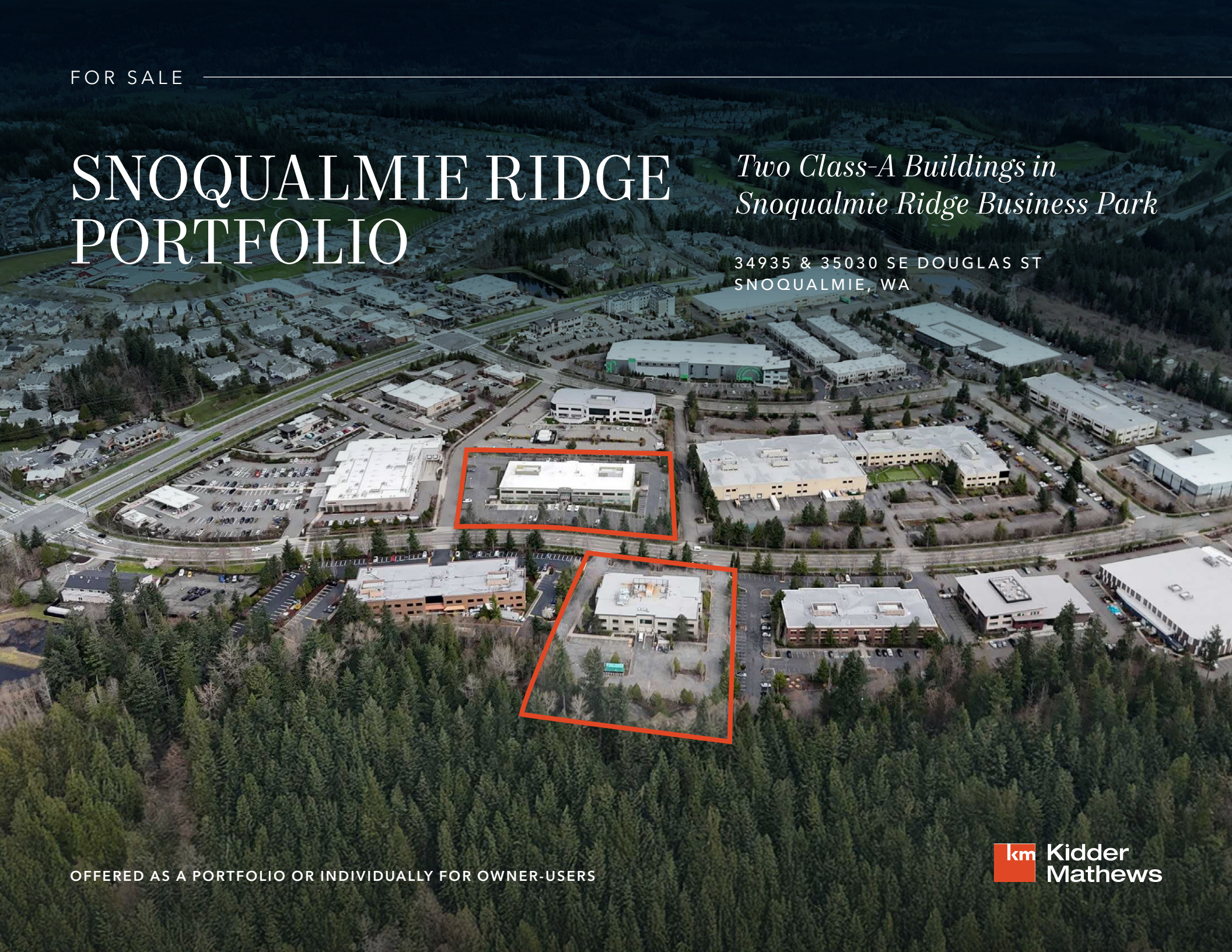
FOR SALE

SNOQUALMIE RIDGE PORTFOLIO

Two Class-A Buildings in Snoqualmie Ridge Business Park

34935 & 35030 SE DOUGLAS ST
SNOQUALMIE, WA



OFFERED AS A PORTFOLIO OR INDIVIDUALLY FOR OWNER-USERS

Kidder Mathews

A Rare Opportunity to Acquire One or Two Class-A Buildings in Snoqualmie Ridge

Both buildings are located within Snoqualmie Ridge Business Park, situated in one of the fastest growing residential communities in King County. The submarket is largely built out with no new development on the horizon, offering a buyer the ability to acquire meaningful scale well below replacement cost with built-in lease-up upside. The assets are equally well suited for an owner user seeking a premier headquarters location in Snoqualmie Ridge.

