FOR LEASE

375 NW Gilman Boulevard
Issaquah, WA

FIRST WESTERN PROPERTIES

VILLAGE WEST

Kyle Nordby

First Western Properties,Inc. | 425.822.5522
11621 97th Lane NE, Kirkland, WA 98034 | fwp-inc.com

SUMMARY

Regis - 2025	Population	Average HH Income	Daytime Population
Mile 1	9,635	$209,593	11,893
Mile 3	56,486	$248,486	20,354
Mile 5	111,824	$269,663	30,153

FIRST WESTERN PROPERTIES

AVAILABLE:

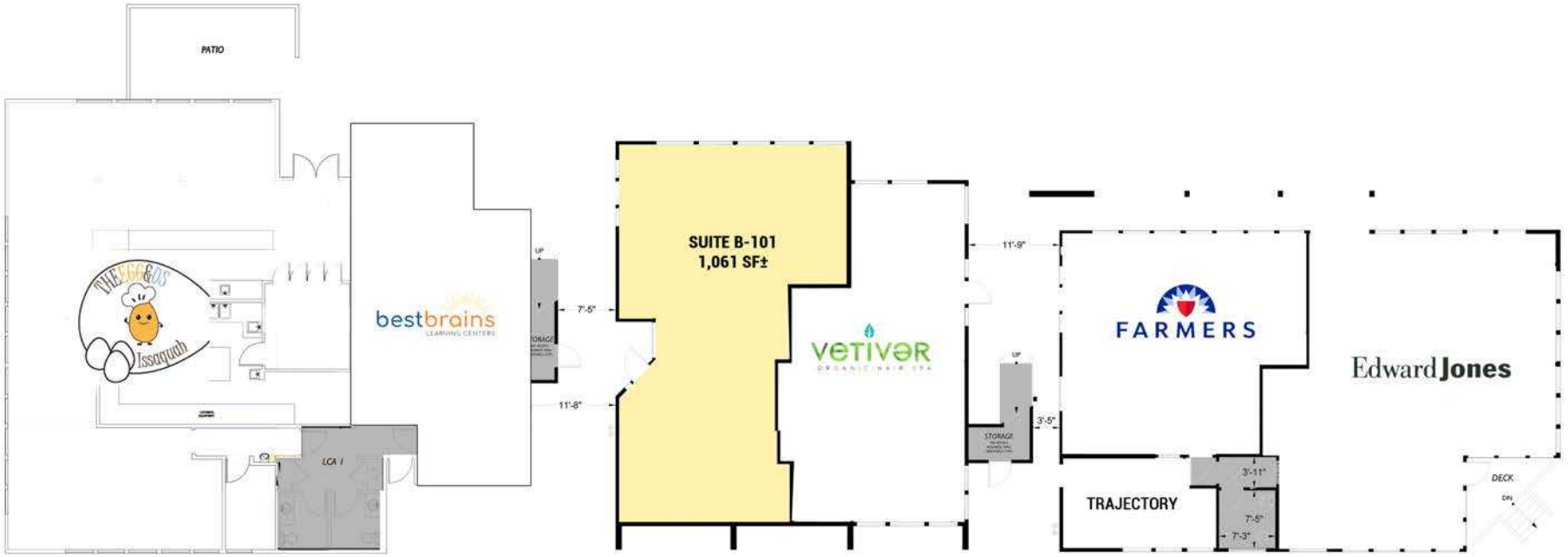
- BUILDING A
  - First Floor Retail A-201: 1,153 SF±
  - Rental Rate: $25.00 PSF, NNN
- BUILDING B
  - First Floor Retail B-101: 1,061 SF
  - Rental Rate: $36.00 PSF, NNN
  - Second Floor Office B-201 1,067 SF
  - Rental Rate: $25.00 PSF, NNN
- BUILDING C
  - Second Floor Office C-201: 833 SF
  - Rental Rate: $25.00 PSF, NNN
- NNN: $13.75 PSF
- Next door to Gilman Village & St. George's Square
- Plentiful pull-up parking
- Full vehicle access from Gilman Blvd.
- Traffic count at intersection: 26,451 ADT
- Site is located 8 miles from downtown Bellevue and 17 miles from downtown Seattle
- Issaquah is home to Costco's International HQ and 40% of the states population in a 40 mile radius

AERIAL

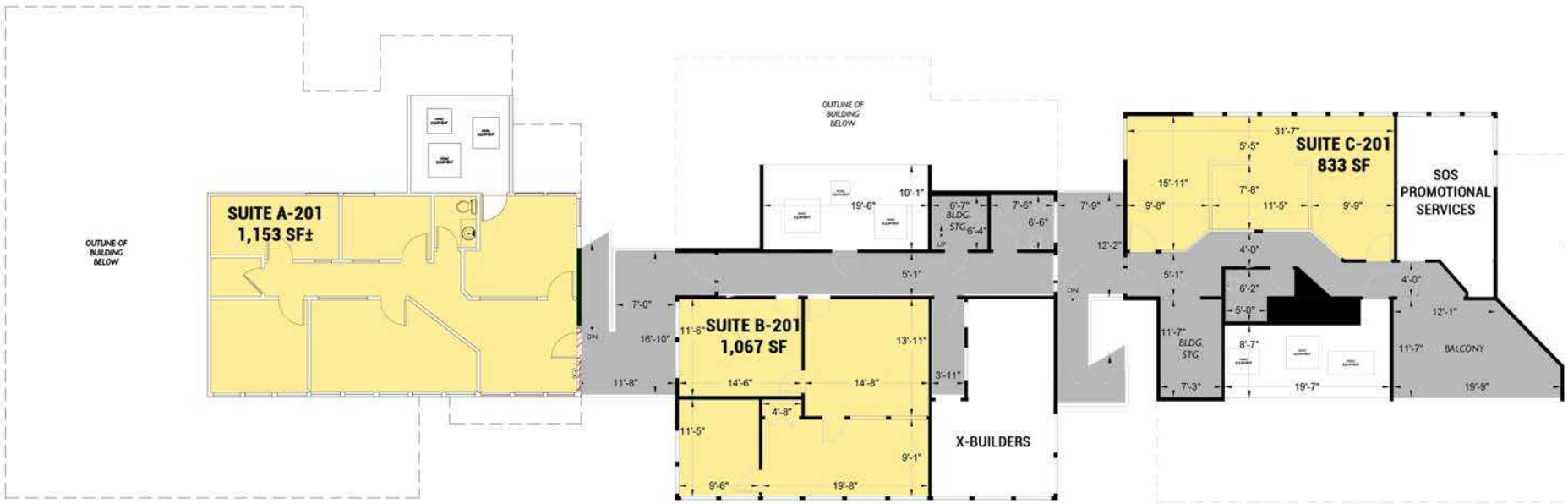
FIRST WESTERN PROPERTIES

FLOOR PLANS

FIRST FLOOR LAYOUT



SECOND FLOOR LAYOUT



FIRST WESTERN PROPERTIES

KIRKLAND | TACOMA | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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