

FOR LEASE
1,678 - 10,990 SF



ISSAQUAH'S ORIGINAL CLASS A OFFICE

LIBERTY PARK I

371 NE GILMAN BLVD | ISSAQUAH, WA



PROPERTY HIGHLIGHTS



- Located at the east end of Gilman Blvd. overlooking Issaquah Creek
- Minutes from dining & shopping at Gilman Village, Pickering Place,
- Issaquah Commons & Historic Downtown Issaquah



- Multiple size options
- Room for growth



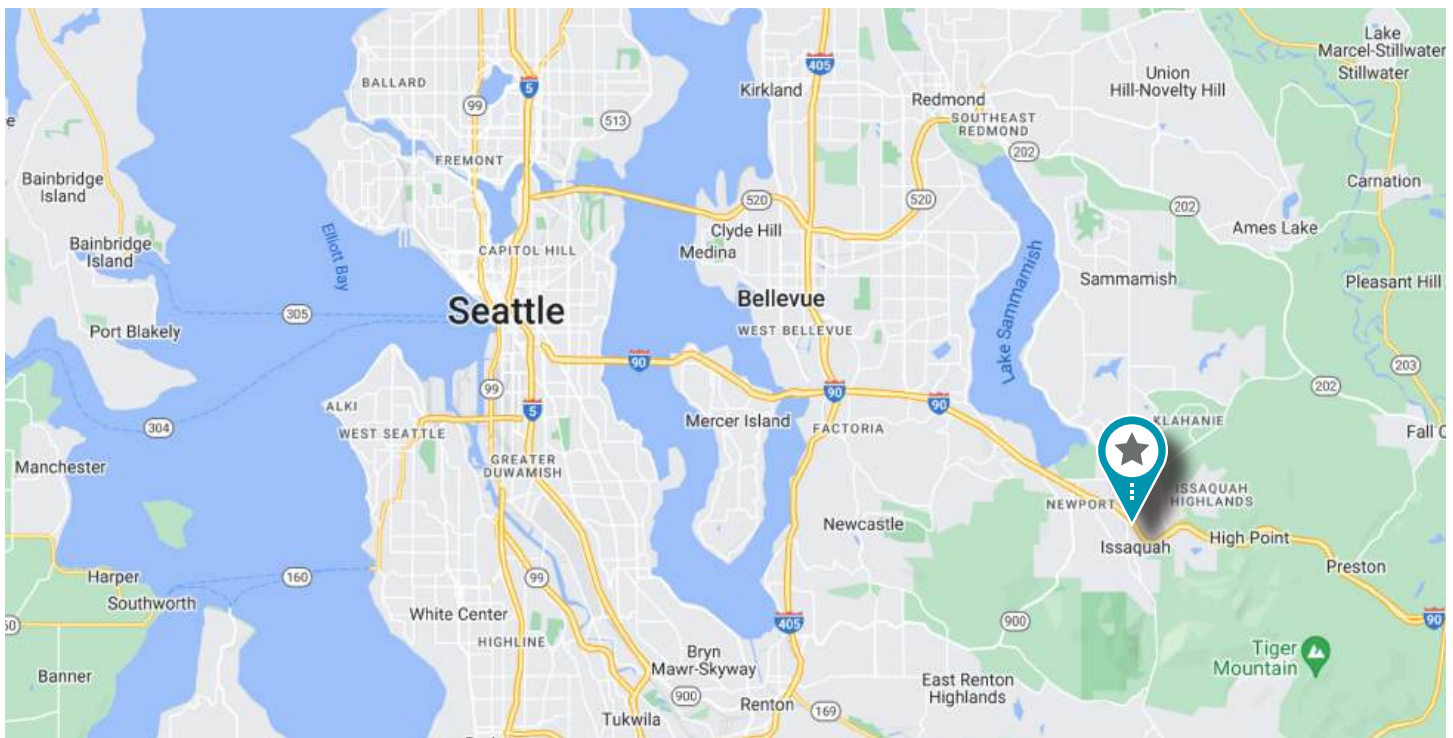
- Plentiful surface parking
- 4.0/1,000 ratio



