

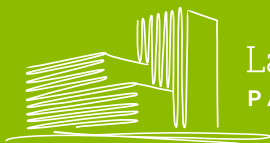
OFFICE SPACE FOR LEASE

# EASTPOINTE CORPORATE CENTER



22833 SE Black Nugget Rd, Issaquah, WA 98029

MARKET-READY SUITES  
1,548-10,483 SF  
AVAILABLE NOW



Lake Washington  
PARTNERS

**CBRE**



# EASTPOINTE

## CORPORATE CENTER

### PROPERTY HIGHLIGHTS

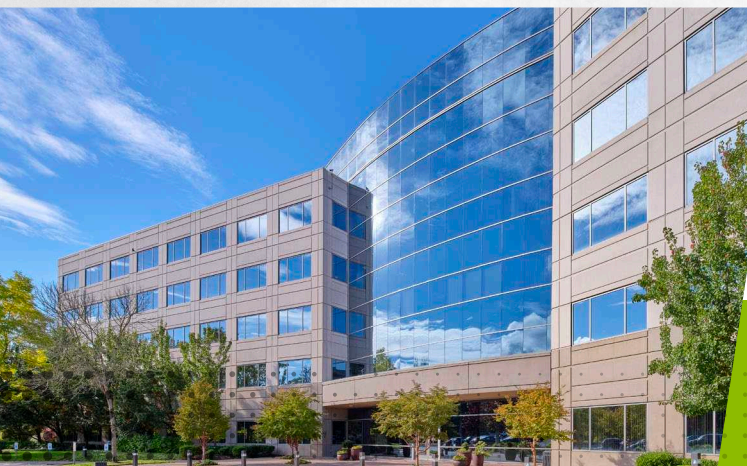
- » Locally owned and managed by Lake Washington Partners
- » Class A office building with commanding presence on elevated high exposure setting
- » Seamless access to I-90 for regional connectivity
- » Transit-friendly location with a bus stop at the entrance, linking directly to Issaquah Transit Center and greater Puget Sound region
- » On-site showers for tenant convenience
- » Ample parking at 3.71/1,000 SF ratio, including covered options
- » Expansive unobstructed views with abundant natural light throughout the building
- » Prime walkability to a vibrant mix of coffee shops, dining and retail

### Third Floor

- » 1,548-3,660 SF Market-Ready Suites Available Now
- » All suites include access to third floor amenities including two conference rooms, two phone rooms and kitchen/break area shared exclusively among the market-ready suite tenants



**View Virtual  
Tour**



**EASTPOINTE  
LOBBY TOUR**



**SUITE 320  
CONCEPTUAL FURNITURE PLAN**



**AMENITY  
KITCHEN**





# EASTPOINTE CORPORATE CENTER

22833 SE Black Nugget Rd  
Issaquah, WA 98029



**15**  
MINUTES

TO DOWNTOWN  
BELLEVUE

**25**  
MINUTES

TO DOWNTOWN  
SEATTLE

**WALKING  
DISTANCE**

TO STARBUCKS,  
FRED MEYER,  
FATBURGER, QDOBA,  
IVAR'S AND MORE

FOR MORE INFORMATION, PLEASE CONTACT

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# EASTPOINTE CORPORATE CENTER

