

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 $\pm 96,000$ 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

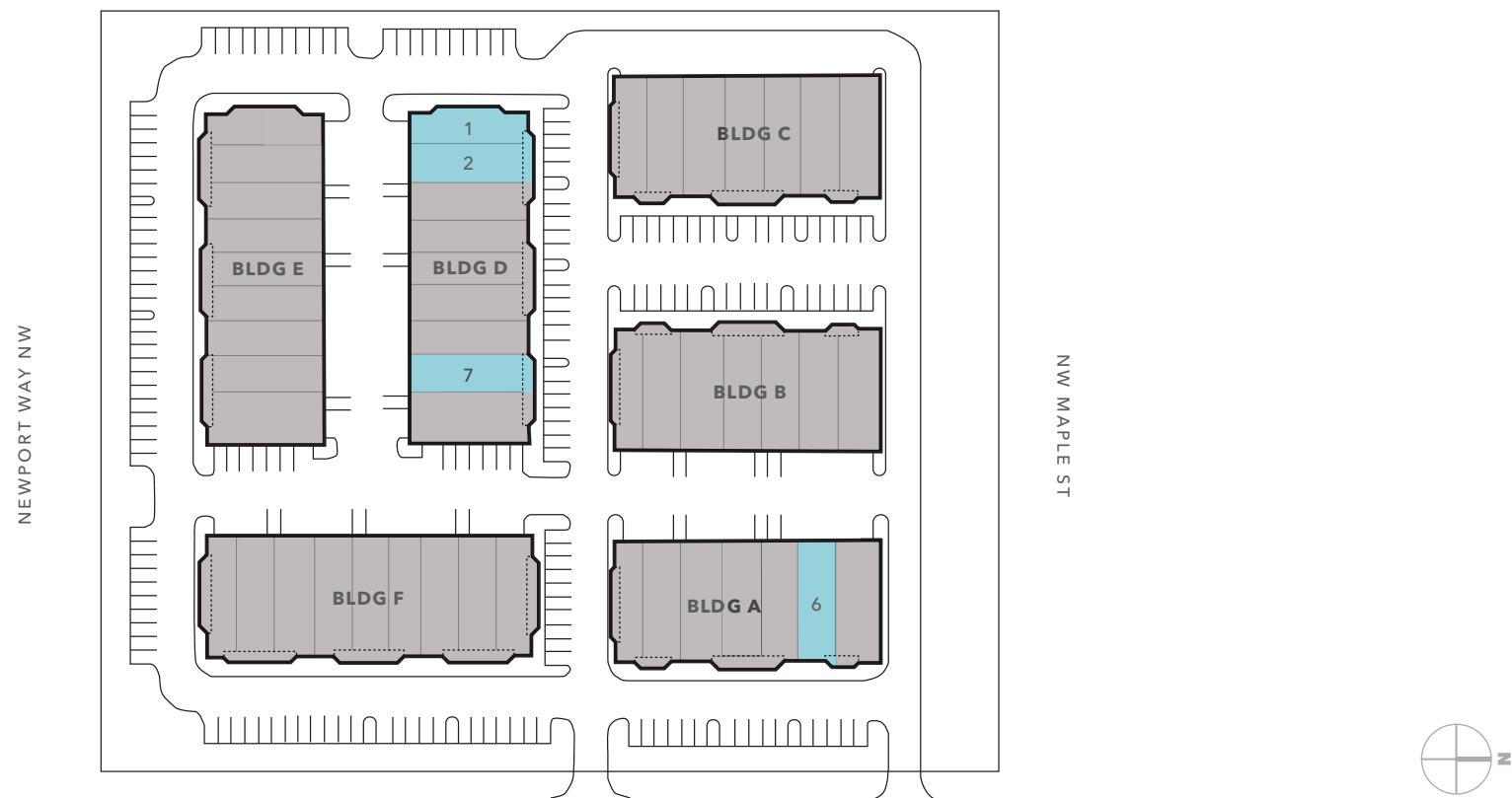
3 MINS

TO I-90

5 MINS

TO RETAIL STORES





AVAILABILITIES

Building	Unit	Total SF	Office SF	Warehouse SF	Potential High Tech Lab Space	Base Rent	NNN	Total Rent + NNN	Virtual Tour
A	6	1,919 SF	509 SF	1,410 SF	-	\$3,838	\$1,286	\$5,124	
D	1	2,131 SF	1,031 SF	300 SF	800 SF	\$4,661	\$1,365	\$6,025	TOUR SUITE D1
D	2	1,831 SF	811 SF	1,020 SF	-	\$3,833	\$1,172	\$5,005	TOUR SUITE D2
D	1/2	3,962 SF	1,842 SF	1,320 SF	800 SF	\$8,335	\$2,536	\$10,870	TOUR SUITE D1/2
D	7	1,813 SF	906 SF	907 SF	-	\$3,626	\$1,215	\$4,841	