	Total	Kendall Lake	Cascade Ridge
PORTFOLIO PRICE	$16,000,000	$8,500,000	$7,500,000
PRICE PER SF	$165/SF	$152/SF	$184/SF
BUILDING AREA	96,808 SF	56,008 SF	40,800 SF
SITE AREA	5.69 AC	3.16 AC	2.53 AC
YEAR BUILT	-	2008	2000
ZONING	MU (Business Park)		
PARKING	4.0/1,000 SF		

SEE MORE PROPERTY PHOTOS

CASCADE RIDGE BUILDING

Class-A Flex/Office with Unique Loading Capability

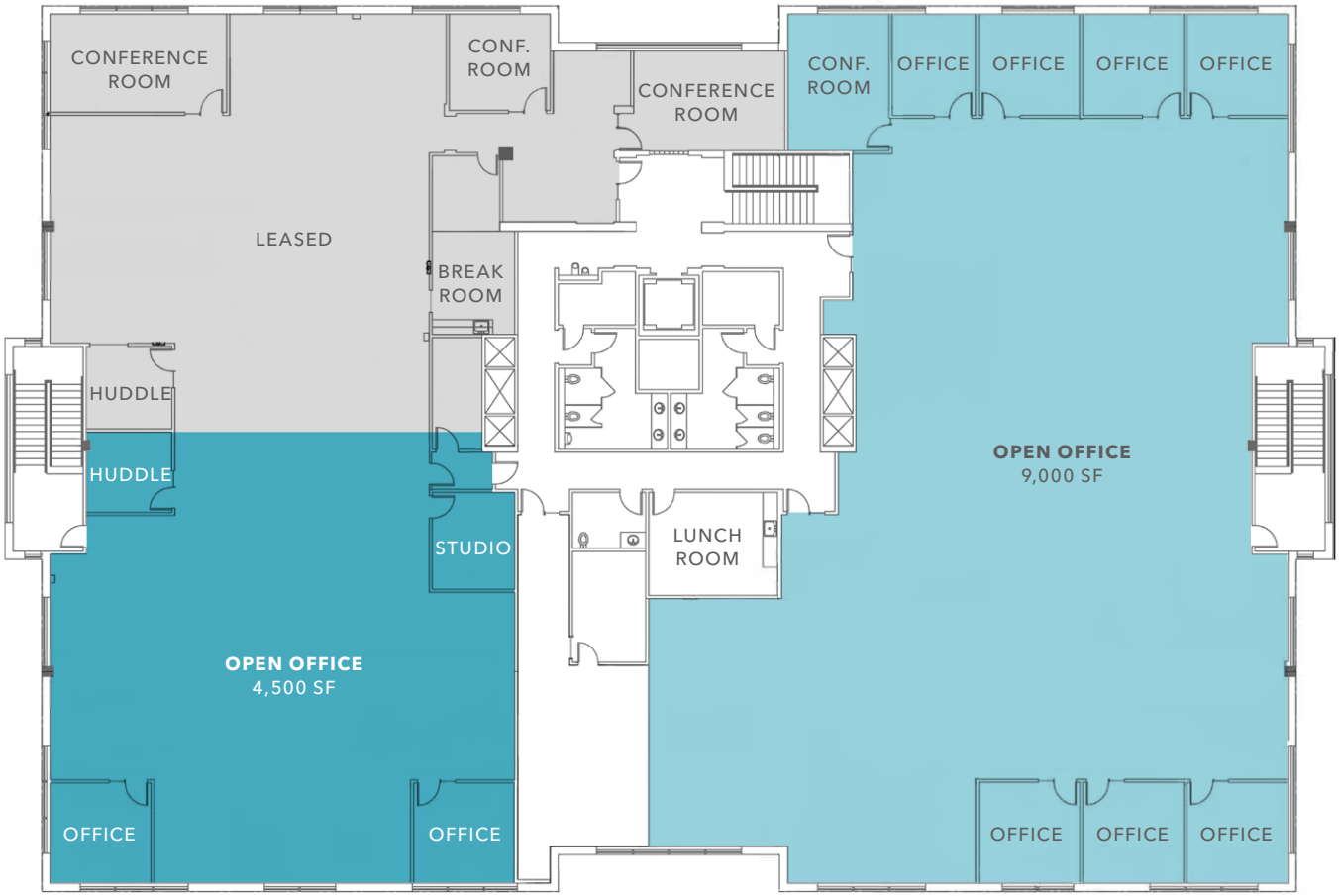
Built in 2000, the Cascade Ridge Building offers 40,800 SF of Class-A flex/office space on a 2.53-acre site. The second floor presents a turnkey opportunity for one to four tenants, with a highly functional floor plan featuring perimeter offices and open cube area. Grade-level and dock-high loading add flex utility rarely found in suburban office product.

