

# LIBERTY PARK I



**IRREPLACEABLE OWNER USER OFFICE BUILDING**

371 NE GILMAN BLVD | ISSAQUAH, WA

**AVAILABLE FOR SALE**

**UP TO**  
**44,343 RSF**  
**AVAILABLE FOR**  
**OCCUPANCY**

1 building | 3 floors

**ASKING PRICE**  
**\$19,000,000**



# BUILDING HIGHLIGHTS

Liberty Park I represents a rare opportunity to purchase an owner/user office property with in-place income. Situated at the intersection of NE Gilman Blvd and 3rd Ave NE, the Property offers exceptional visibility and accessibility. Liberty Park sits directly across the street from a new city park, steps away from downtown Issaquah, and adjacent to Costco's World headquarters.



## LARGE OWNER USER OPPORTUNITY

Up to 44,343 RSF  
with up to 15,000 SF  
available for immediate  
occupancy



## SCALABLE OCCUPANCY

All existing leases  
contain termination  
clauses



## IN PLACE INCOME

Currently 54% leased  
Potential to add  
up to an additional  
36,000 SF



## HIGH VISIBILITY

Highly visible with  
potential building  
signage facing I-90



## PARKING

Excellent Parking  
Ratio plus street  
parking

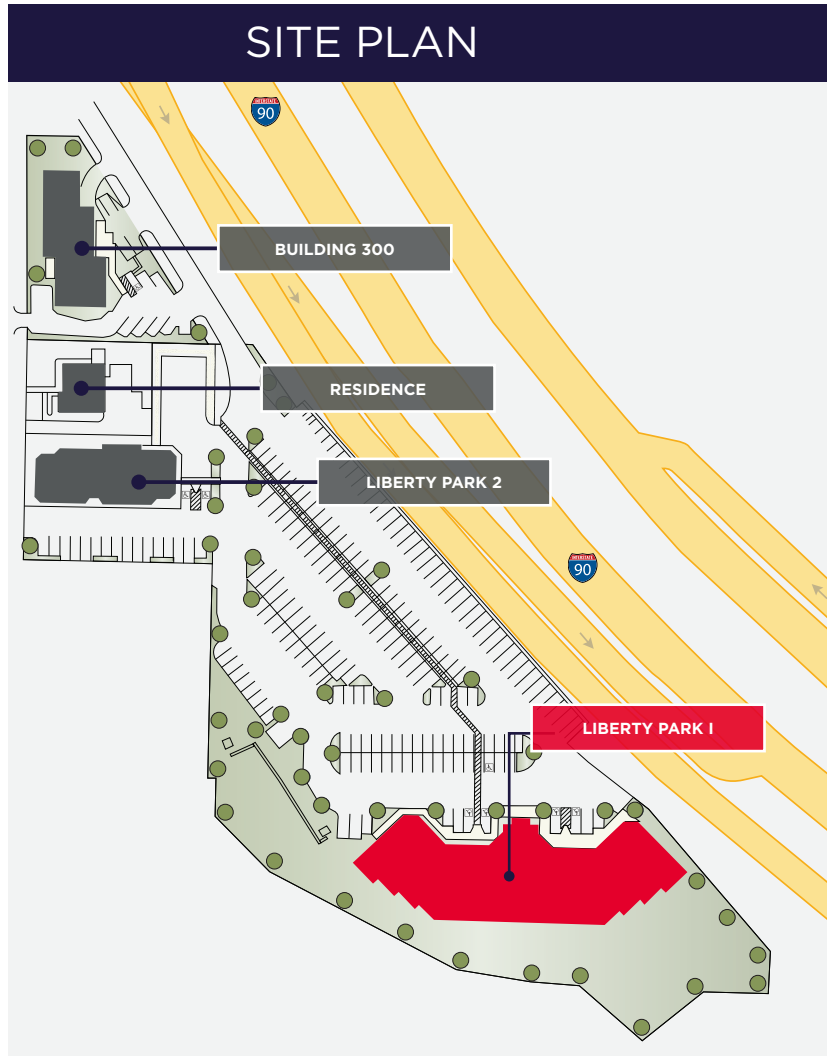
# BUILDING OVERVIEW



## LIBERTY PARK I

Address	371 NE Gilman Blvd
Building Size	44,343 RSF
Lot Size (per King County)	122,380 SF
Floors	Three (3)
Year Built	2001
Construction Type	Steel frame with slab metal decks and concrete block exterior panels
Occupancy	54%
Parking	168 stalls - 3.8/1,000 RSF