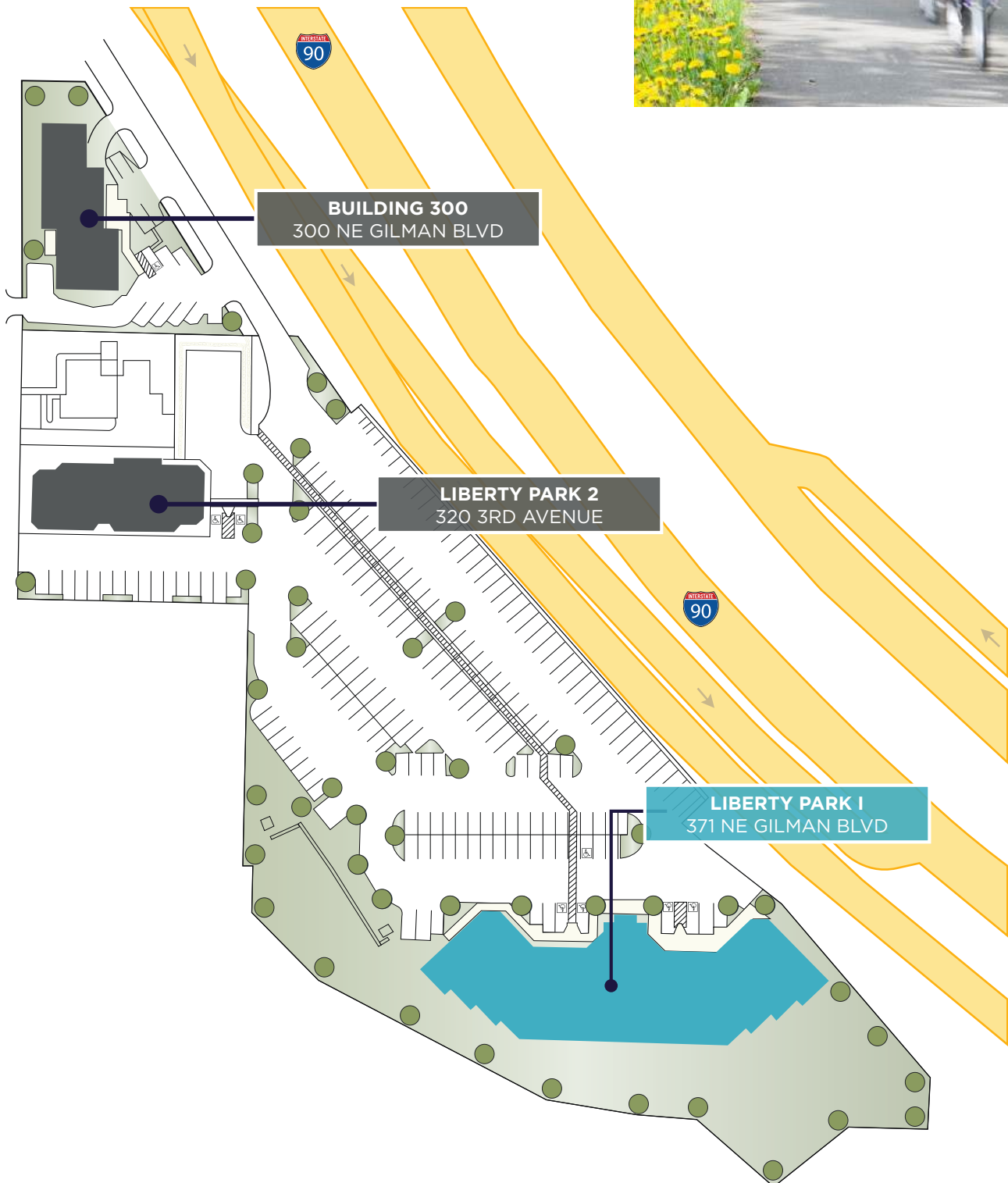
- Minutes from hiking & biking trails
- Minutes to Costco
- world headquarters



- Extra low operating expenses
- Pride of ownership
- Highly visible

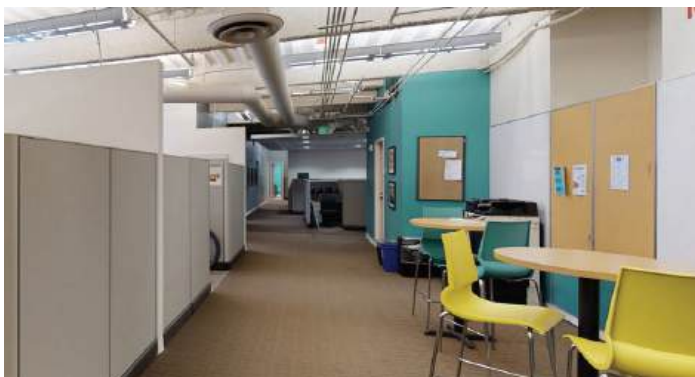


SITE PLAN



AVAILABLE SUITES

SUITE	SIZE/SF	AVAILABILITY	LEASE RATE	COMMENTS
Suite 140	3,921 SF	Now	\$30.00/SF, NNN	• Ground floor lobby exposure • Heavy build out with six offices on the glass
Suite 240	8,868 SF (divisible)	Now	\$30.00/SF, NNN	• Open plenum tech space • Move in ready space • Lobby exposure • Combination of private office and open space
Suite 245	2,120 SF	Now	\$30.00/SF, NNN	• Open plenum tech space • Move in ready space
<i>Suites 240 & 245 can be combined for 10,990 SF</i>				
Suite 310	2,540 SF	Now	\$30.00/SF, NNN	• Corner location • 5 private offices on window line
Suite 320	1,799 SF	Now	\$30.00/SF, NNN	• 5 private offices on window line
Suite 340	1,678 SF	Now	\$30.00/SF, NNN	• Lobby exposure • 3 private offices on the window line
Suite 360	1,742 SF	Now	\$30.00/SF, NNN	• Corner location • Extensive window line



