

# 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

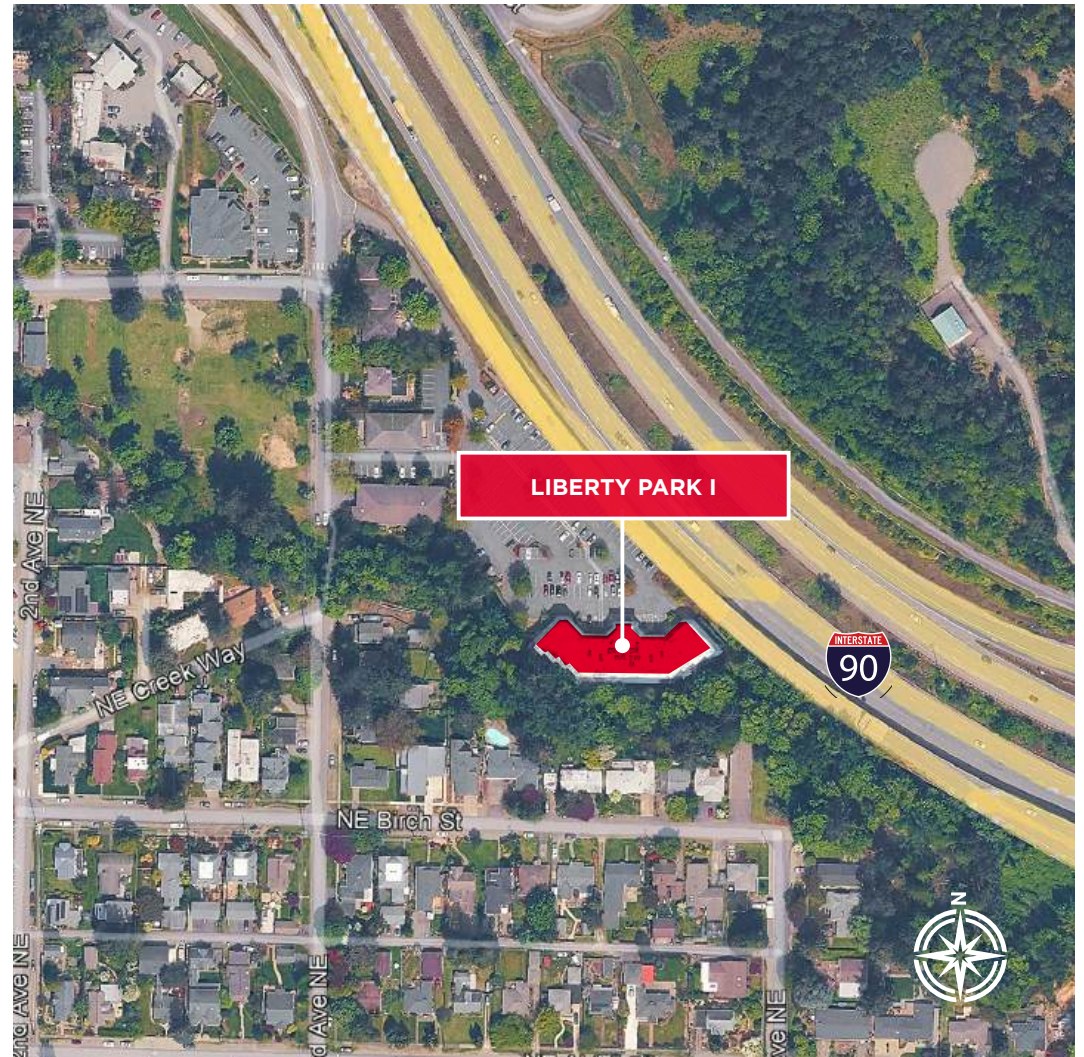
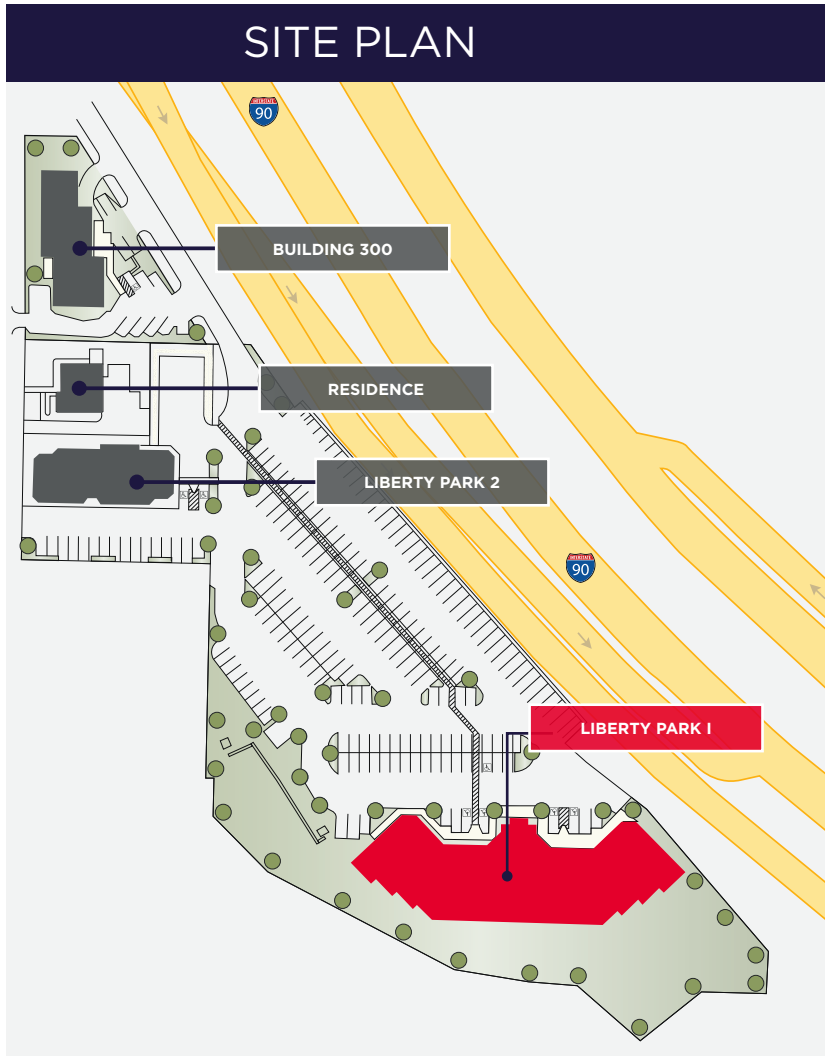
# BUILDING OVERVIEW