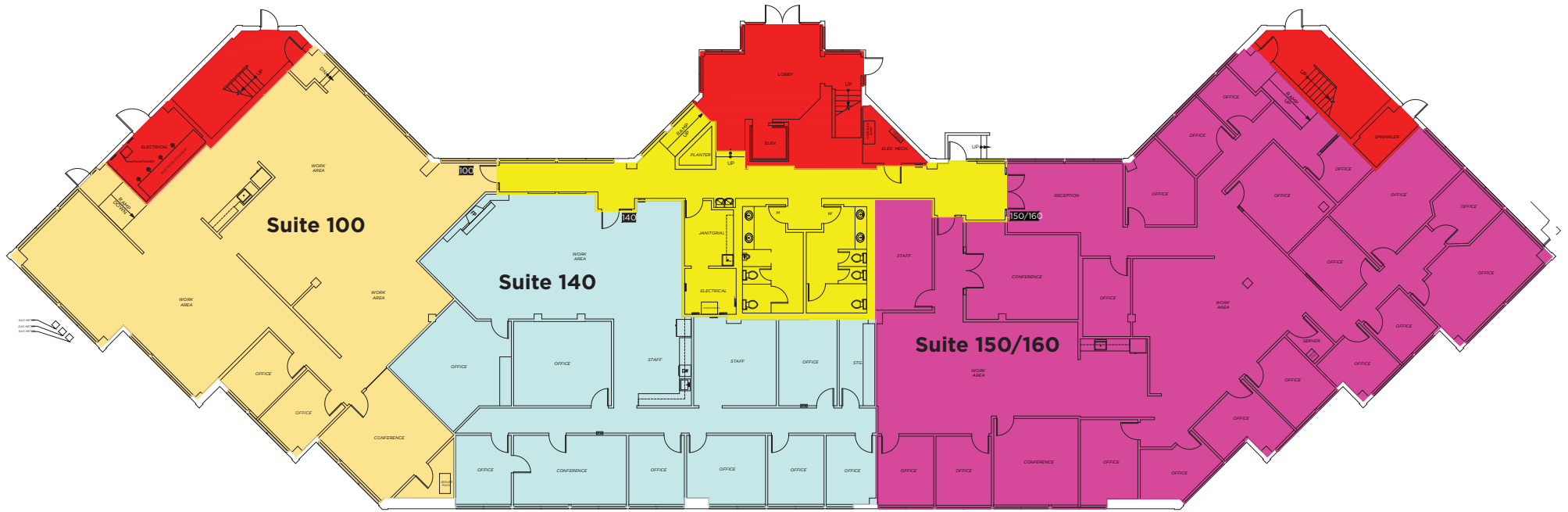
# LIBERTY PARK I SITEPLAN



# FLOOR 1

TOTAL | 14,554 RSF

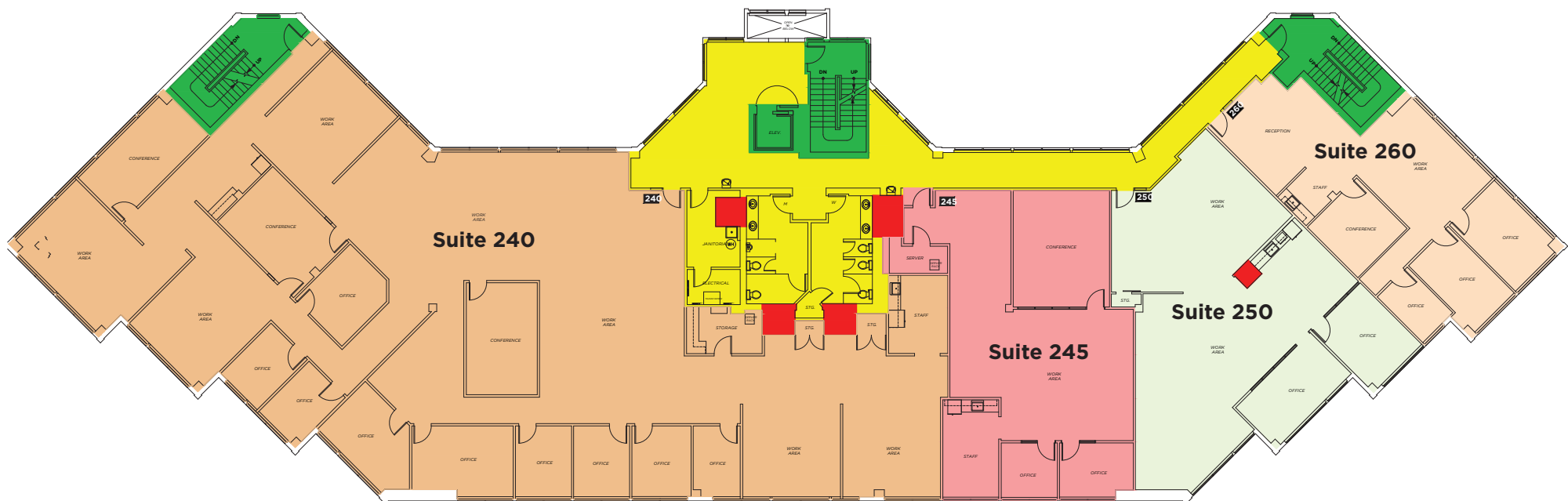
SUITE #	Rentable Area
SUITE 100	3,886
SUITE 140	3,921
SUITE 150/160	6,745