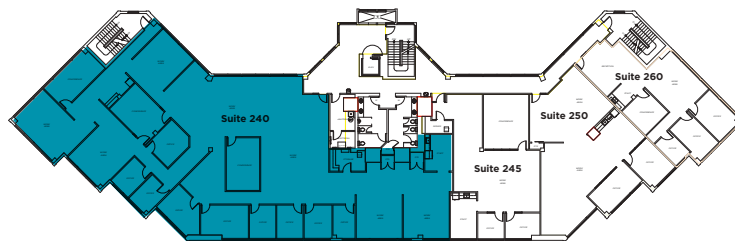
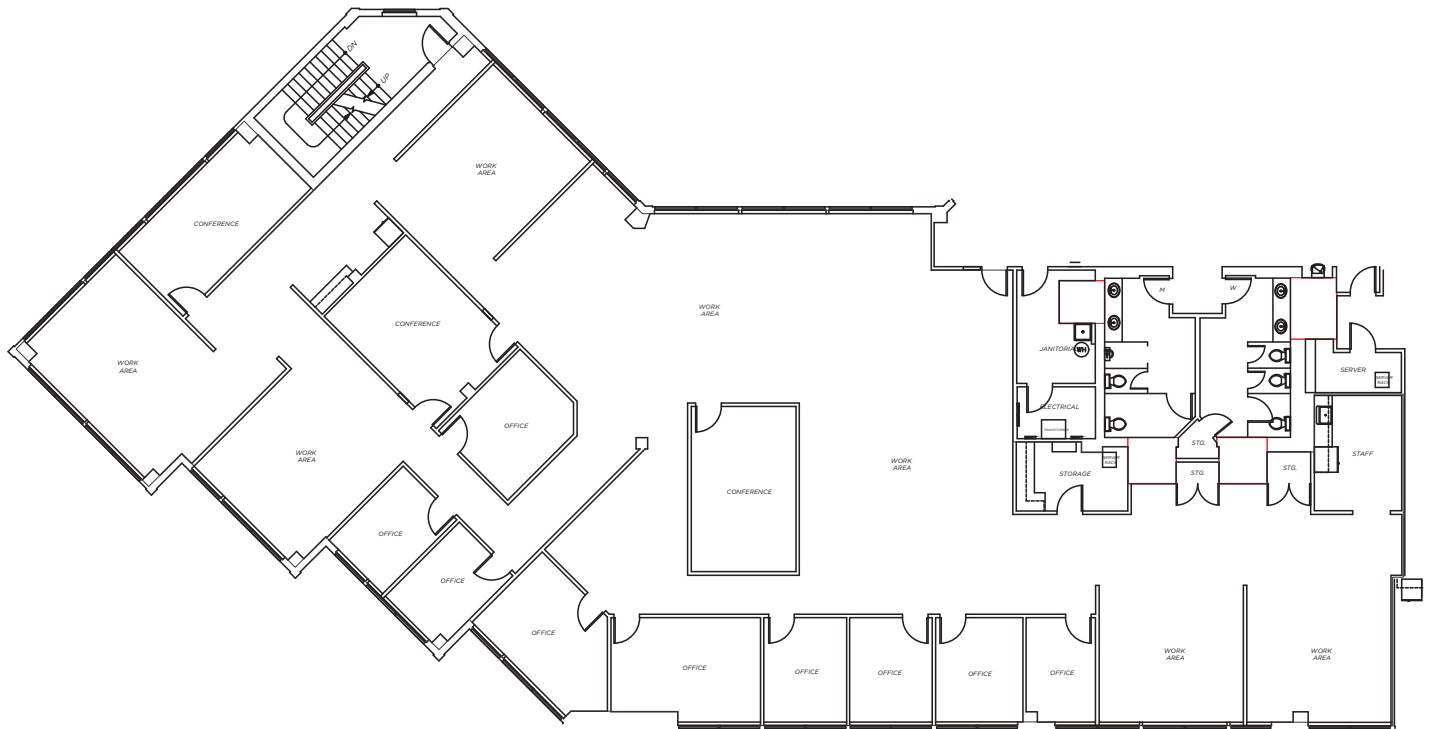
3,921 SF



SUITE 240

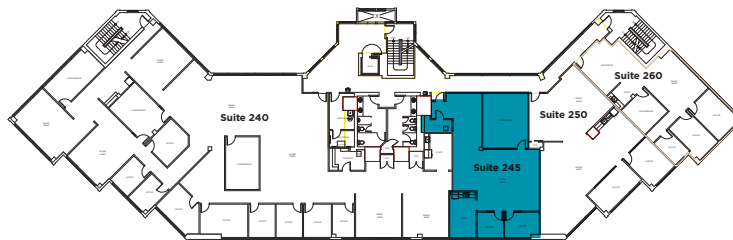
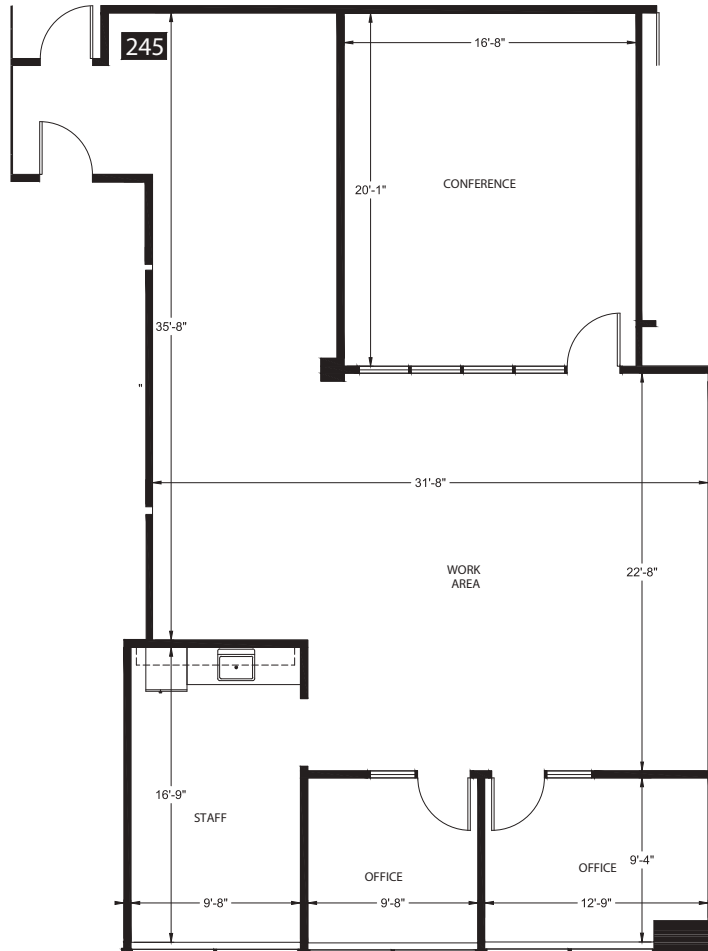
8,868 SF

(DIVISIBLE)