## MARKET-READY / SUITE 305

±3,660 SF | MARKET READY



FOR MORE INFO  
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# EASTPOINTE CORPORATE CENTER

## MARKET-READY / SUITE 310

±1,757 SF | MARKET READY



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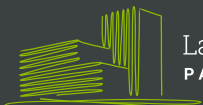
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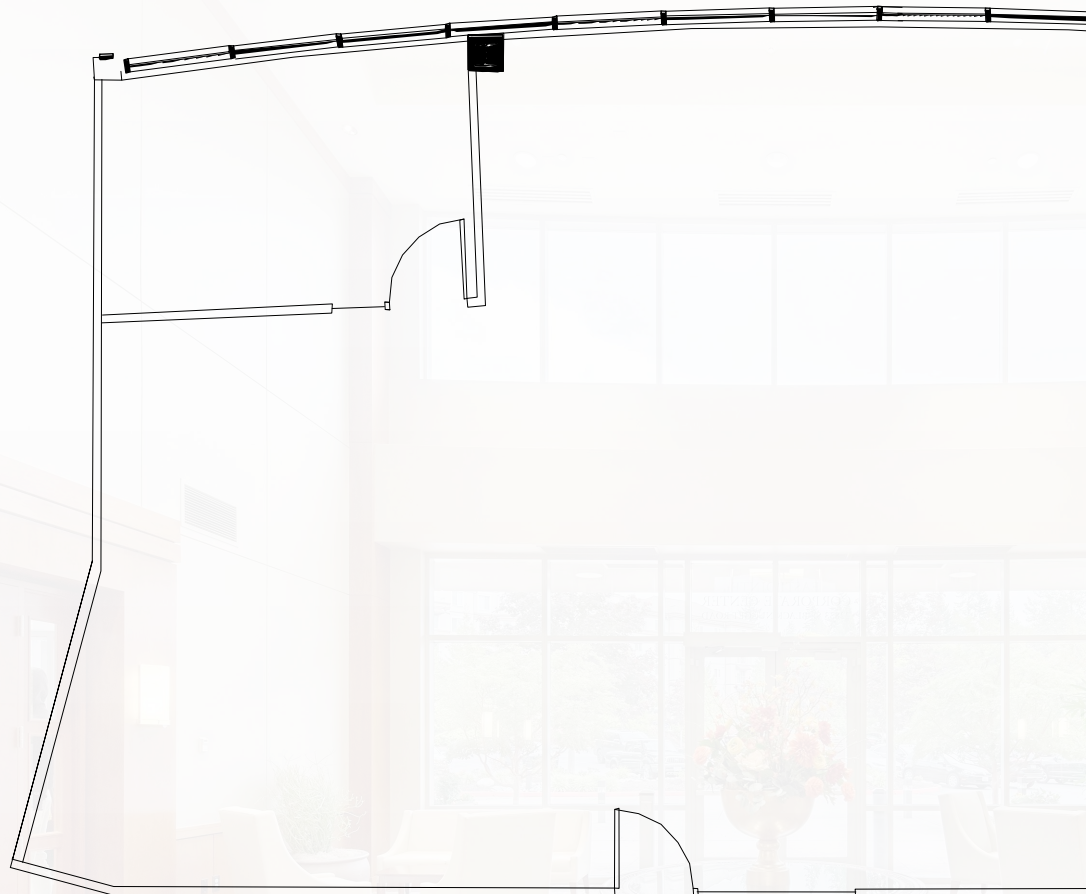
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# EASTPOINTE CORPORATE CENTER

## MARKET-READY / SUITE 320

±1,824 SF | MARKET READY



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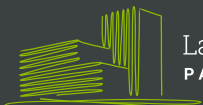
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CONCEPTUAL FURNITURE PLAN



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# EASTPOINTE CORPORATE CENTER

## MARKET-READY / SUITE 330

±1,548 SF | MARKET READY



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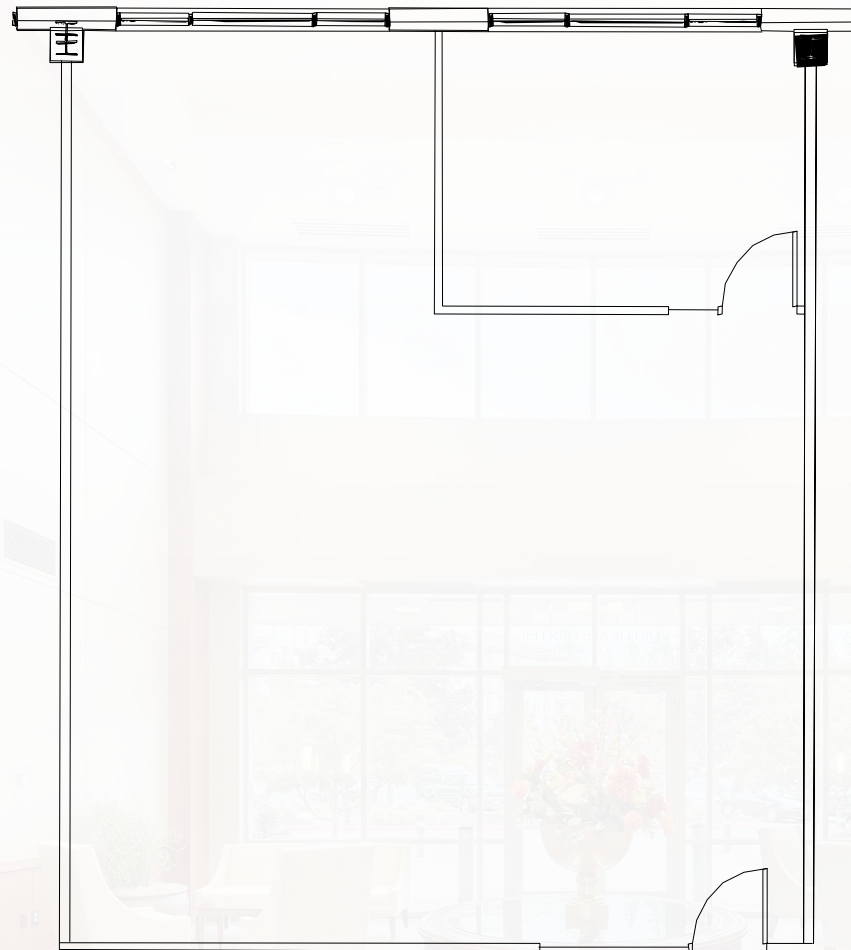
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# EASTPOINTE CORPORATE CENTER

