

# Cedar Grove Park Building C

14497 CEDAR GROVE RD SE  
ISSAQUAH, WA

**FOR SALE**  
6,144 SF FLEX  
WAREHOUSE  
OFFICE



**ASKING PRICE \$1,950,000**



# Property Features

- Close-in flex/industrial product
- Flexible NB Zoning (King County)
- Additional buildings available
- Great visibility from Issaquah-Hobart Rd. with excellent access in all directions

## BUILDING C PROPERTY SUMMARY

<b>Size:</b>	6,144 SF	<b>Fire Suppression:</b>	ESFR
<b>Delivery:</b>	Shell complete, buyer can occupy within 90 days	<b>Loading:</b>	3 oversized grade level doors with ability to add a freight elevator
<b>Clear Height:</b>	Floor 1: 15' Floor 2: 13'	<b>Office:</b>	Office improvements are partially complete and can be modified to suit buyer needs
<b>Power:</b>	400 amps, 3-phase, 120/208V	<b>Elevator:</b>	Shaft complete. Freight elevator capability.
<b>Parking:</b>	13 stalls	<b>Asking Price:</b>	\$1,950,000

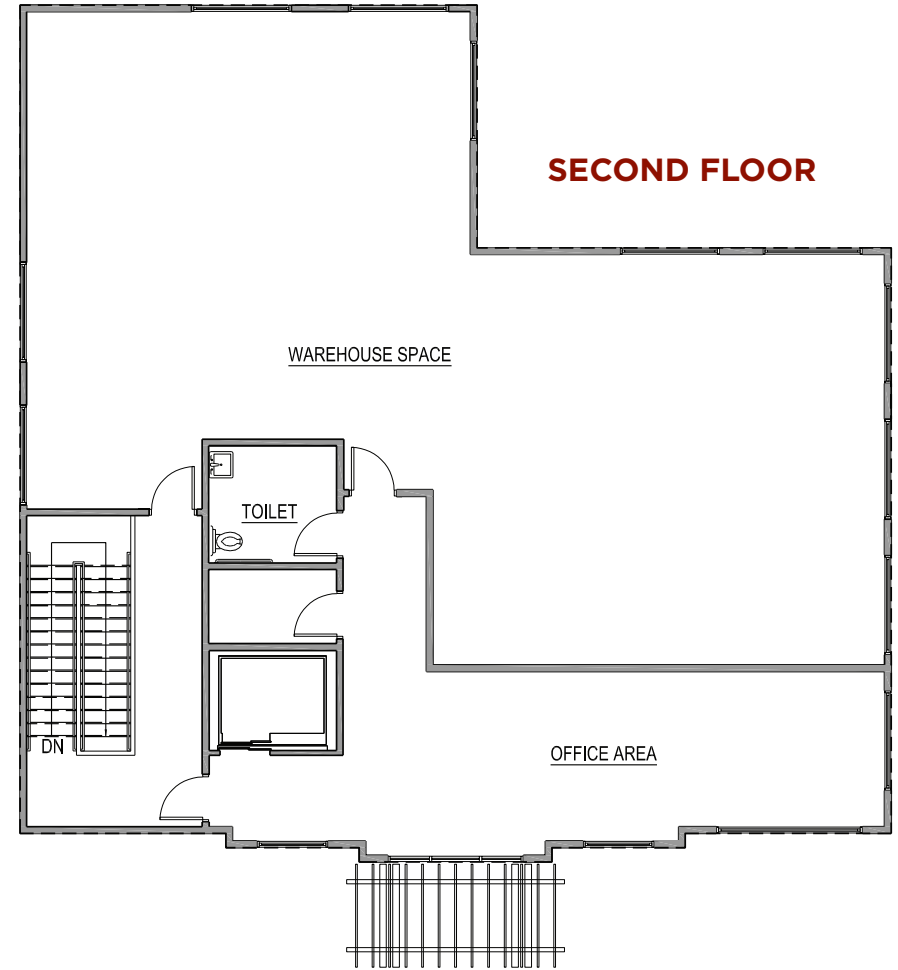
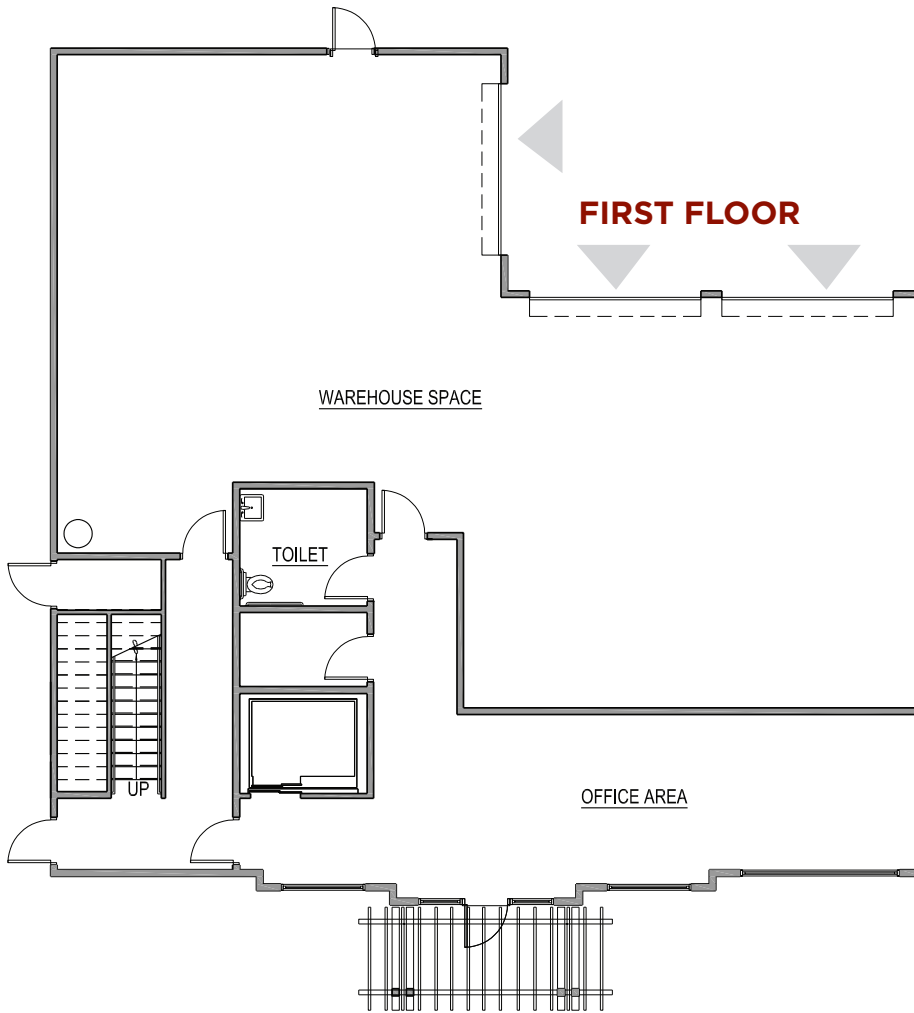