SUITE 245

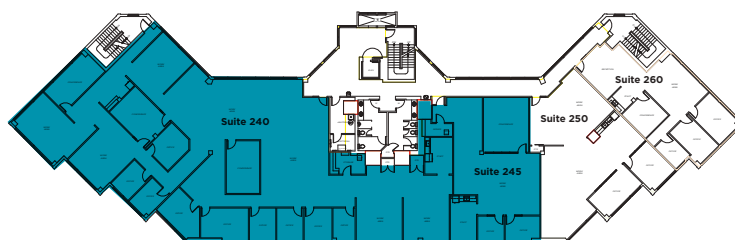
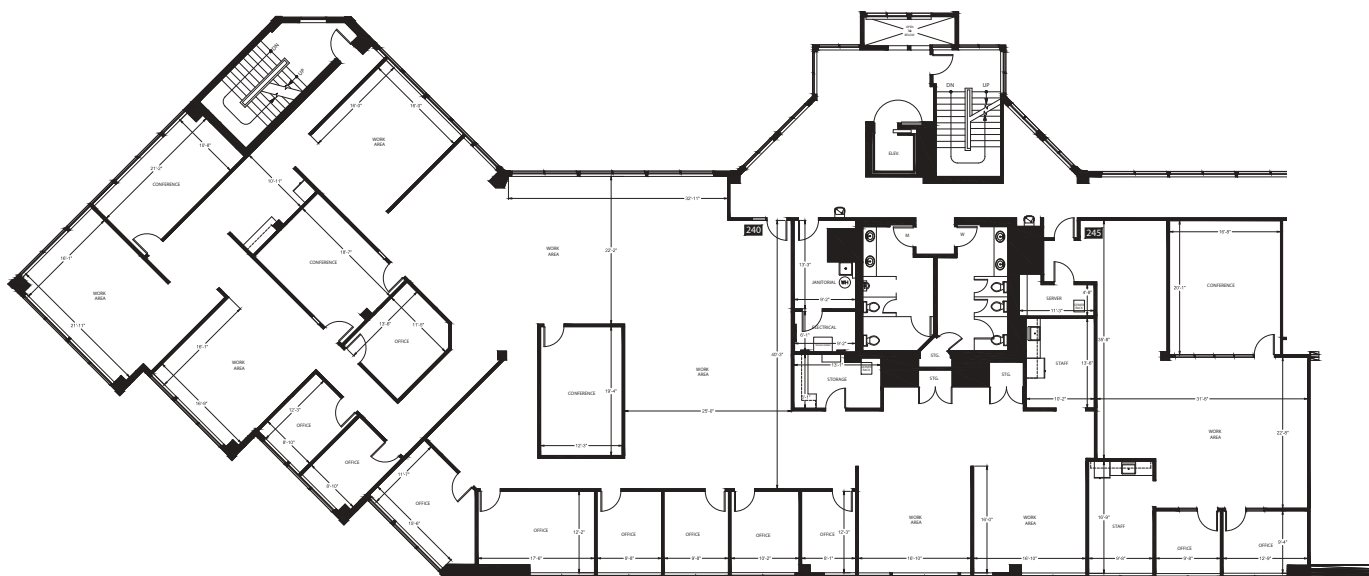
2,120 SF



SUITE 240 & 245

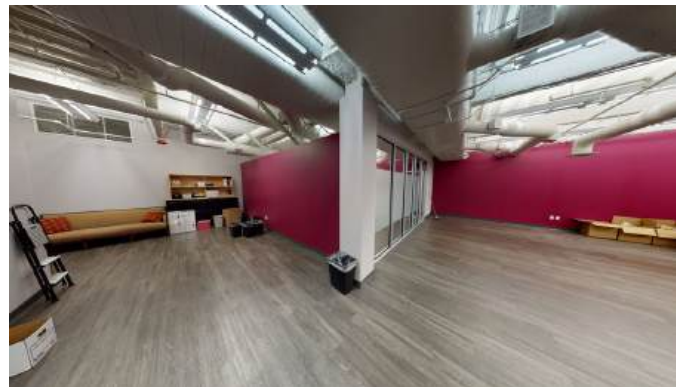
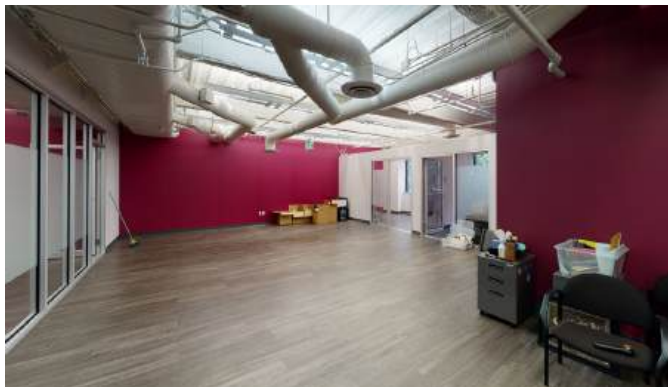
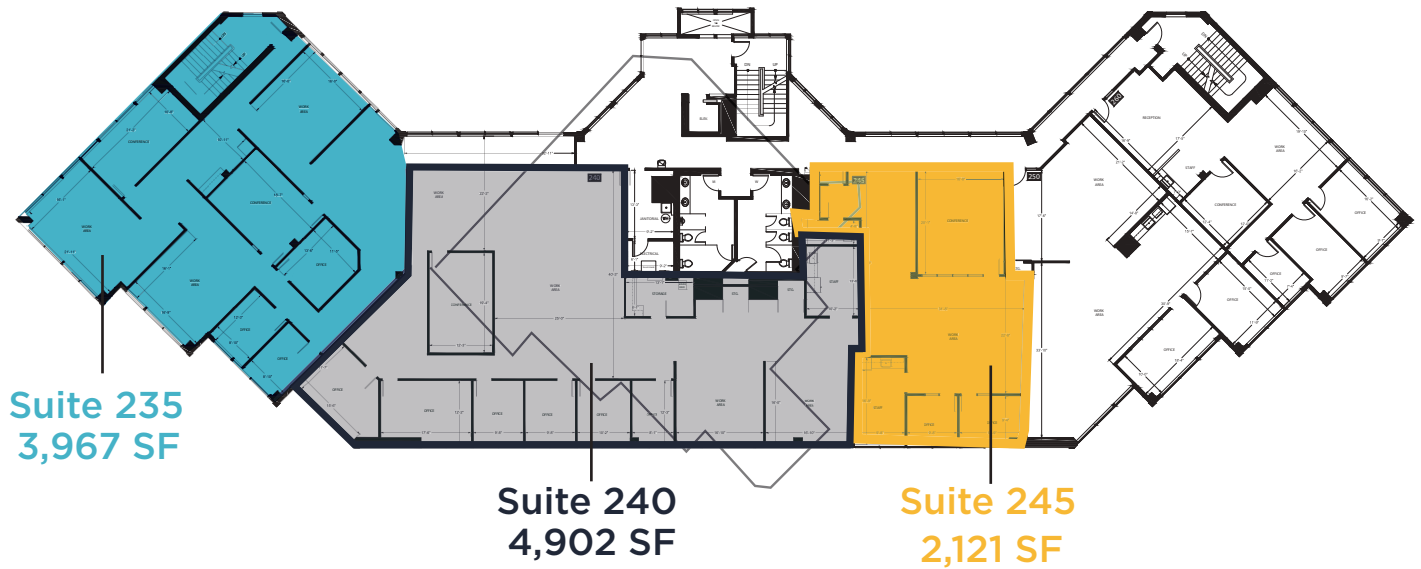
10,990 SF

