

OWNER/USER OPPORTUNITY



EAST GILMAN 175

175 NE GILMAN BLVD, ISSAQUAH, WA 98027

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 **Applied**
CAPITAL, LLC

EAST GILMAN 175

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EXECUTIVE SUMMARY

OFFERING SUMMARY

Applied Capital is pleased to offer for sale East Gilman 175. This Class B, two-story office building is a rare owner-user opportunity offering a vacant second floor consisting of 3,190 rentable square feet. The first floor is leased to two long-term credit tenants including a national financial services company and an established dental office. East Gilman 175 is situated in downtown Issaquah with great visibility to NE Gilman Blvd. The prominent location offers easy access to I-90 from Front Street and provides several amenities within walking distance. The building has been meticulously maintained by the ownership and now is available with a brand new Elvora LULA Elevator for easy ADA access to the second floor.

East Gilman was originally a single parcel lot containing three office buildings. In 2023, a binding site plan was recorded subdividing the single parcel into three separate parcels for each office building. All parcels share cross-easements for parking in addition to street parking that is available on Gilman Blvd. Pursuant to a sale, an HOA will be established to increase efficiencies and reduce operating expenses for each separate property.

INVESTMENT SUMMARY

SALE PRICE	\$3,500,000
BUILDING SIZE	7,593 GSF
	7,011 RSF PER BOMA
PRICE PER SQUARE FOOT	\$461 / GSF
	\$499 / RSF

INVESTMENT HIGHLIGHTS

- Entire 2nd floor office consisting of 3,190 RSF is available for an owner-user
- Prominent exterior building signage available
- New elevator service installed providing ADA access to the second floor
- Credit tenants with long-term leases on the first floor. All leases have annual escalations.
- Downtown Issaquah location
- Well managed and maintained building
- Significant capital improvements invested by current ownership