PROPERTY INFORMATION

PRICING	$7,500,000 ($184.00/SF)
ADDRESS	34935 SE Douglas St, Snoqualmie, WA
YEAR BUILT	2000
TOTAL SF	40,800 SF
STORIES	2
SITE AREA	2.53 AC
PARCEL NUMBER	785180-0035
ZONING	MU (Business Park)
SLAB TO SLAB	12′
ELEVATOR	Yes
PARKING	4.0/1,000
LOADING	Grade-Level + Dock-High
AVAILABILITY	2nd Floor: 4,500–13,500 SF First floor is fully leased
NOI	Call brokers for first floor lease terms

CASCADE RIDGE BUILDING

SECOND FLOOR



4,500 SF – 13,500 SF

AVAILABLE

AVAILABLE

NOW

KENDALL LAKE BUILDING

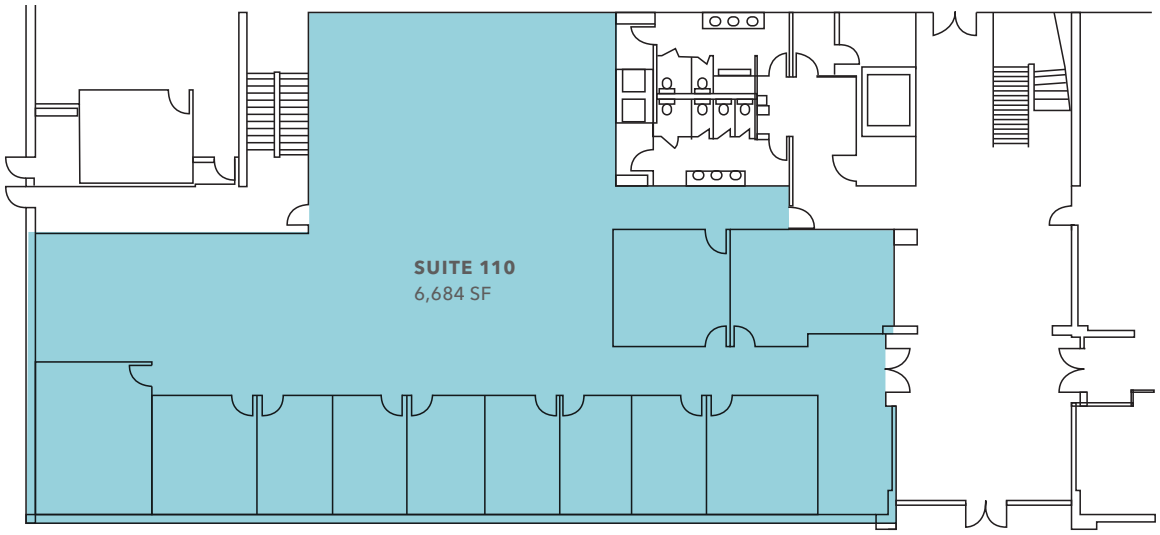
Modern Class-A Office with Maximum Flexibility

Built in 2008, the Kendall Lake Building is the newer and larger of the two assets at 56,008 SF on a 3.16-acre site. With 9-foot ceilings, an elevator, and six available suite configurations ranging from 2,448 SF to 20,982 SF contiguous, the building offers best-in-class suburban office product for a wide range of tenants or an owner-user.