(DIVISIBLE)



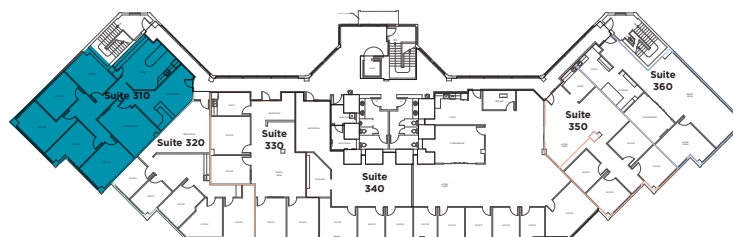
FLOOR 2

POTENTIAL SPACE DIVISIONS



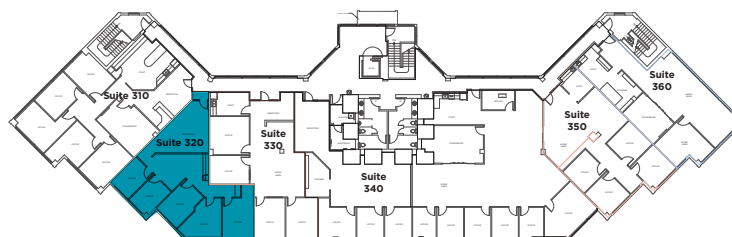
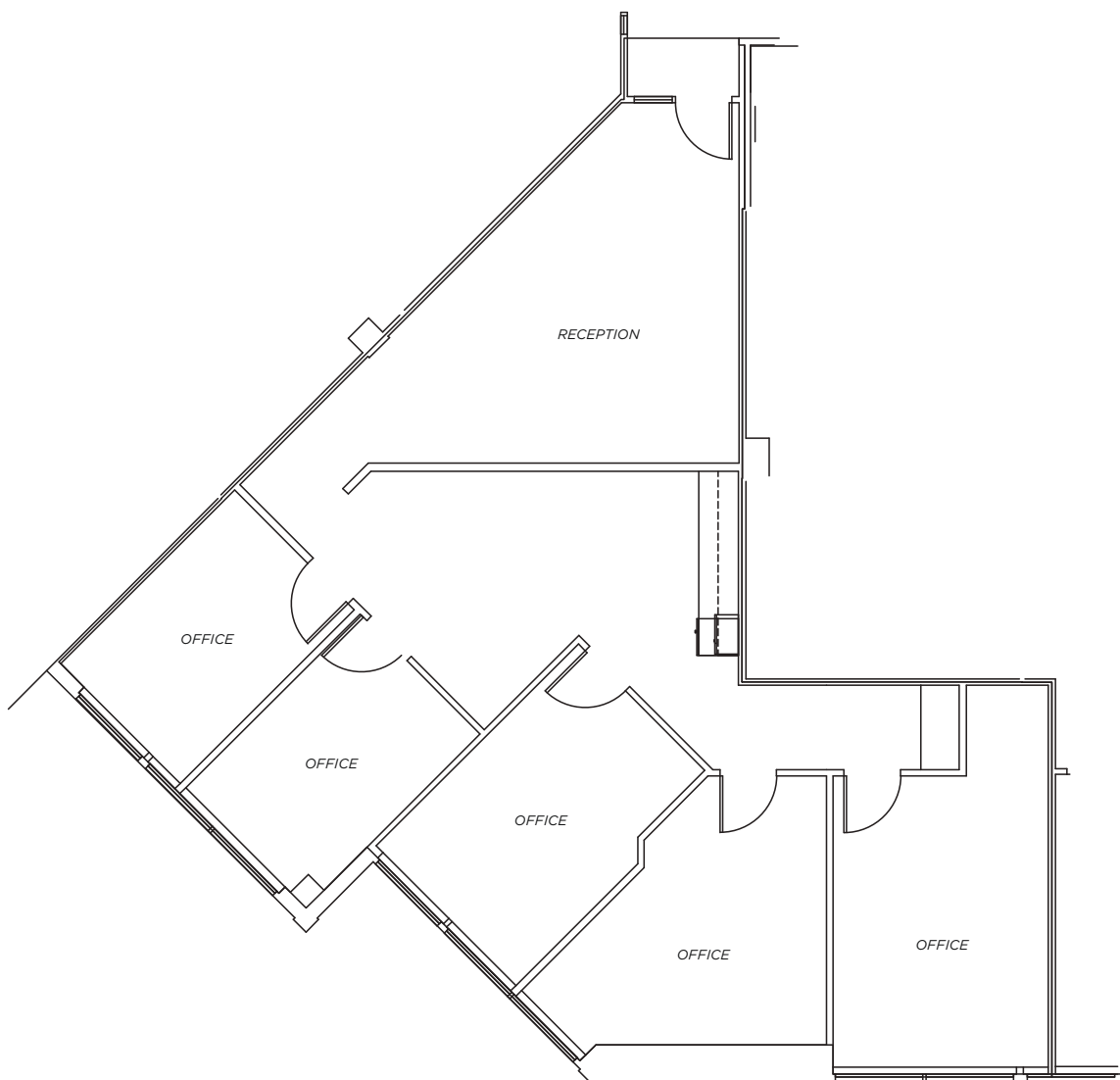
SUITE 310

