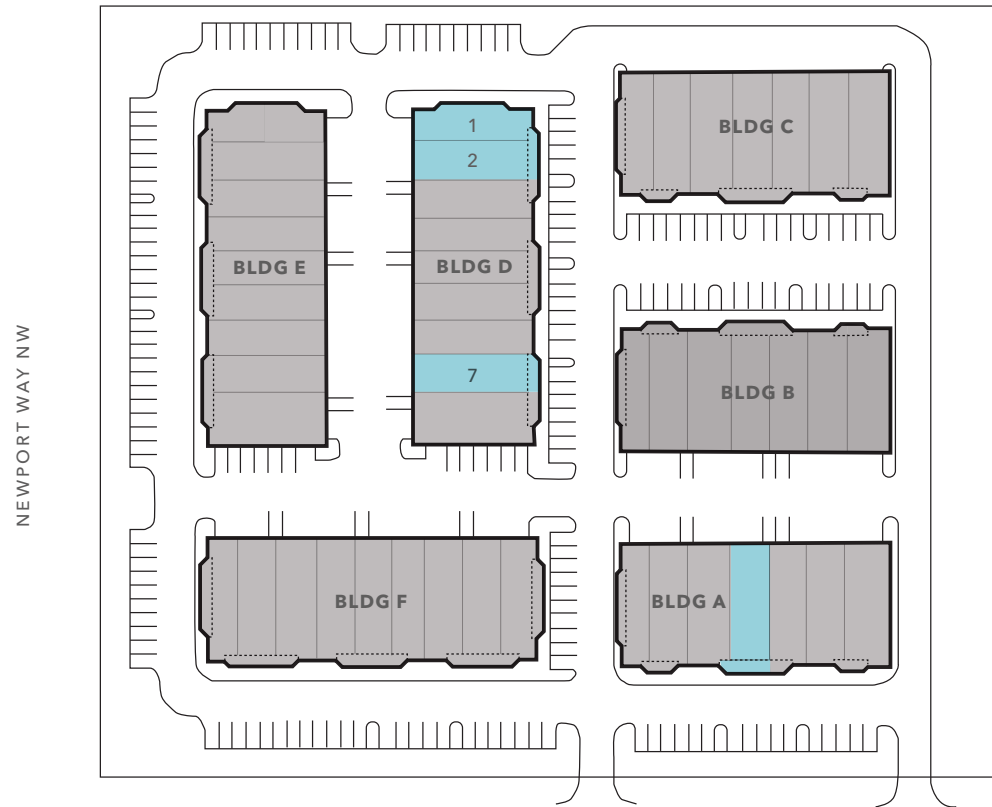
TO I-90

**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	<a href="#">TOUR SUITE</a>
D	1	2,131 SF	1,031 SF	300 SF	800 SF	\$4,661	\$1,365	\$6,025	<a href="#">TOUR SUITE</a>
D	2	1,831 SF	811 SF	1,020 SF	-	\$3,833	\$1,172	\$5,005	<a href="#">TOUR SUITE</a>
D	1 & 2	3,962 SF	1,842 SF	1,320 SF	800 SF	\$8,335	\$2,536	\$10,870	<a href="#">TOUR SUITE</a>
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*