PROPERTY INFORMATION

PRICE	$8,500,000 ($152.00/SF)
ADDRESS	35030 SE Douglas St, Snoqualmie, WA
YEAR BUILT	2008
TOTAL SF	56,008 SF
STORIES	2
SITE AREA	3.16 AC
PARCEL NUMBER	785180-0100
ZONING	MU (Business Park)
SLAB TO SLAB	14′
CEILING HEIGHT	9′
ELEVATOR	Yes
PARKING	4.0/1,000
AVAILABLE	2,448–27,449 SF
NOI	Call brokers for existing lease terms
UPGRADES	Extensive upgrades made to lobby and HVAC

KENDALL LAKE BUILDING

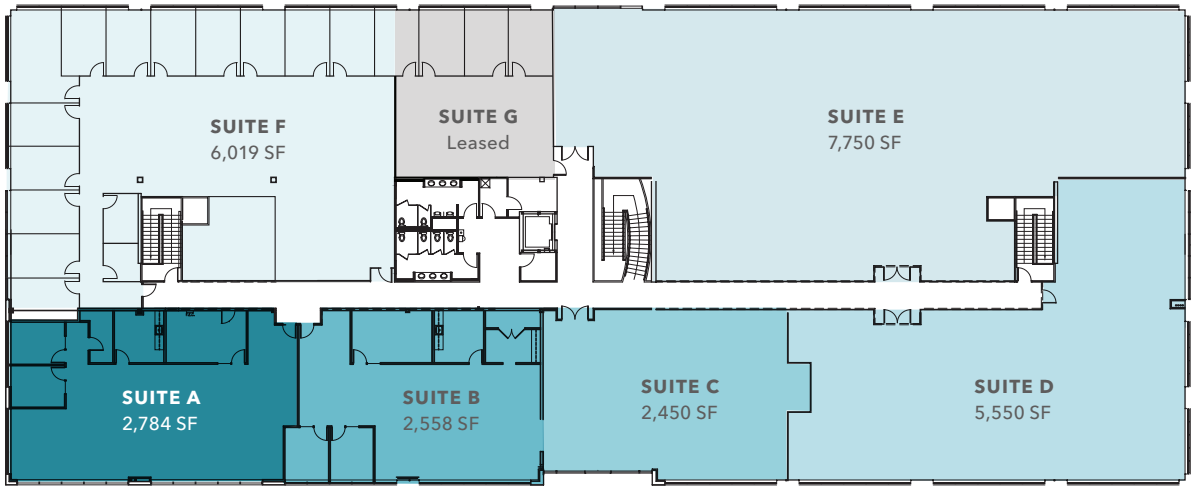


First Floor, Suite 110

AVAILABLILITY

SUITE 110	6,684 SF

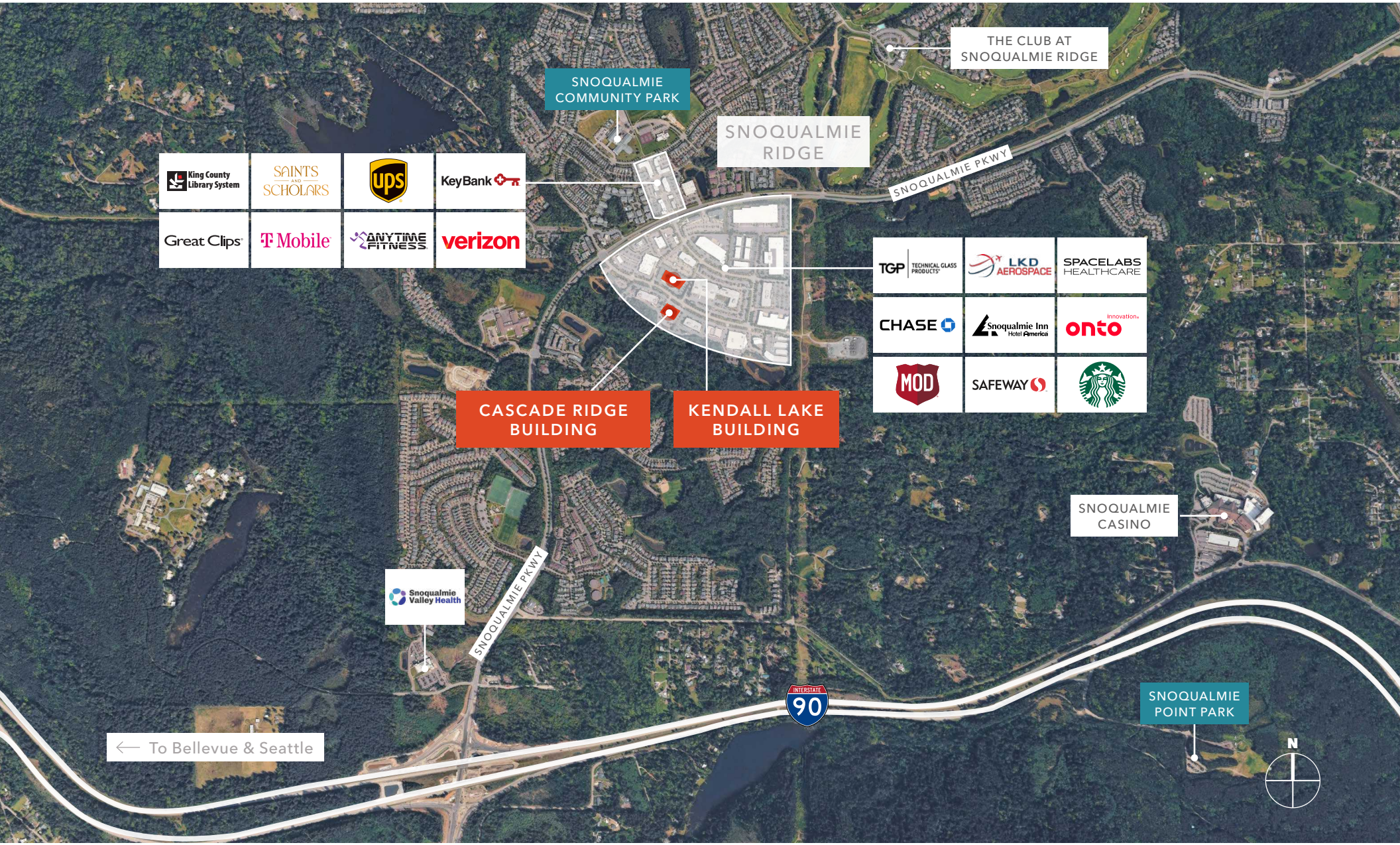
TAKE VIRTUAL TOUR



Second Floor, Suites A-F

AVAILABLILITY

SUITE A	2,784 SF
SUITE B	2,558 SF
SUITE C	2,450 SF
SUITE D	5,550 SF
SUITE E	7,750 SF
SUITE F	6,019 SF
SUITE G	Leased


THE CLUB AT SNOQUALMIE RIDGE
SNOQUALMIE COMMUNITY PARK
SNOQUALMIE RIDGE
SNOQUALMIE PKWY
King County Library System
SAINTS AND SCHOLARS
ups
KeyBank
Great Clips
T-Mobile
ANYTIME FITNESS
verizon
TGP TECHNICAL GLASS PRODUCTS
LKD AEROSPACE
SPACELABS HEALTHCARE
CHASE
Snoqualmie Inn Hotel America
onto Innovation
MOD
SAFEWAY
CASCADE RIDGE BUILDING
KENDALL LAKE BUILDING
SNOQUALMIE CASINO
Snoqualmie Valley Health
SNOQUALMIE PKWY
INTERSTATE 90
SNOQUALMIE POINT PARK
To Bellevue & Seattle
N