2,540 SF



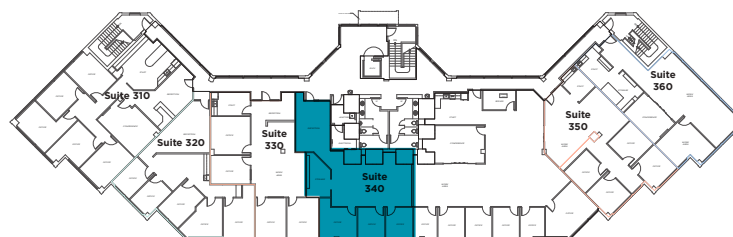
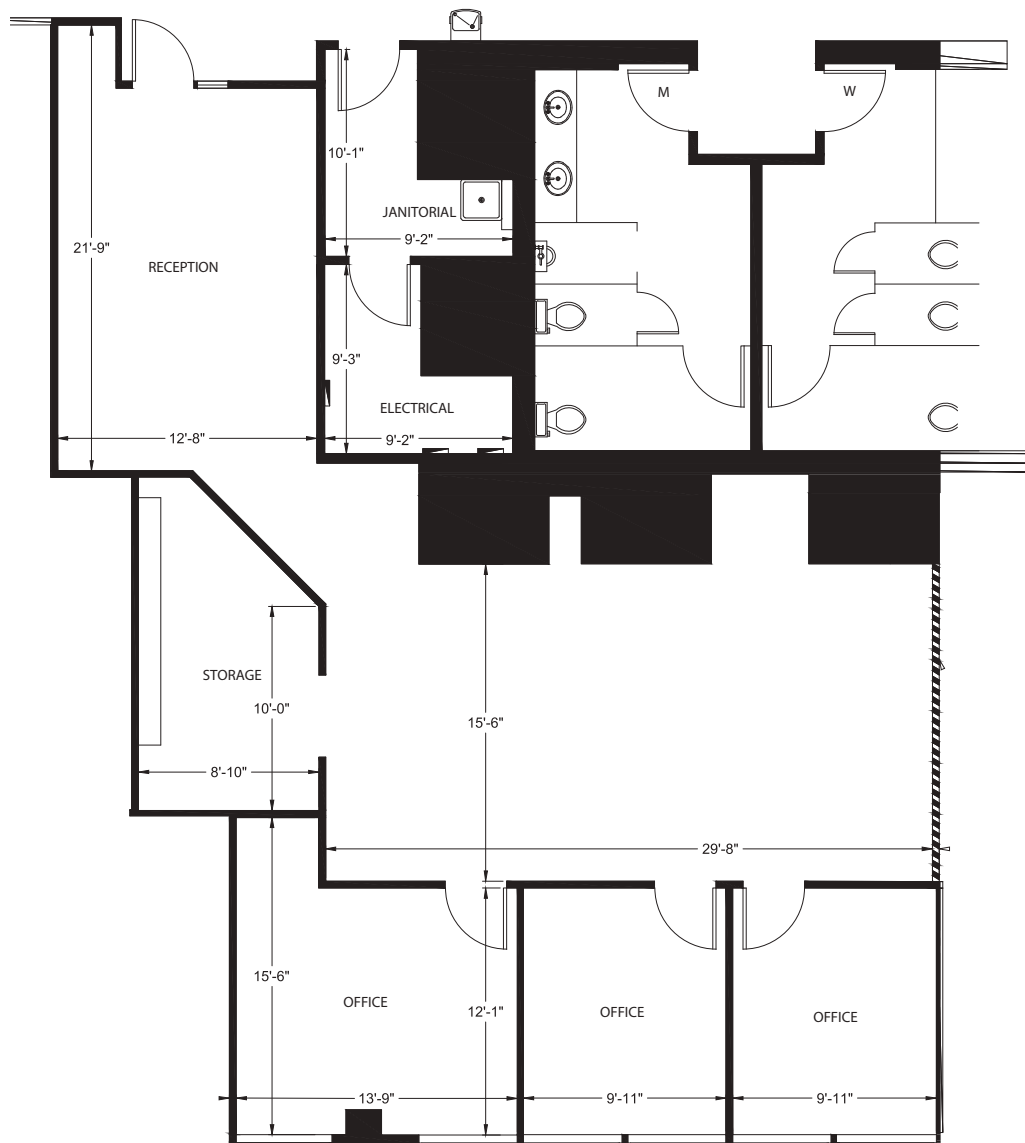
SUITE 320