BUILDING A - UNIT 6



1,919 SF

TOTAL SF

\$3,838

BASE RENT

\$1,286

NNN

\$5,124

TOTAL RENT + NNN

4/1/2025

AVAILABLE



Grade level loading

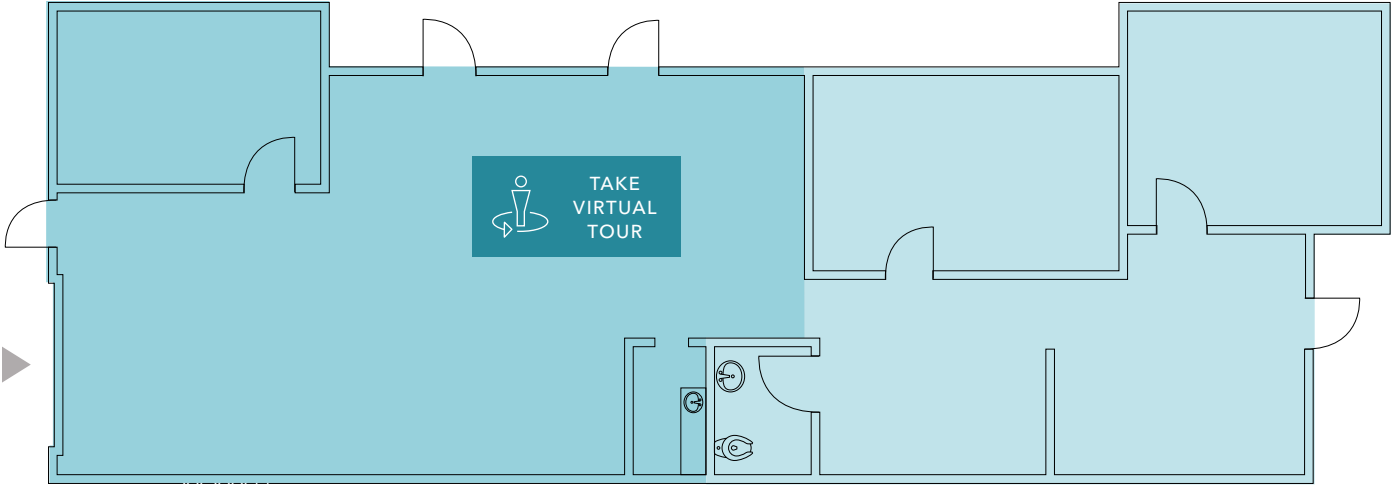


Warehouse



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



1,831

TOTAL SF

\$3,833

BASE RENT

\$1,172

NNN

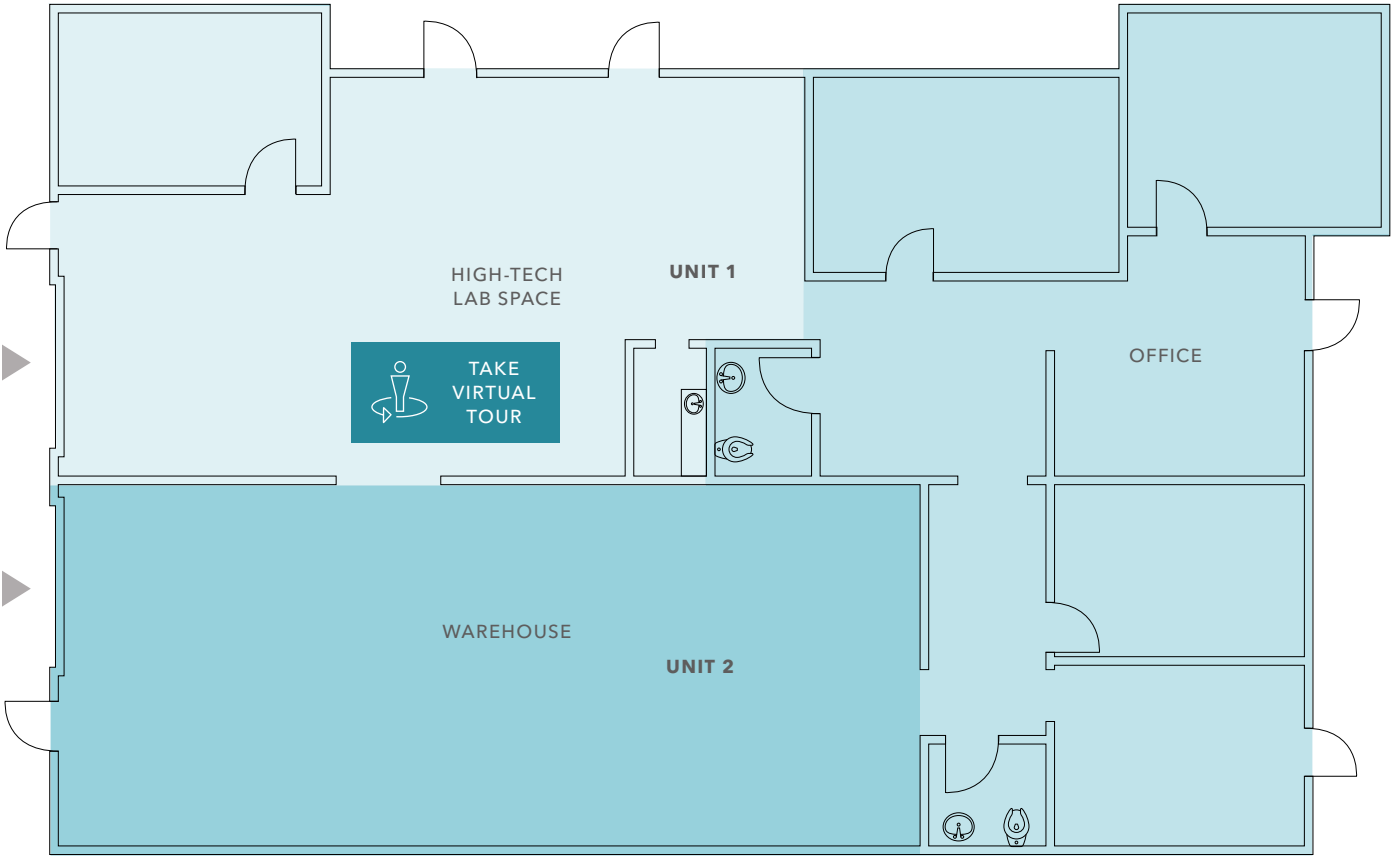
\$5,005

TOTAL RENT + NNN