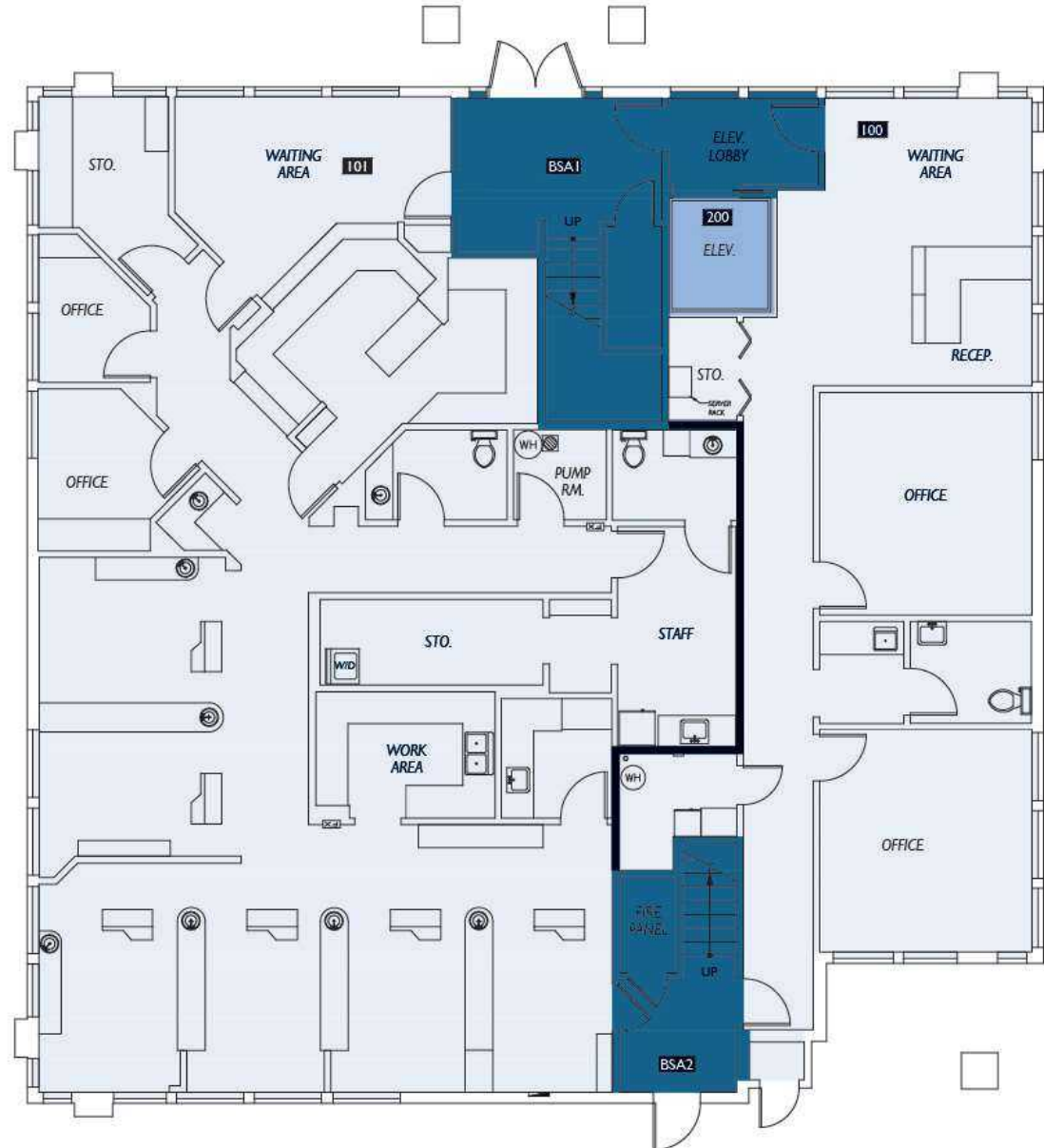


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FLOOR PLANS

FIRST FLOOR PLAN



Floor Summary	SQ. FT.
Total Rentable Area	3,821.71
Total Occupant Area	3,583.18
Load Factor	1.066568

Floor Service Area	0
Building Service Area	437.61
Total Vertical	0

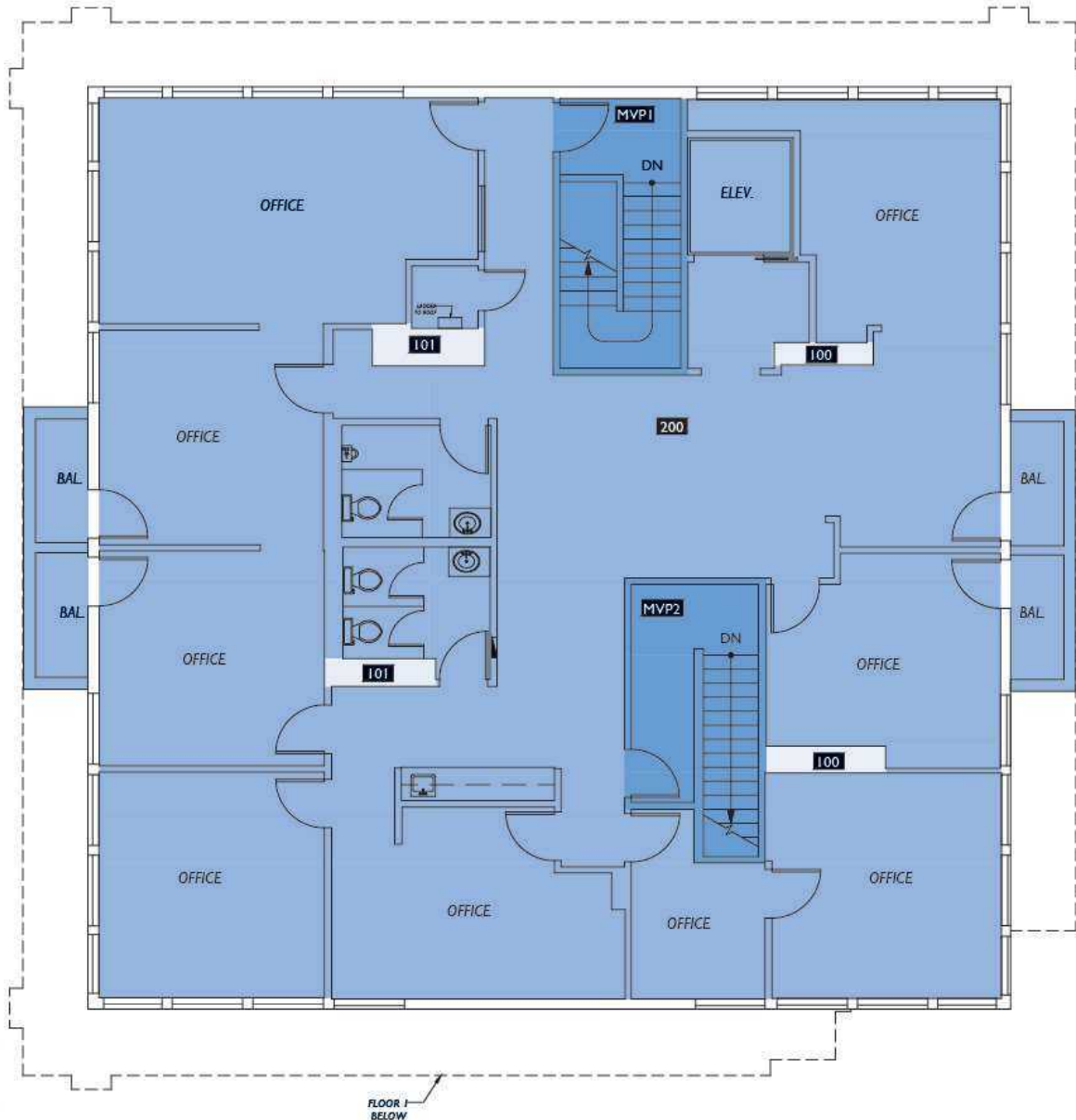
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FLOOR PLANS

SECOND FLOOR PLAN



Floor Summary	SQ. FT.
Total Rentable Area	3,189.77
Total Occupant Area	2,990.69
Load Factor	1.066568
Floor Service Area	0
Building Service Area	0
Total Vertical	285.02

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