

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

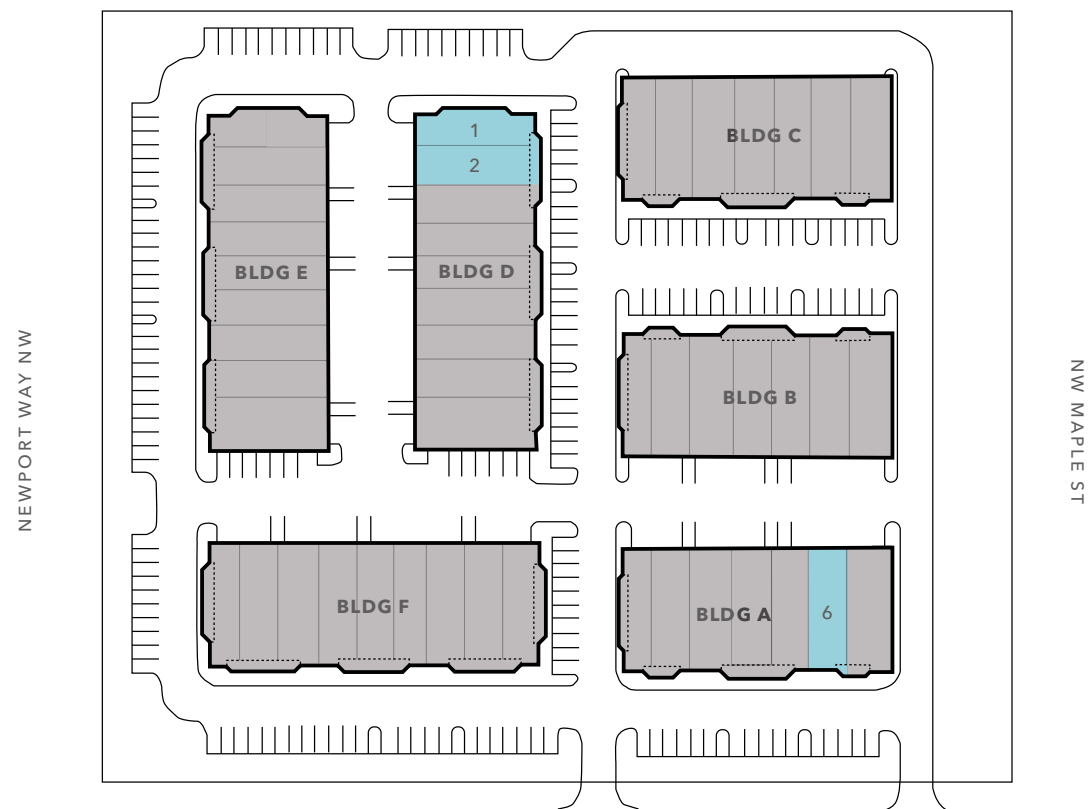
3 MINS

TO I-90

5 MINS

TO RETAIL STORES





AVAILABILITIES

| Building | Unit | Total SF | Office SF | Warehouse SF | Potential High Tech Lab Space | Lease Rate SF/Month | Lease Type | Virtual Tour |
|----------|------|----------|-----------|--------------|-------------------------------|---------------------|------------|-----------------|
| A | 6 | 1,919 SF | 509 SF | 1,410 SF | - | \$2.10 | NNN | |
| D | 1 | 2,131 SF | 1,031 SF | 300 SF | 800 SF | \$2.10 | NNN | TOUR SUITE D1 |
| D | 2 | 1,831 SF | 811 SF | 1,020 SF | - | \$2.10 | NNN | TOUR SUITE D2 |
| D | 1/2 | 3,962 SF | 1,842 SF | 1,320 SF | 800 SF | \$2.10 | NNN | TOUR SUITE D1/2 |

