

FOR SALE

# HERON CREEK EXECUTIVE SUITES

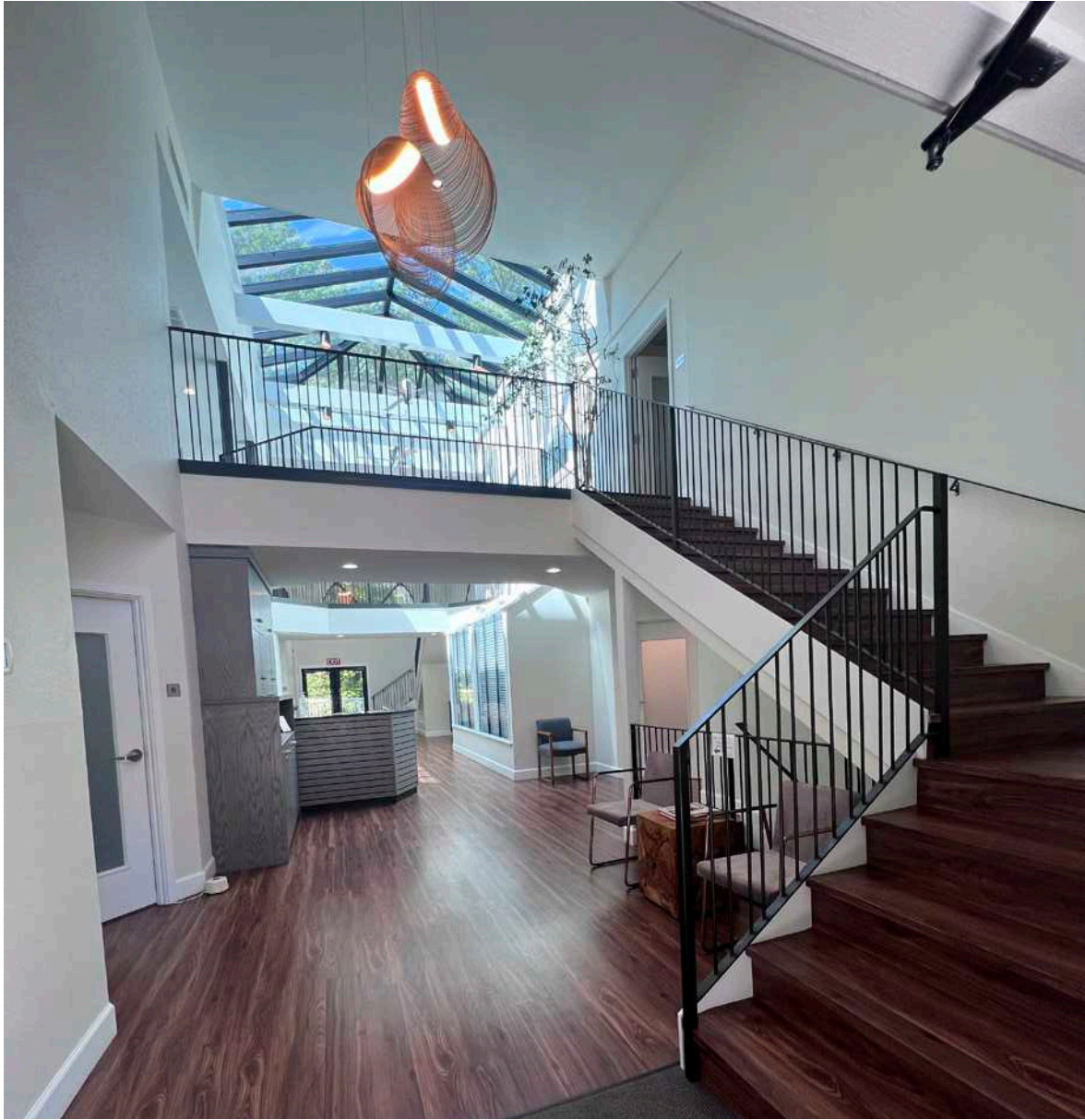
*Excellent Stand-Alone Building Available in the Heart of Issaquah*



