

FOR SALE

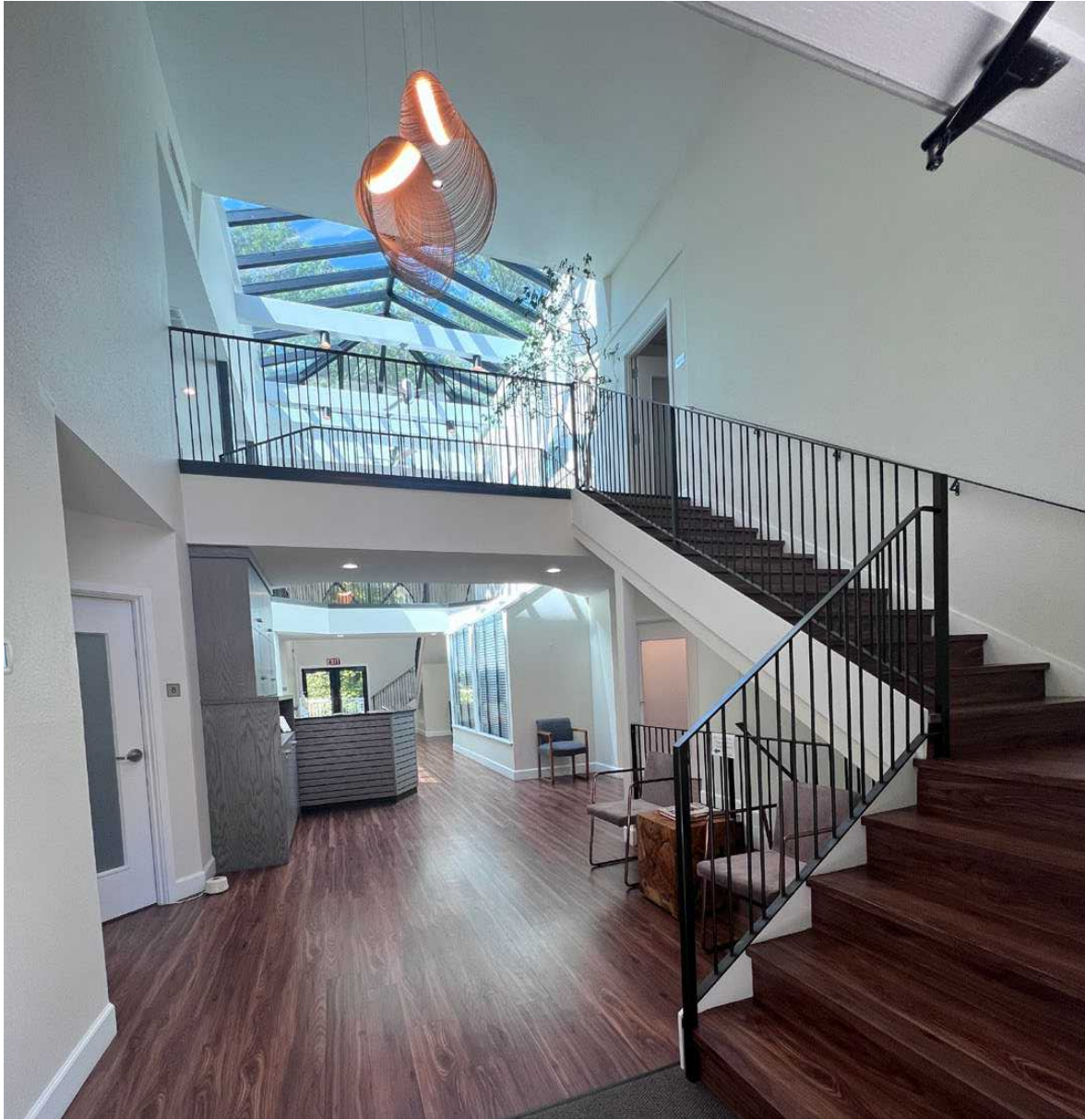
HERON CREEK EXECUTIVE SUITES

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

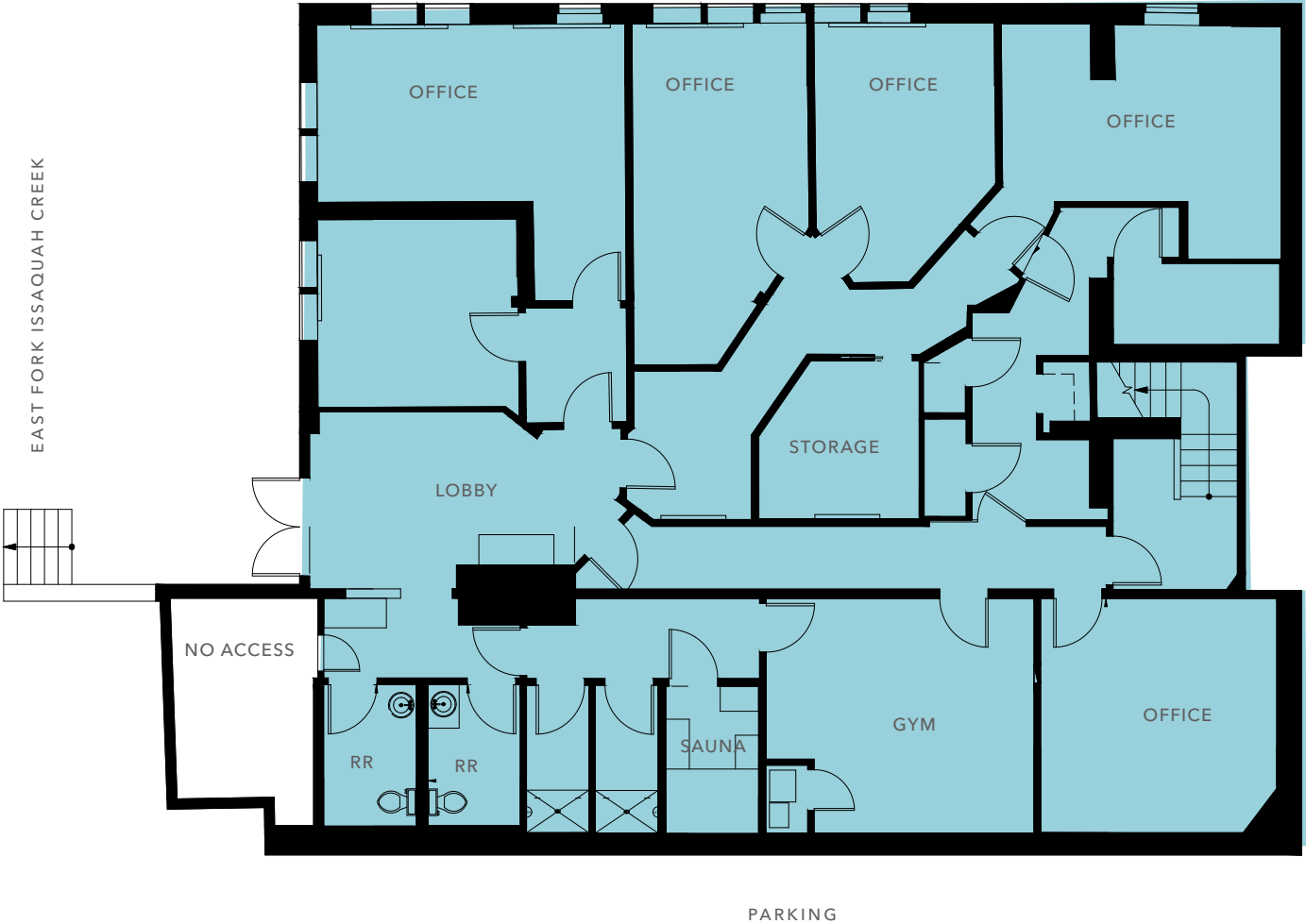
Consistent wait list for future vacancies

Significant rent upside

\$3.1M
SALE PRICE

\$340
SALE PRICE / SF

GARDEN LEVEL PLAN



$\pm 9,117 SF$
BUILDING AREA

$\pm 3,126 SF$
GARDEN LEVEL

$\pm 2,792 SF$
FIRST FLOOR

$\pm 3,199 SF$
SECOND FLOOR

FIRST FLOOR PLAN



$\pm 9,117 SF$

BUILDING AREA

$\pm 3,126 SF$

GARDEN LEVEL

$\pm 2,792 SF$

FIRST FLOOR

$\pm 3,199 SF$

SECOND FLOOR

BUILDING AREA

GARDEN LEVEL

FIRST FLOOR

SECOND FLOOR



HERON CREEK EXECUTIVE SUITES



HERON CREEK EXECUTIVE SUITES



545 RAINIER BLVD N



Exclusively Listed By

AARON KRAFT
Senior Vice President,
Shareholder
425.450.1105
aaron.kraft@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