BUILDING A - UNIT 6

1,919 SF

TOTAL SF

\$2.10 SF

LEASE RATE PER MONTH + NNN

NNN

LEASE TYPE

4/1/2025

AVAILABLE

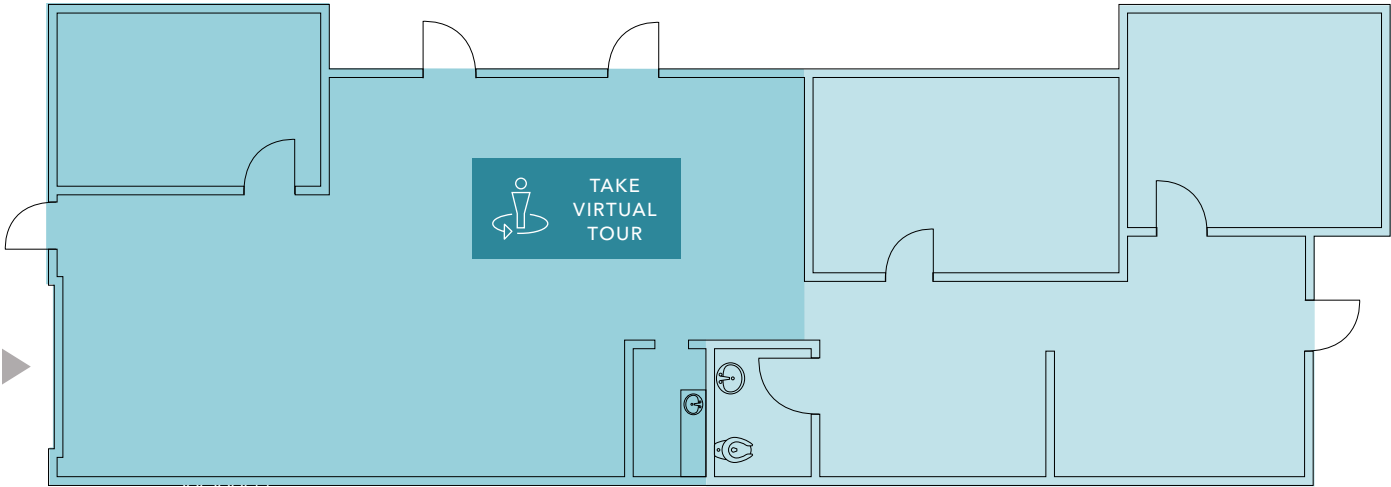


▲ Grade level loading

■ Warehouse

■ Office

BUILDING D - UNIT 1



2,131

TOTAL SF

\$2.10 SF

LEASE RATE PER MONTH + NNN

NNN

LEASE TYPE

NOW

AVAILABLE



Grade level loading



Warehouse



Office

BUILDING D - UNIT 2

1,831

TOTAL SF

\$2.10 SF

LEASE RATE PER MONTH + NNN

NNN

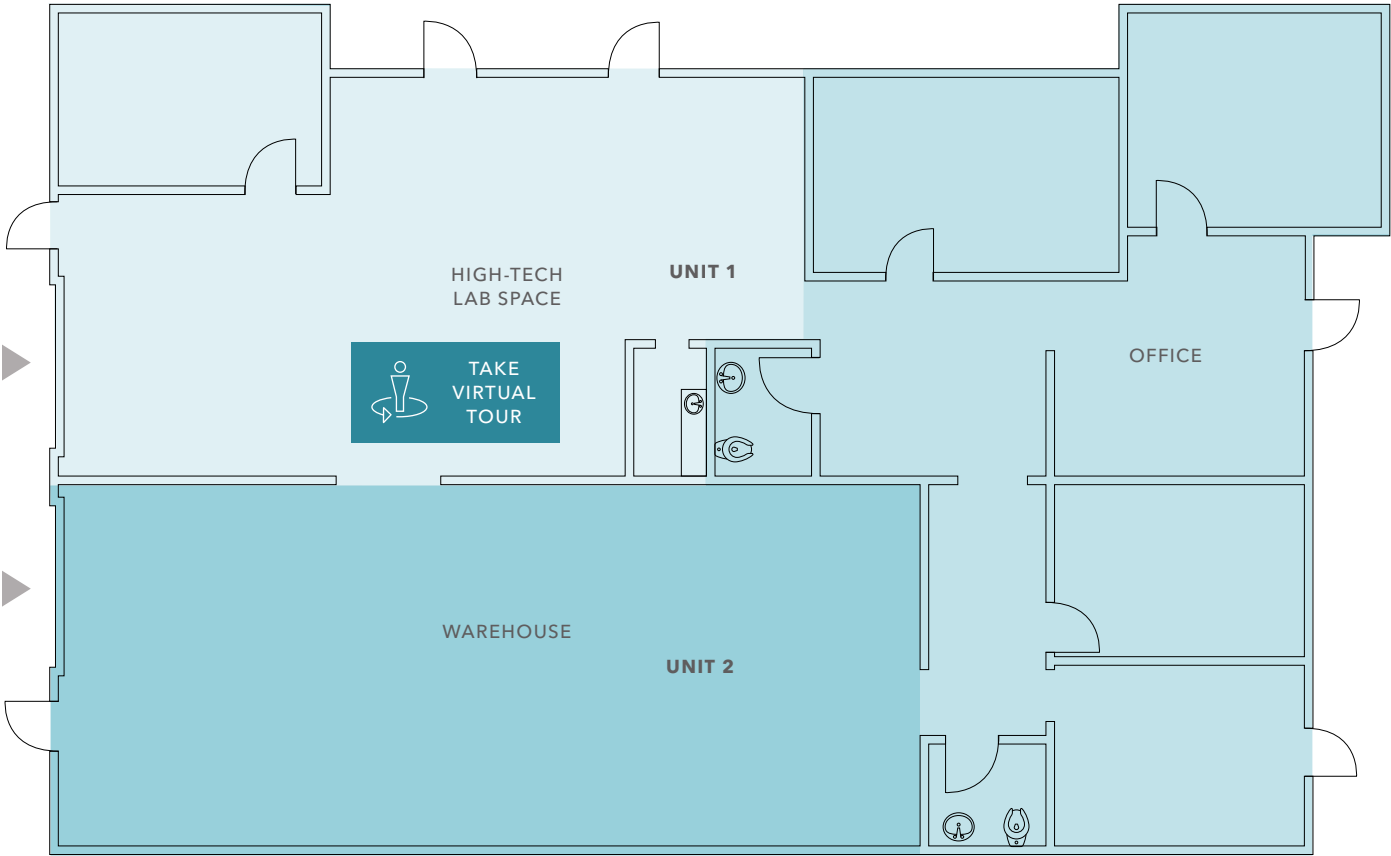
LEASE TYPE

NOW

AVAILABLE



BUILDING D - UNITS 1 & 2



3,962

TOTAL SF

\$2.10 SF

LEASE RATE PER MONTH + NNN

NNN

LEASE TYPE

NOW

AVAILABLE

▲ Grade level loading Warehouse Office Lab Space

CASCADE BUSINESS PARK





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