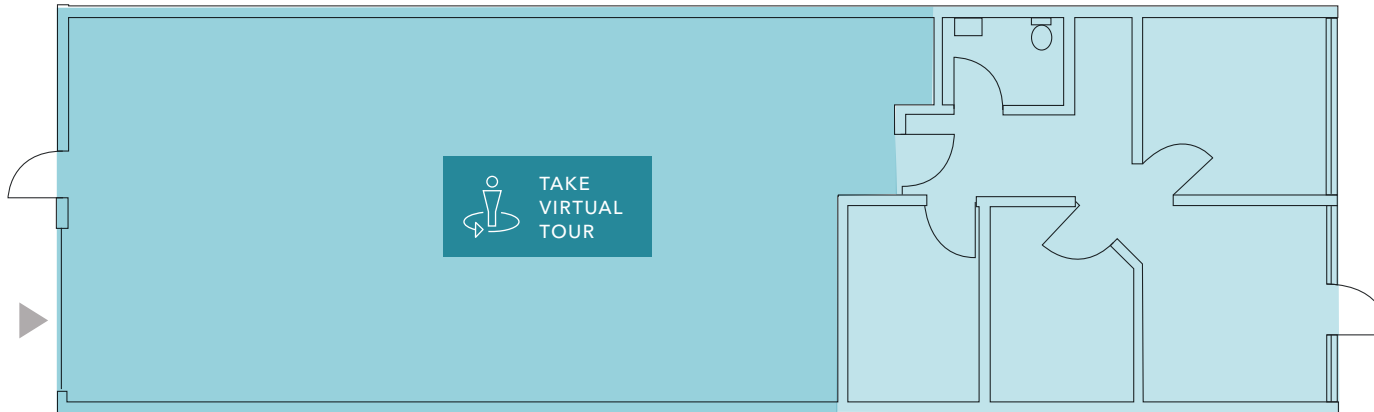
NNN

*\$5,205*

TOTAL RENT + NNN

*CONTACT*

BROKERS FOR AVAILABILITY

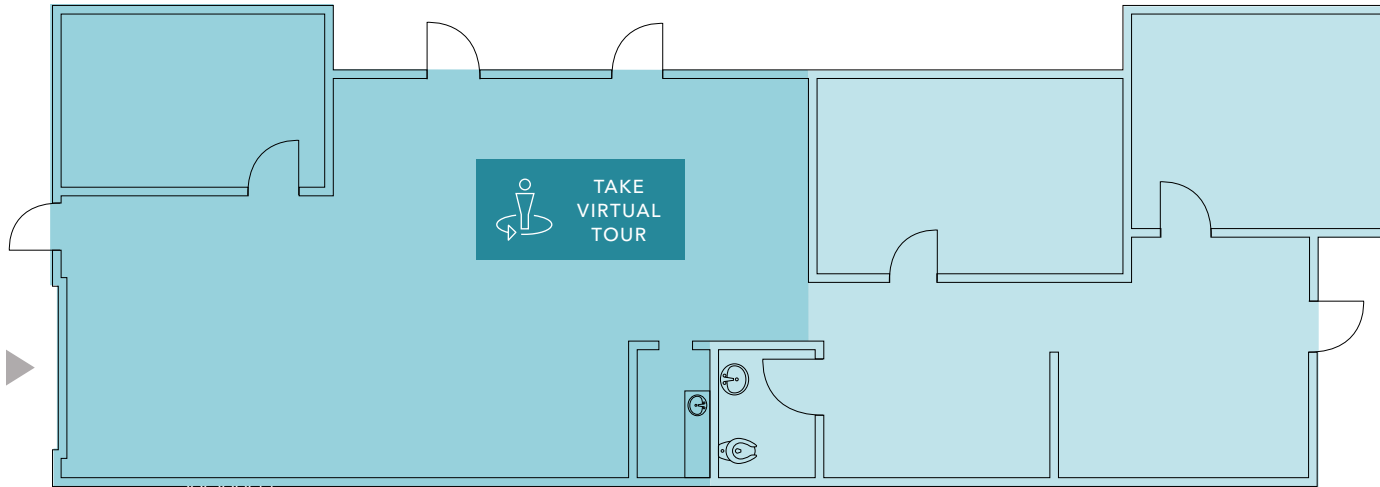


▲ Grade level loading

■ Warehouse

■ Office

# BUILDING D - UNIT 1



2,131

TOTAL SF

\$4,661

BASE RENT

\$1,365

NNN

\$6,025

TOTAL RENT + NNN