HIGHLY-ACCESSIBLE LOCATION

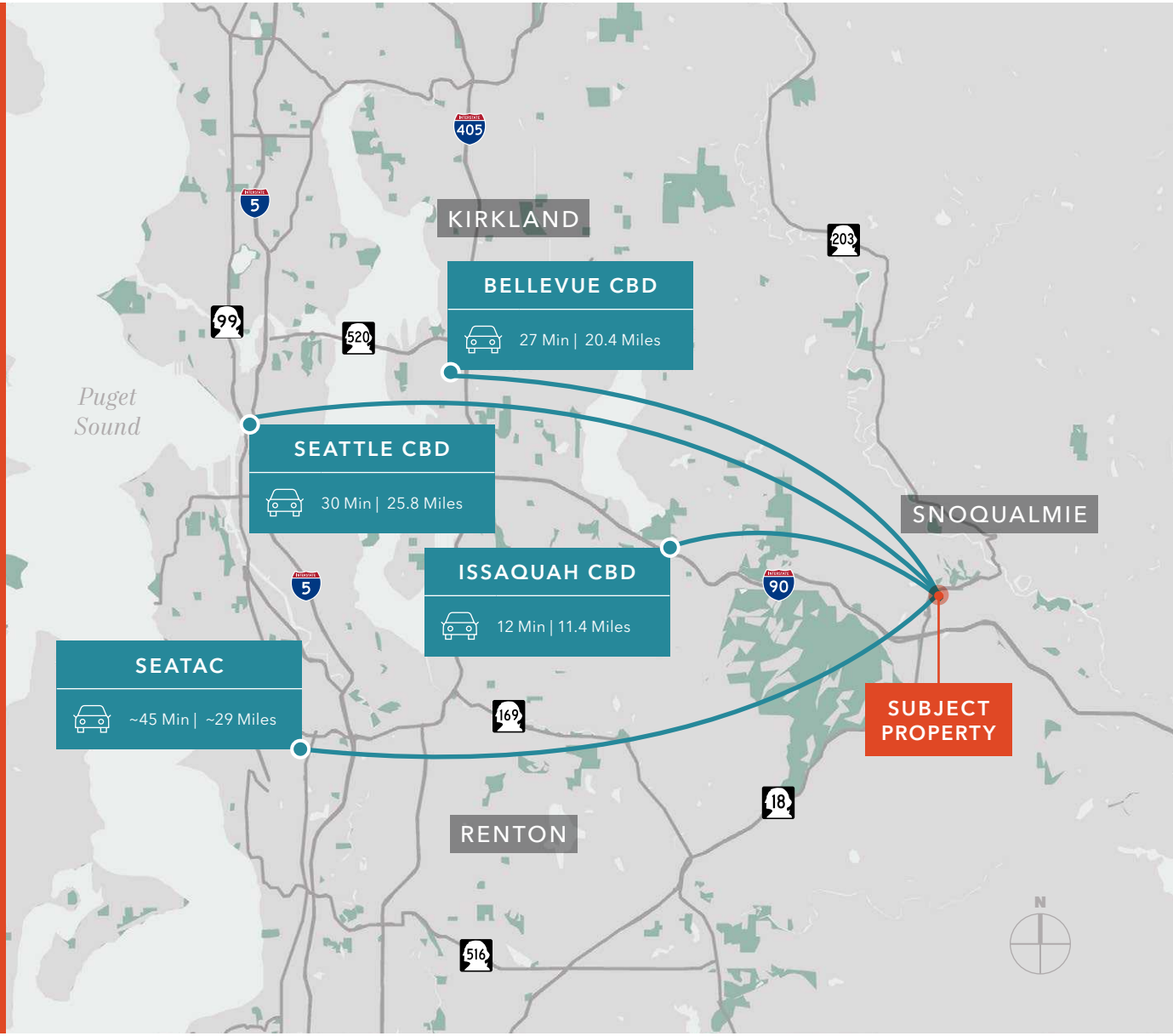
Close proximity to Seattle and Bellevue

Conveniently located off I-90 and new Highway 18 interchange