NOW

AVAILABLE

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

\$3,626

BASE RENT

\$1,215

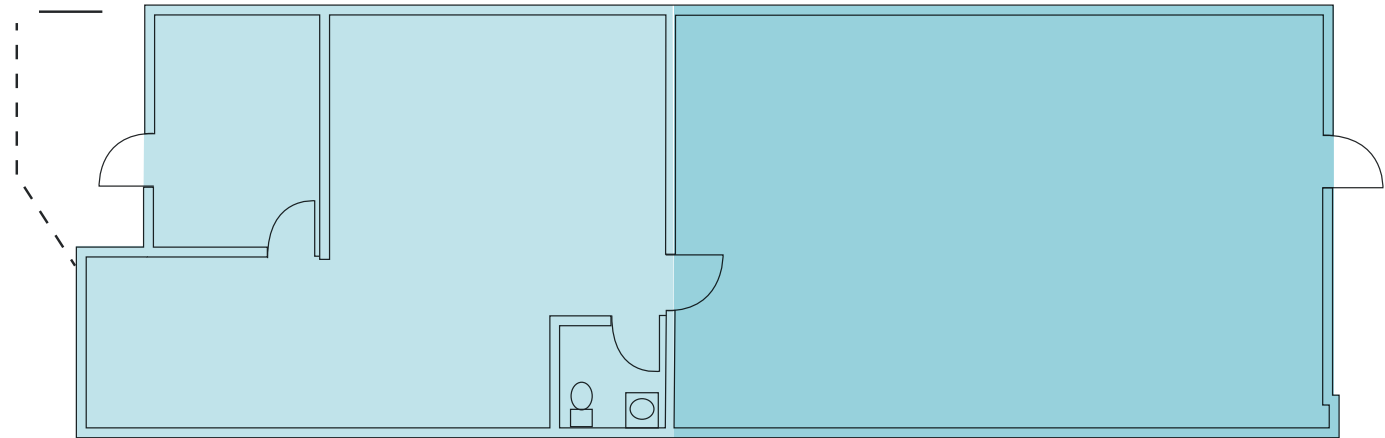
NNN

\$4,841

TOTAL RENT + NNN

3/1/2025

AVAILABILITY



▲ Grade level loading ■ Warehouse ■ Office

CASCADE BUSINESS PARK





**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

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.