1,799 SF



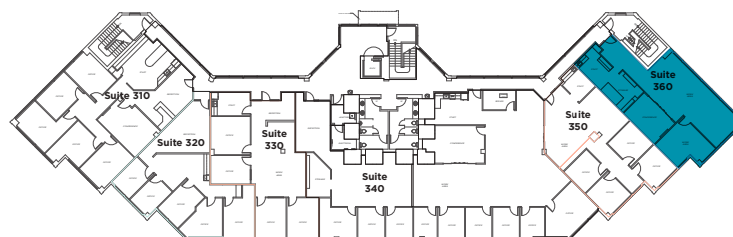
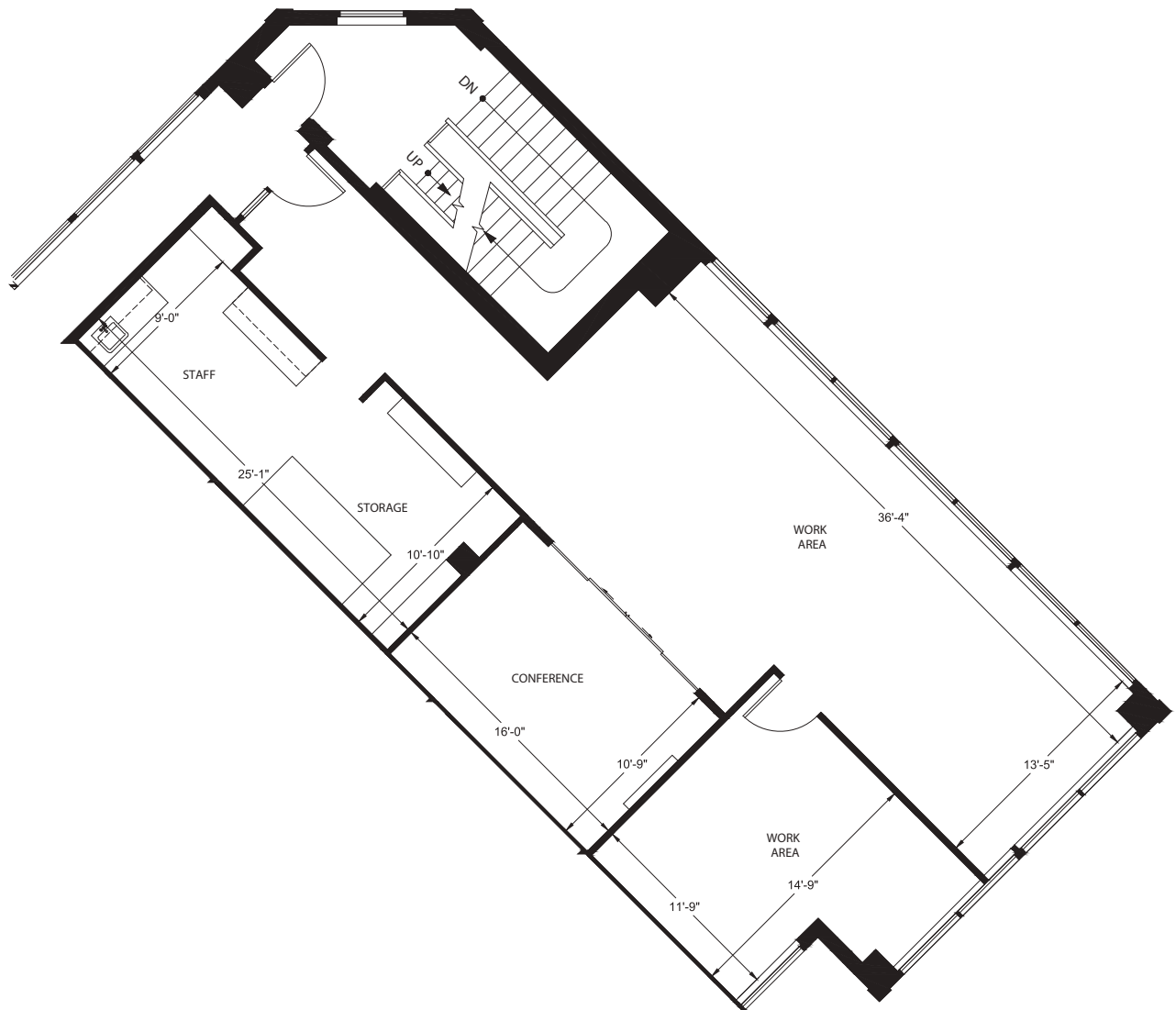
SUITE 340

