

LIBERTY PARK



A GENERATIONAL DEVELOPMENT AND VALUE ADD OPPORTUNITY

300 & 371 NE GILMAN BLVD | 320 & 350 3RD AVE NE

3.8 ACRES

±65,807 Gross SF
Over Four Buildings



CONFIDENTIAL OFFERING BROCHURE

EXECUTIVE SUMMARY

PROPERTY SUMMARY:

Cushman & Wakefield Capital Markets proudly presents **Liberty Park** (the “Property”), a prime investment opportunity located in the heart of Issaquah, WA. The site comprises four buildings totaling 65,807 gross square feet on 3.8 acres or 165,528 square feet of land.

Situated at the intersection of NE Gilman Blvd and 3rd Ave NE, the Property offers exceptional visibility and accessibility. It is directly across the street from a new city park, steps away from downtown Issaquah, and adjacent to Costco’s World headquarters. This strategic location provides residents with easy access to both downtown Seattle and Bellevue via I-90, while also offering the unparalleled quality of life that Issaquah is known for, including a charming downtown district, outdoor recreational opportunities, and a top-rated school district.

This development site presents a multitude of options for a versatile investor:



OPTION 1

Enhance the Office Building
& Build Townhouses



OPTION 2

Townhouse
Development



OPTION 3

Owner/User
Office



OPTION 4

Multifamily
Development



PARCEL SUMMARY:

Address	300 & 371 NE Gilman Blvd & 320 & 350 3rd Ave NE
Parcels	Eighteen (18)
Zoning	MU - Mixed Use
Size	3.8 Acres
Buildings	Four (4)

SEATTLE

BELLEVUE

NEW CITY PARK



THE OFFERING

INVESTMENT HIGHLIGHTS:

EMBEDDED VALUE WITH MULTIPLE EXECUTION OPTIONS FOR VERSATILE INVESTOR

The land is a versatile, high-value asset with long-term growth potential and a scarcity premium in a submarket with increasingly diminishing land development opportunities. The site provides flexibility with options to build for-sale townhouse development, multifamily development, or enhance the office building & build townhouses.

ATTRACTIVE SELLER FINANCING AVAILABLE

With a limited amount of debt currently on the property, the Seller of Liberty Park is prepared to offer attractive seller financing to assist investors meet their short to medium financing goals.



THE OFFERING

INVESTMENT HIGHLIGHTS:

IN-PLACE INCOME WITH UPSIDE POTENTIAL

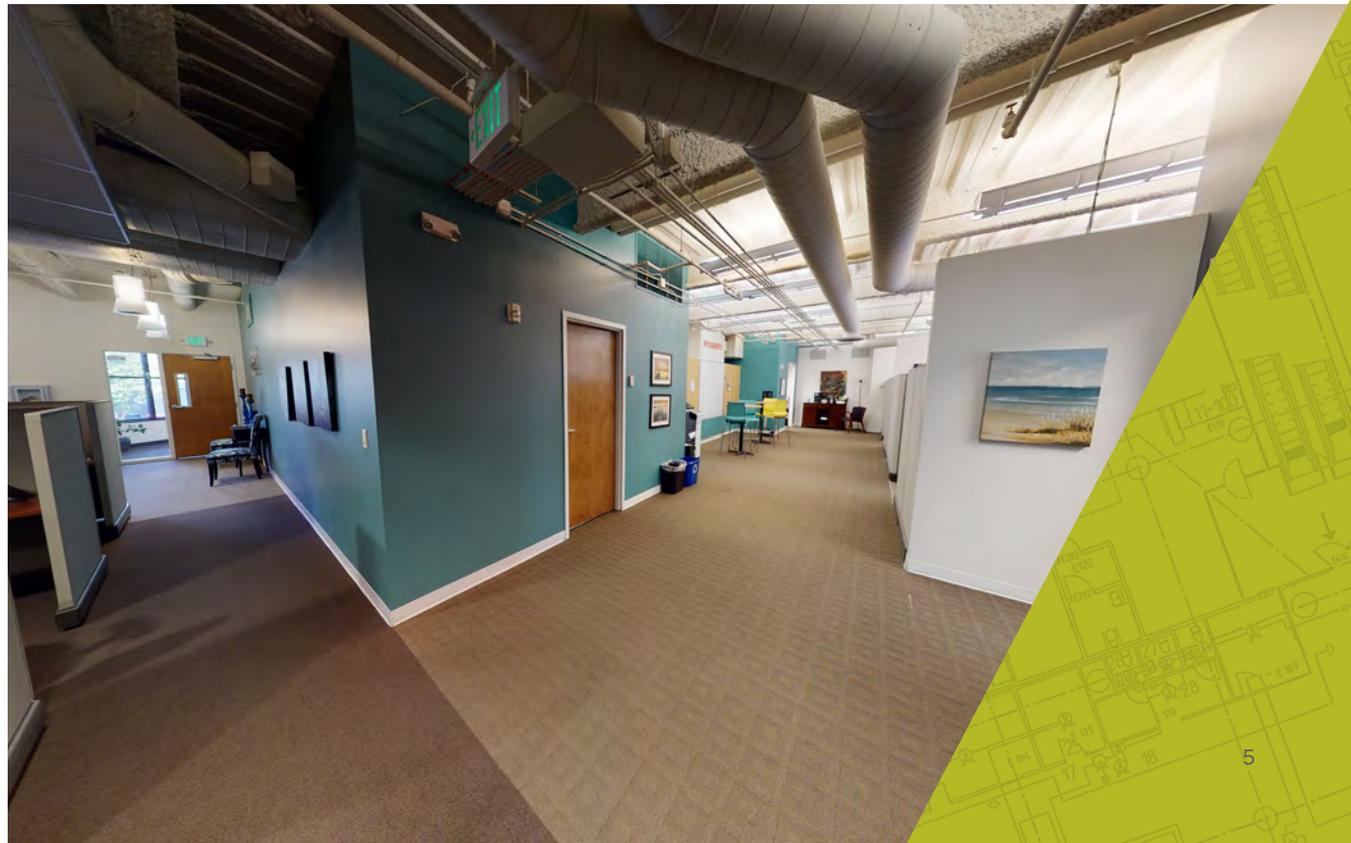
With three of the four buildings 100% leased and the fourth at 58%, Liberty Park provides investors an attractive income stream. The appeal of the in-place income is further enhanced by rental increases in the existing leases and increased occupancy through lease up of the current vacancies. All of which contain demolition clauses in the leases.

LONG TERM VALUE PROPOSITION

The anticipated pricing of Liberty Park offers investors downside protection while offering excellent growth potential. The continued population growth in the region coupled with limited supply bodes well for the long-term value of Liberty Park.

OUTSTANDING REGIONAL CHARACTERISTICS

Driven by growth in technology, biotechnology and now artificial intelligence, the Puget Sound region is poised for continued growth over both short and long term horizons. Job and wage growth, net migration, and GDP are all expected to continue to outperform comparative national forecasts, boding well for the resiliency of commercial real estate values.





LIBERTY PARK

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