



# FOR LEASE

375 NW Gilman Boulevard  
Issaquah, WA



**VILLAGE WEST**  
Kyle Nordby

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

SUMMARY



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



Population



Average HH Income



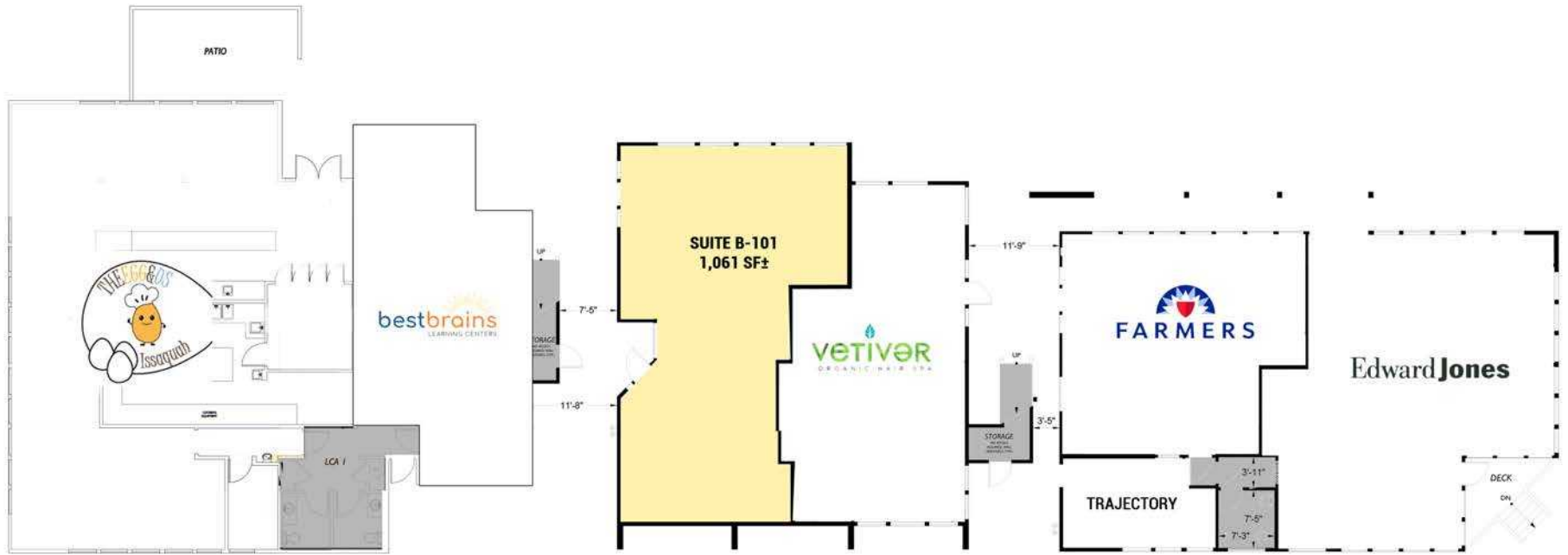
Daytime Population

Regis - 2025

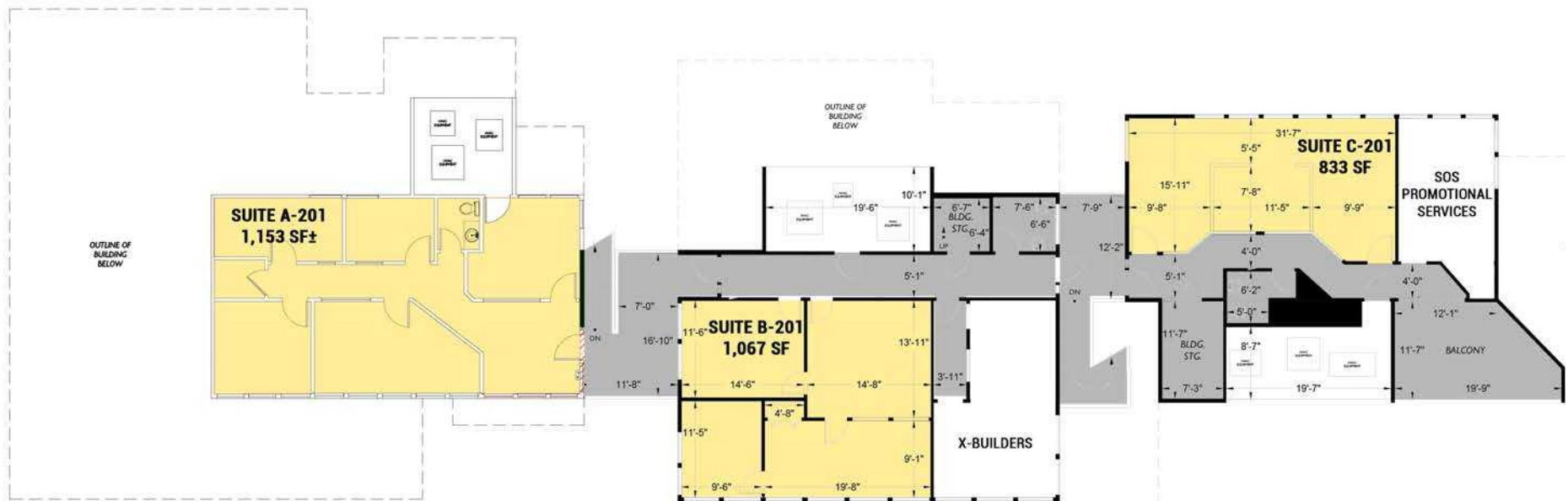
	Population	Average HH Income	Daytime Population
Mile 1	9,635	\$209,593	11,893
Mile 3	56,486	\$248,486	20,354
Mile 5	111,824	\$269,663	30,153



FIRST FLOOR LAYOUT



SECOND FLOOR LAYOUT




FLOOR PLANS

KIRKLAND | TACOMA | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.

KYLE NORDBY

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