545 RAINIER BLVD, ISSAQUAH, WA 98027

**km** Kidder  
Mathews





## Features

9,117 total SF available

Fully leased on a month-to-month basis with individual practitioners

Proximity to shops and restaurants

Available for owner/user or value add investor

Three-story office with separate entry for first floor suite

Showers and sauna located on first floor

New roof in 2023

25 parking stalls

Private balconies off most second-floor offices

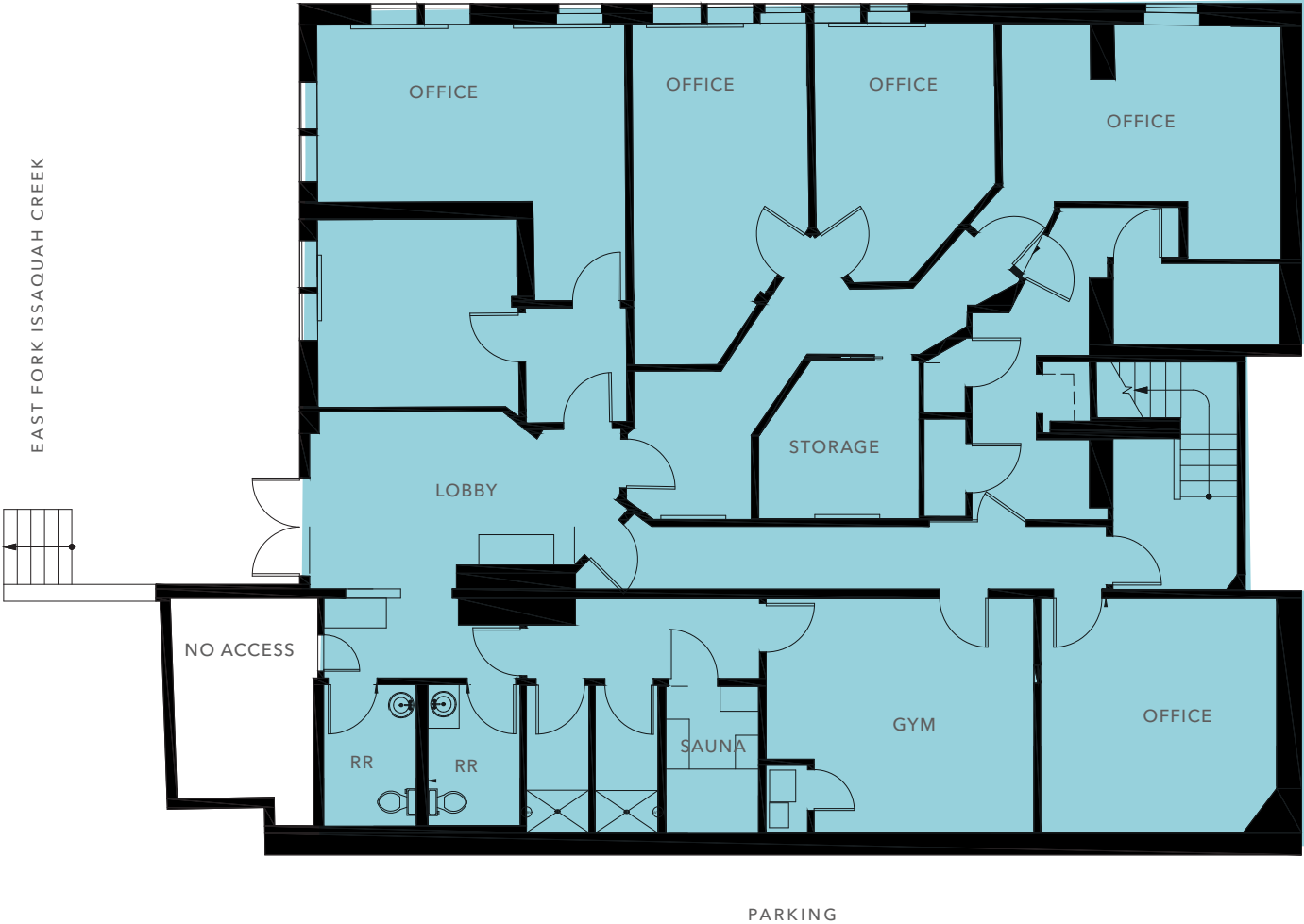
Consistent wait list for future vacancies