NOW

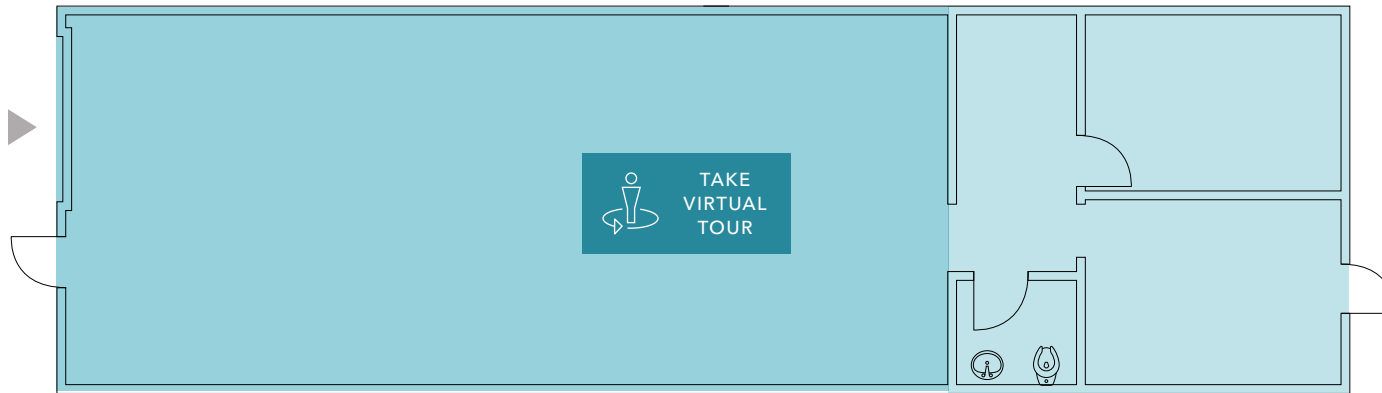
AVAILABLE

▲ 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

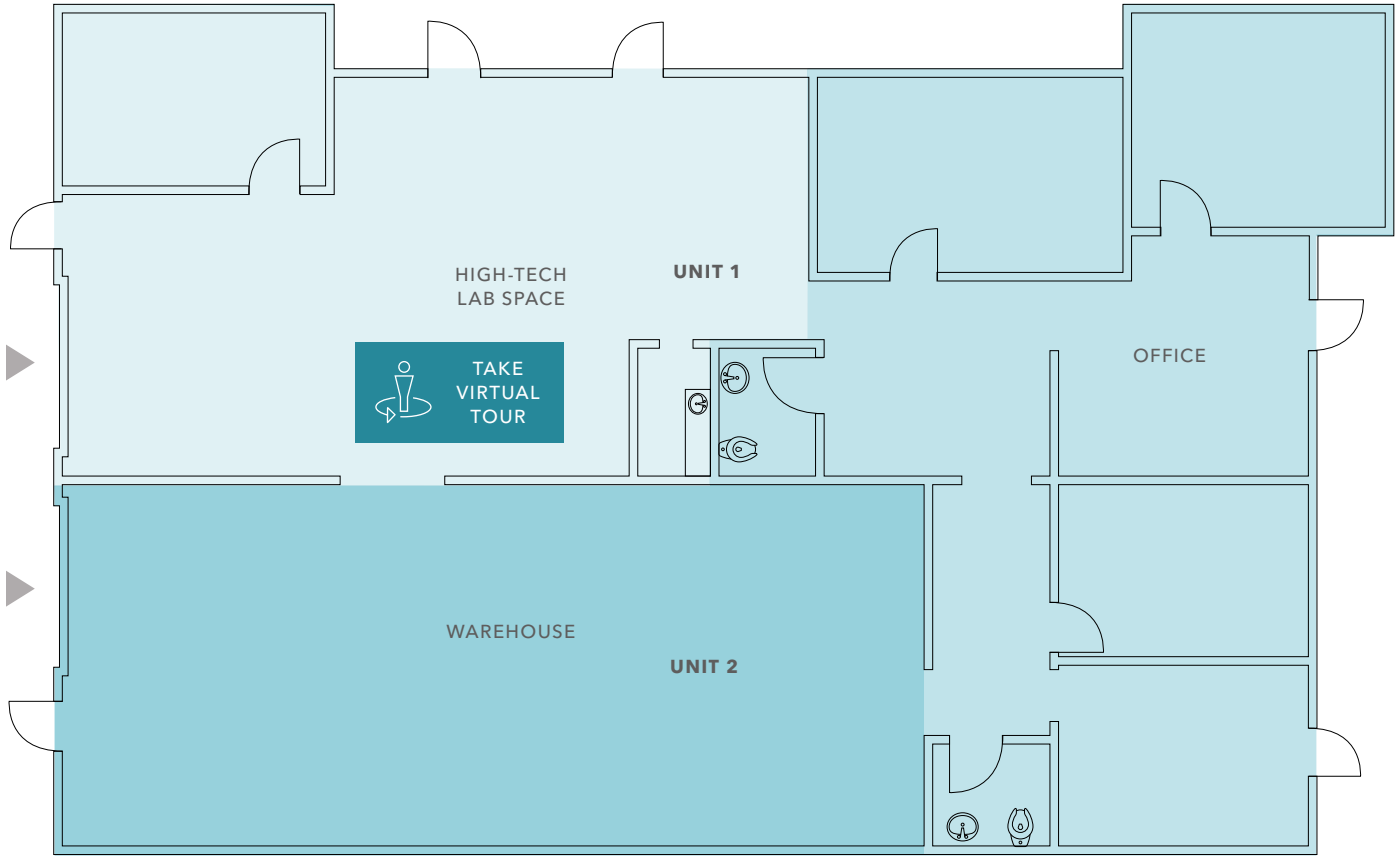
AVAILABLE

▲ 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

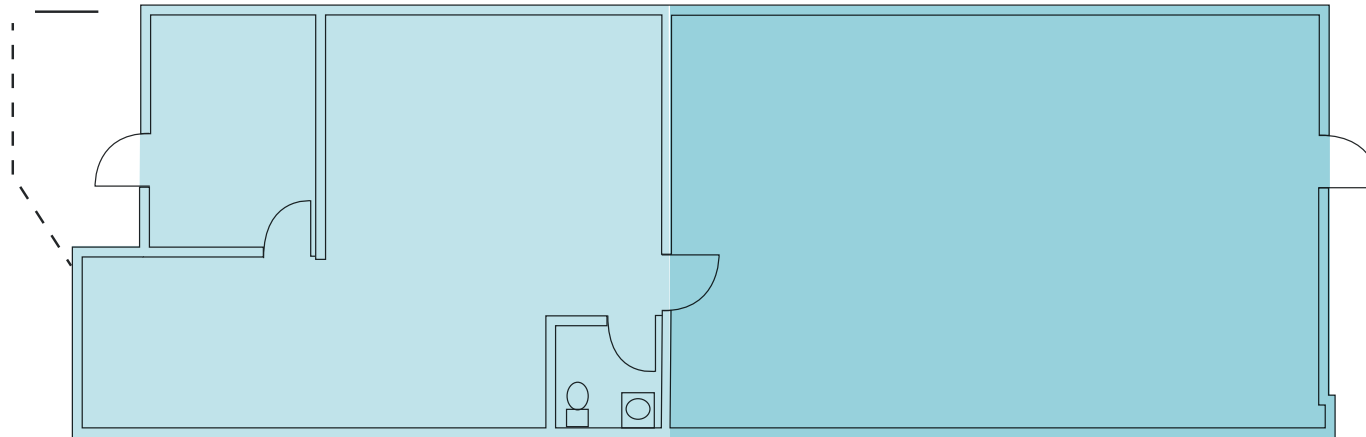
▲ Grade level loading

■ 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




--	--	--

LAKE SAMMAMISH CENTER



COSTCO CORPORATION


ISSAQUAH TRANSIT CENTER



SUBJECT PROPERTY

TIBBETTS VALLEY PARK

ISSAQUAH COMMONS


--	--



**SUBJECT  
PROPERTY**

*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**

**CASCADEBUSINESSPARK.COM**