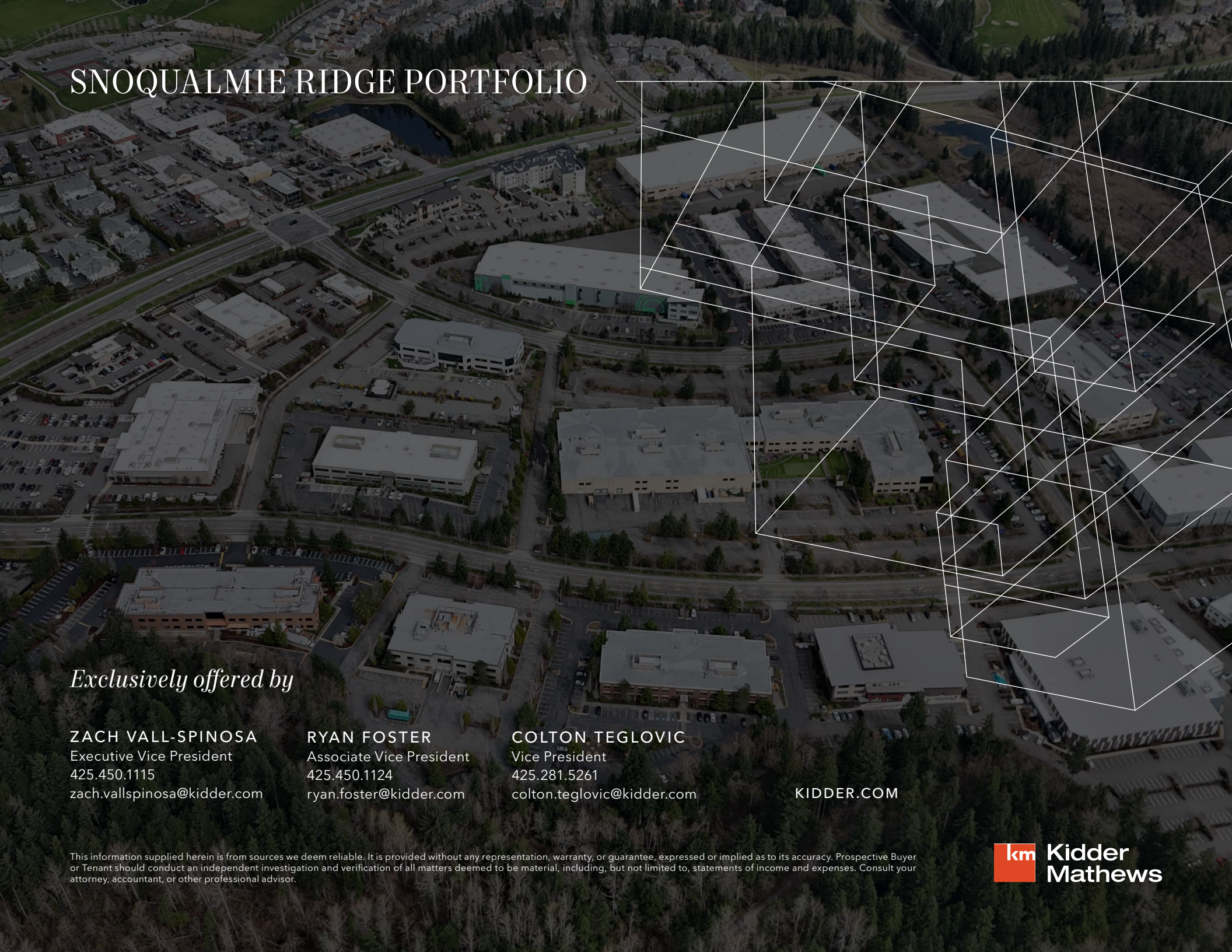
12 MIN
ISSAQUAH CBD

30 MIN
SEATTLE CBD

27 MIN
BELLEVUE CBD



SNOQUALMIE RIDGE PORTFOLIO



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Kidder Mathews