Significant rent upside

**\$3.3M**  
SALE PRICE

**\$362**  
SALE PRICE / SF

GARDEN LEVEL PLAN



$\pm 9,117 SF$

BUILDING AREA

$\pm 3,126 SF$

GARDEN LEVEL

$\pm 2,792 SF$

FIRST FLOOR

$\pm 3,199 SF$

SECOND FLOOR

FIRST FLOOR PLAN



$\pm 9,117 SF$

BUILDING AREA

$\pm 3,126 SF$

GARDEN LEVEL

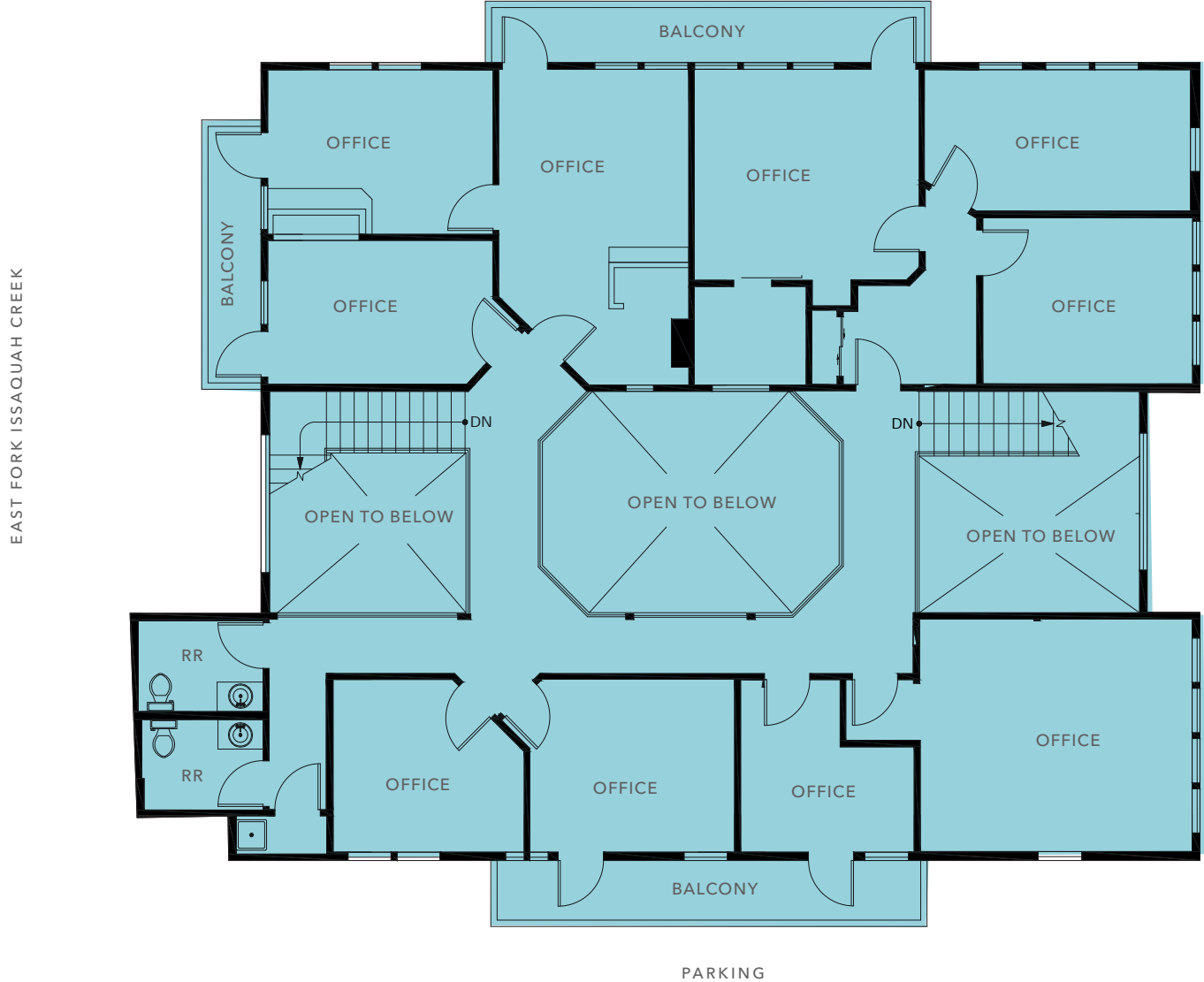
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FIRST FLOOR

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SECOND FLOOR

SECOND FLOOR PLAN



$\pm 9,117 SF$

BUILDING AREA

$\pm 3,126 SF$

GARDEN LEVEL

$\pm 2,792 SF$

FIRST FLOOR

$\pm 3,199 SF$

SECOND FLOOR





HERON CREEK EXECUTIVE SUITES





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# 545 RAINIER BLVD N

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*Exclusively Listed By*

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