1,678 SF

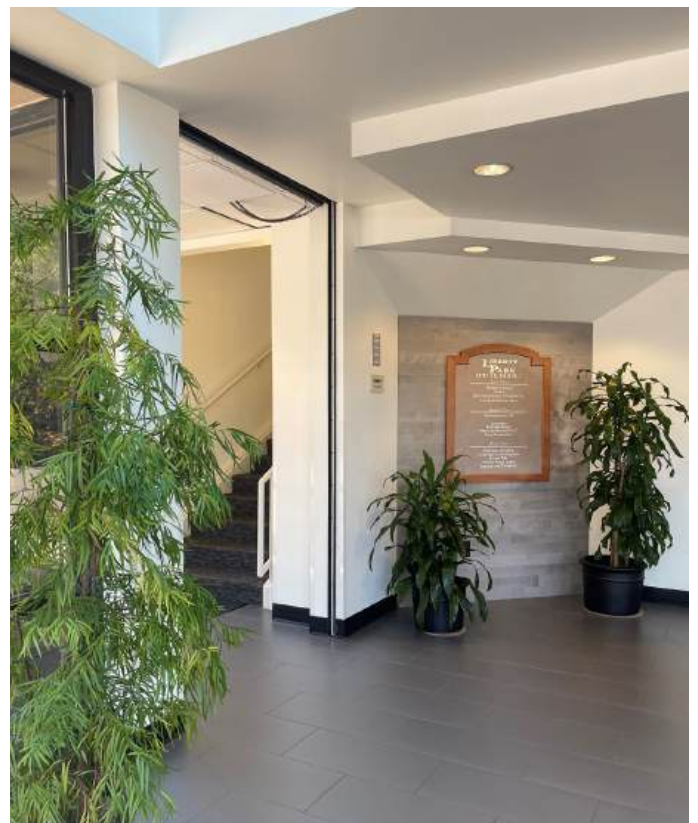


SUITE 360

1,742 SF



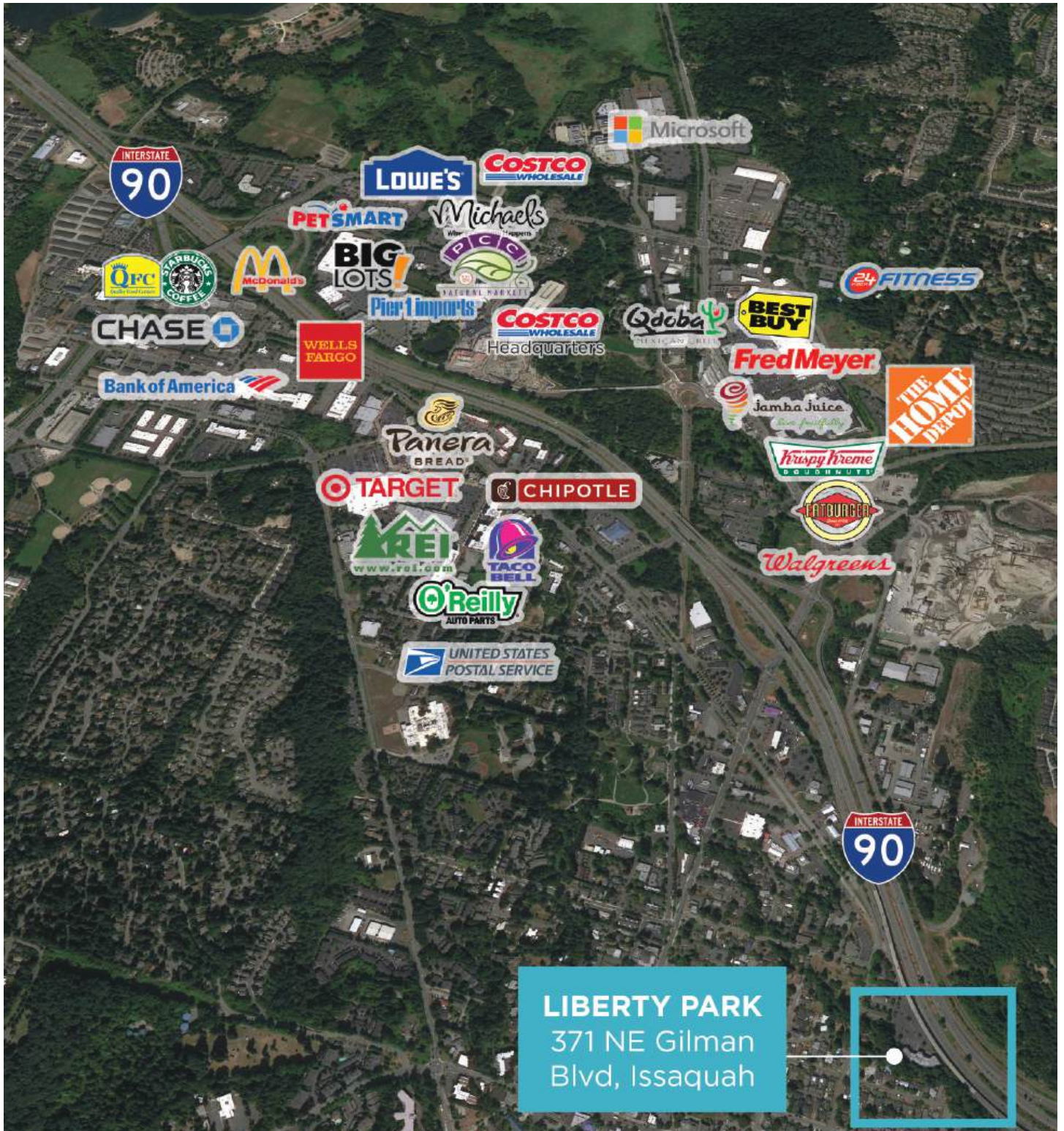
INTERIOR PHOTOS



FACT SHEET

Year Built	2001
Total RBA	44,344 SF
2026 OpEx	\$11.32 / RSF
Load Factors	Per 2017 BOMA Standards
Construction	Steel structure of steel joists and joist girders with composite concrete and metal decking. Pre-cast concrete columns spandrels with interior metal stud furring.
Windows	Insulated gray tint glass anodized aluminum storefront systems.
Doors	Glass and aluminum storefront doors at building entrances. Stained wood doors inside.
Ceilings	Open ceiling with some offices with suspended acoustical tile.
Roof	Built-up bituminous roofing with granular cap sheets draining to interior roof and overflow drains.
Ceiling Height	Open ceiling height 11'3"; suspended acoustical ceiling height 8'5".
Fire Protection	Automatic fire sprinkler system on all floors.
Fiber Optics	Providers of fiber optics include CenturyLink and Comcast.
HVAC	The rooftop HVAC consists of a state-of-the-art energy management system for maximum comfort and efficiency.
Elevator	The building features a single three thousand five-hundred pound capacity Otis elevator serving all three floors.
Area Amenities	Liberty Park is in close proximity to several retail shopping centers and many restaurants and dining options on Front Street. The city contains 17,000 acres of parkland, a zoo, a salmon hatchery (home to the annual Salmon Days festival), and serves as the gateway to the Cascade Mountains.
Location Description	Conveniently located just off I-90, Liberty Park provides tenants with superior in-and-out access coupled with walkable nearby amenities on Front Street. Liberty Park's tranquil location is unmatched in Issaquah.
Ownership	Liberty Park I LLC
Property Management	Stetz Commercial Properties
Leasing Brokers	Cushman & Wakefield; Brian Toy

AMENITIES MAP



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