# FLOOR 2

TOTAL | 14,961 RSF

Suite #	Rentable Area
SUITE 240	8,868
SUITE 245	2,120
SUITE 250	2,287
SUITE 260	1,683

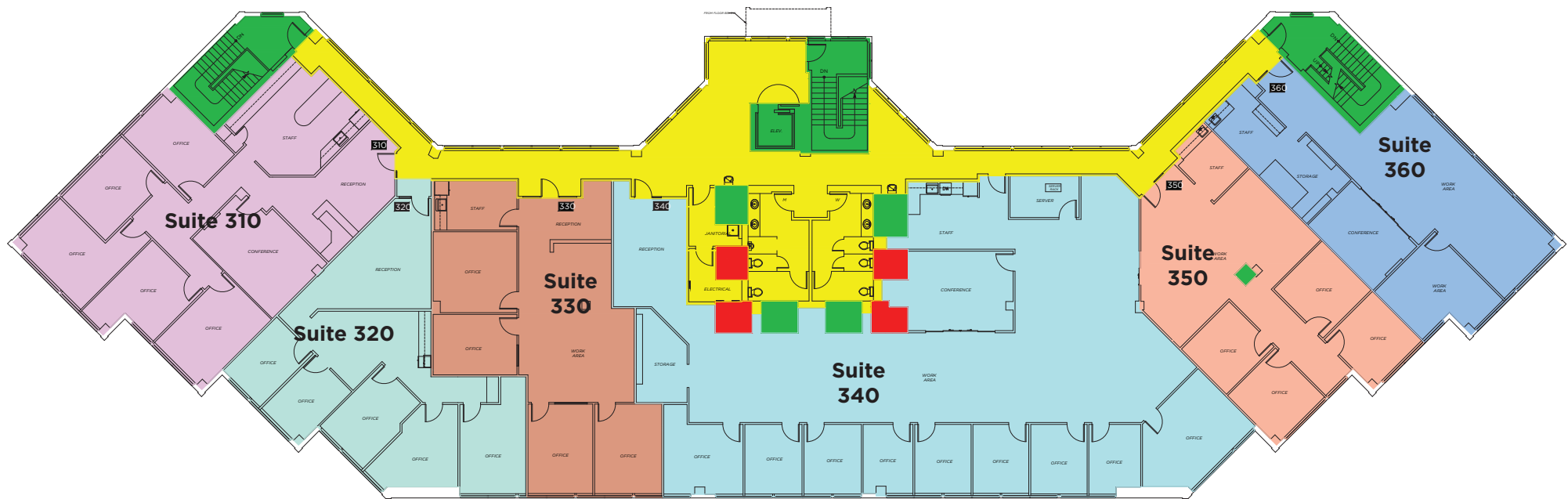


 **LINKS TO MATTERPORT**  
[Suite 240](#) | [Suite 245](#)

# FLOOR 3

TOTAL | 14,827 RSF

Suite #	Rentable Area
SUITE 310	2,539
SUITE 320	1,799
SUITE 330	1,872
SUITE 340	5,127
SUITE 350	1,747
SUITE 360	1,741



# LOCATION HIGHLIGHTS

EASY ACCESS TO TOP RATED AMENITIES

**ISSAQUAH HIGHLANDS**

**LIBERTY PARK I**

**SWEDISH MEDICAL GROUP**  
575,000 SF

**HISTORIC DOWNTOWN ISSAQUAH**

**ISSAQUAH COMMONS**

- TARGET
- MREI CO-OP
- TRADER JOE'S
- SAFeway
- POTBELLY SANDWICH SHOP
- petco
- BED BATH & BEYOND
- Panera BREAD
- Starbucks
- SEPHORA
- FedEx Office
- CHIPOTLE MEXICAN GRILL
- ROSS DRESS FOR LESS
- ME Massage Envy
- Bath & Body Works