# Floor Plans

**6,144 SF TOTAL**

FLEX  
WAREHOUSE  
OFFICE

[VIEW VIRTUAL TOUR HERE](#)



▲ GRADE LEVEL  
LOADING DOOR

# Lease vs Own Analysis

Own vs. Lease Analysis, based on a  
**Purchase Price of \$1,950,000**

## OWN

Purchase Price	\$1,950,000
Down Payment (15%)	\$292,500
Loan Amount (85% LTV)	\$1,657,500
Costs (.5% Loan Fee + Appraisal + Environmental)	\$13,288
Total Out of Pocket Expense (Down + Costs)	\$305,788
<b>Monthly Payment (5/20 @ 5.99%)</b>	<b>\$11,945</b>
Monthly Principal Reduction (Average of 1st 12-months)	\$3,466
Monthly NNN Expense	\$2,335
Monthly 3rd Party Rental Income (incl NNNs)	-
Monthly Out of Pocket Expense	\$14,280
Annual Out of Pocket Expense	\$171,357
<b>Net Monthly Expense (Payment - Principal + NNN)</b>	<b>\$10,813</b>

## LEASE

Rentable Space	6,144 SF Flex Office
Monthly Rent (\$1.65/SF)	\$10,138
Monthly NNN Expense (\$.38/SF)	\$2,335
Net Actual Monthly Expense	\$12,472
<b>Net Actual Annual Expense</b>	<b>\$149,668</b>

## COMPARISON

Annual Cost of Ownership	\$171,357
Annual Principal Reduction (Year #1)	\$41,597
Annual 3rd Party Rental Income	-
Net Annual Cost of Ownership (Excluding appreciation)	\$129,760
Net Annual Cost to Lease (Excluding 3% annual bumps)	\$149,668
<b>Annual Difference in Favor of Ownership</b>	<b>\$19,908</b>



Loan rates are effective as of 5.15.2025 and subject to change. Actual APR may be impacted by fees, rates, loan amounts, and terms. Normal credit approval applies. Member FDIC.

**Matt D Green**  
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# Special Financing Options

Special Financing Options, based on a **Purchase Price of \$1,950,000**  
 \$5,000 Estimated 3rd Party Costs (Appraisal & Environmental)

## Conventional Financing @ 85% Loan-to-Value

Loan Amount	Rate	Term	Amortization	Payment	Principal on 1st Payment	5-year Interest Expense	5-year Principal Balance
\$1,657,500	5.99%	5-years	20-years	\$11,945	\$3,556	\$468,103	\$1,408,907
\$1,657,500	6.25%	7-years	20-years	\$12,199	\$3,446	\$489,398	\$1,414,950
\$1,657,500	6.45%	10-years	20-years	\$12,397	\$3,364	\$505,821	\$1,419,529



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**ASKING PRICE \$1,950,000**

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**Director**

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