## MARKET-READY / SUITE 340

±1,694 SF | MARKET READY



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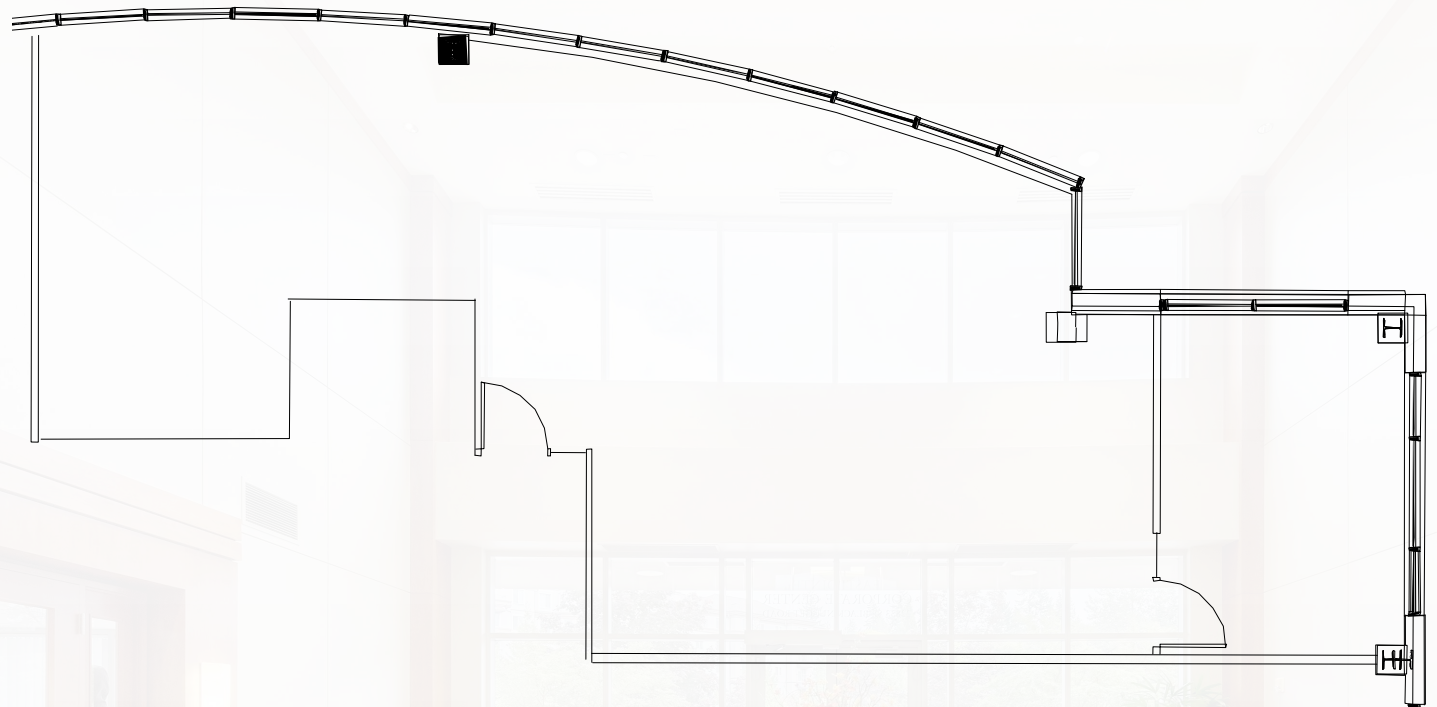
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