

FOR SALE

# HERON CREEK EXECUTIVE SUITES

KIDDER.COM

*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

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# *\$3,800,000*

SALE PRICE

# GARDEN LEVEL PLAN



*±9,117 SF*

BUILDING AREA

*±3,126 SF*

GARDEN LEVEL

*±2,792 SF*

FIRST FLOOR

*±3,199 SF*

2ND FLOOR

PARKING



# FIRST FLOOR PLAN



*±9,117 SF*

BUILDING AREA

*±3,126 SF*

GARDEN LEVEL

*±2,792 SF*

FIRST FLOOR

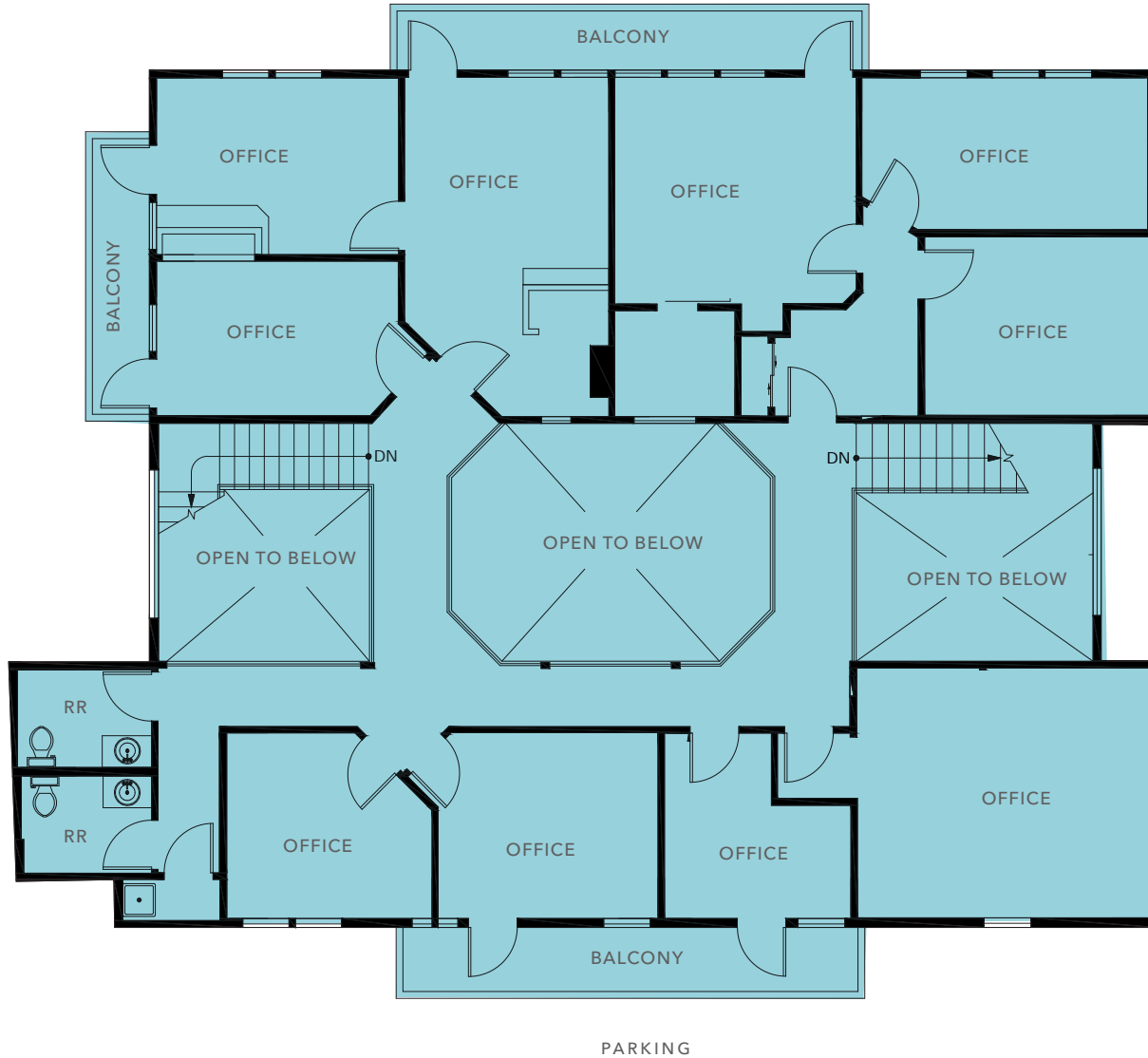
*±3,199 SF*

2ND FLOOR



# SECOND FLOOR PLAN

EAST FORK ISSAQUAH CREEK



*±9,117 SF*

BUILDING AREA

*±3,126 SF*

GARDEN LEVEL

*±2,792 SF*

FIRST FLOOR

*±3,199 SF*

2ND FLOOR



HERON CREEK EXECUTIVE SUITES



HERON CREEK EXECUTIVE SUITES



# 545 RAINIER BLVD N

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*Exclusively Listed By*

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