**GLOBAL HEADQUARTERS**  
**Costco WHOLESALE**  
5,000 EMPLOYEES

**LAKE SAMMAMISH CENTER**

- BEST BUY
- Fred Meyer
- PANDA EXPRESS
- QDOBA MEXICAN EATS
- Krispy Kreme DOUGHNUTS
- THE HONEY DIPPER
- Jamba
- Starbucks
- AT&T
- indigo URGENT CARE
- Walgreens

**BIG LOTS!**

**425 FITNESS**

**LOWE'S**

**WU**

**HOBBY LOBBY**

**ISSAQUAH TRANSIT CENTER**

**Costco WHOLESALE**

**PET SMART**

**Michaels**

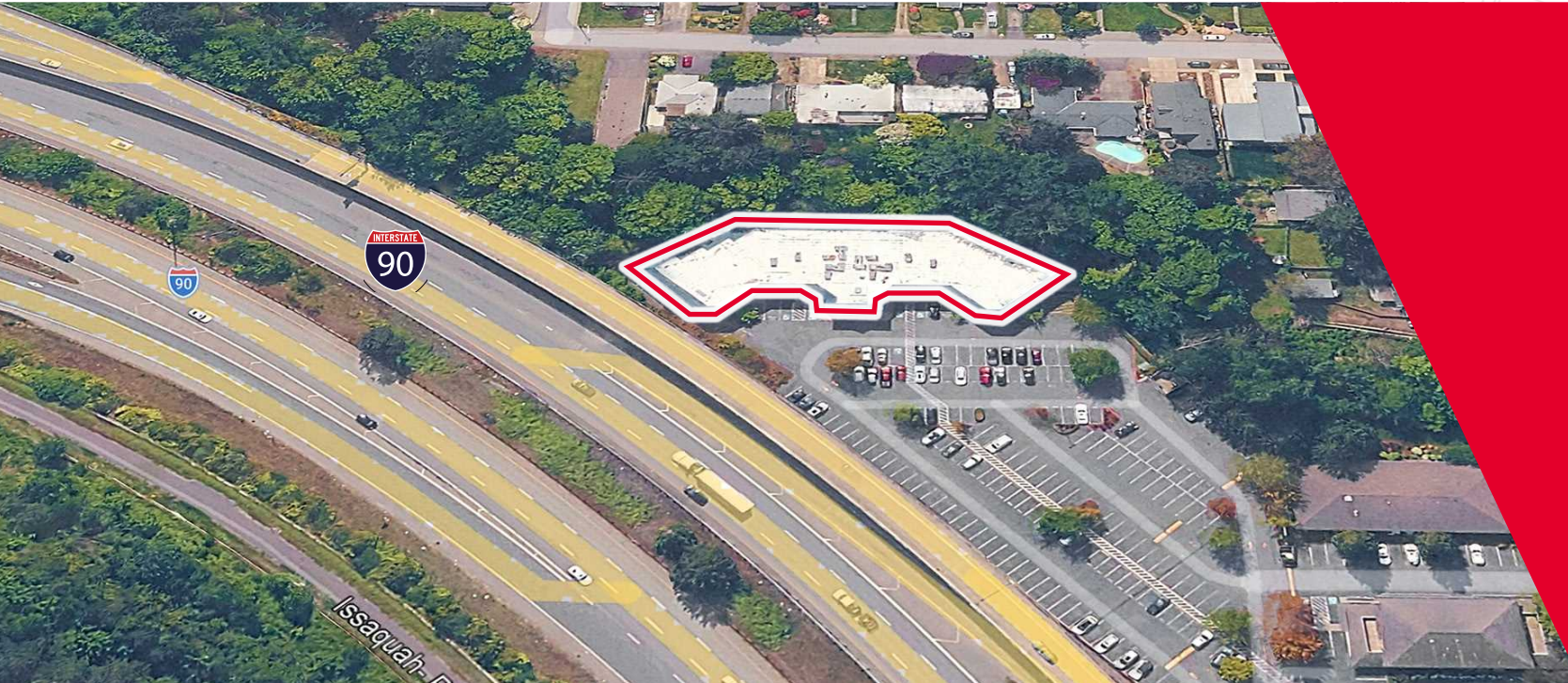
**QFC Quality Food Centers**

**Shell**

**SATELLITE OFFICE**  
MREI CO-OP

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