## 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                                           |

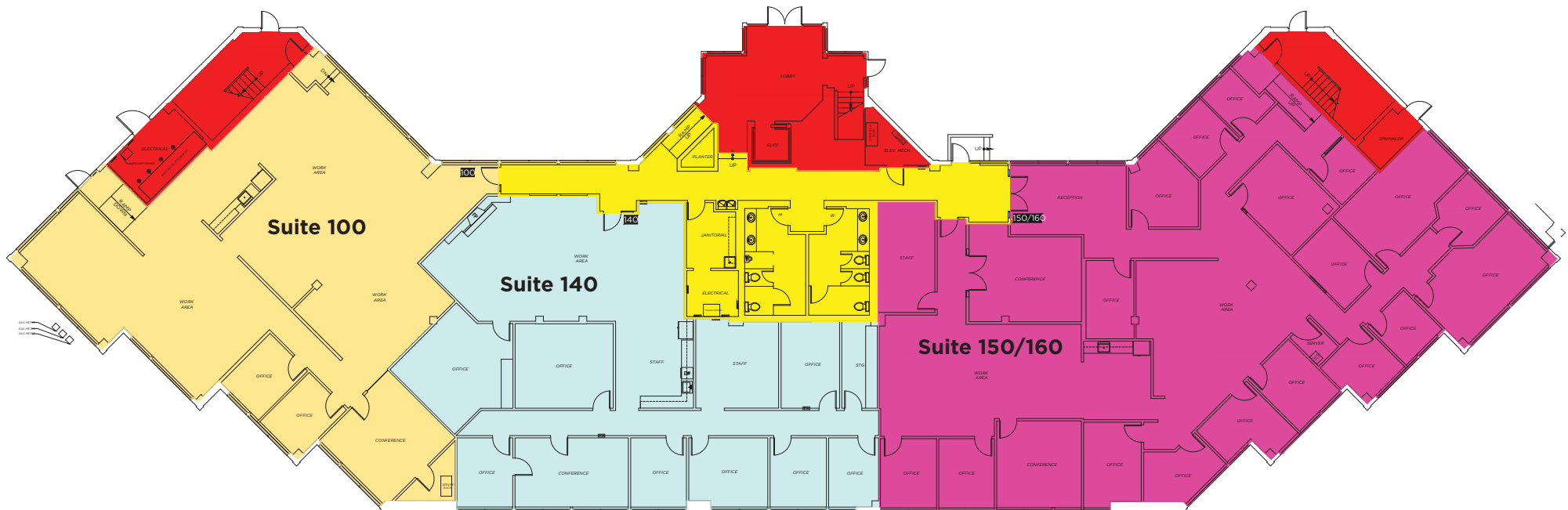
# LIBERTY PARK I SITEPLAN



# FLOOR 1

TOTAL | 14,554 RSF

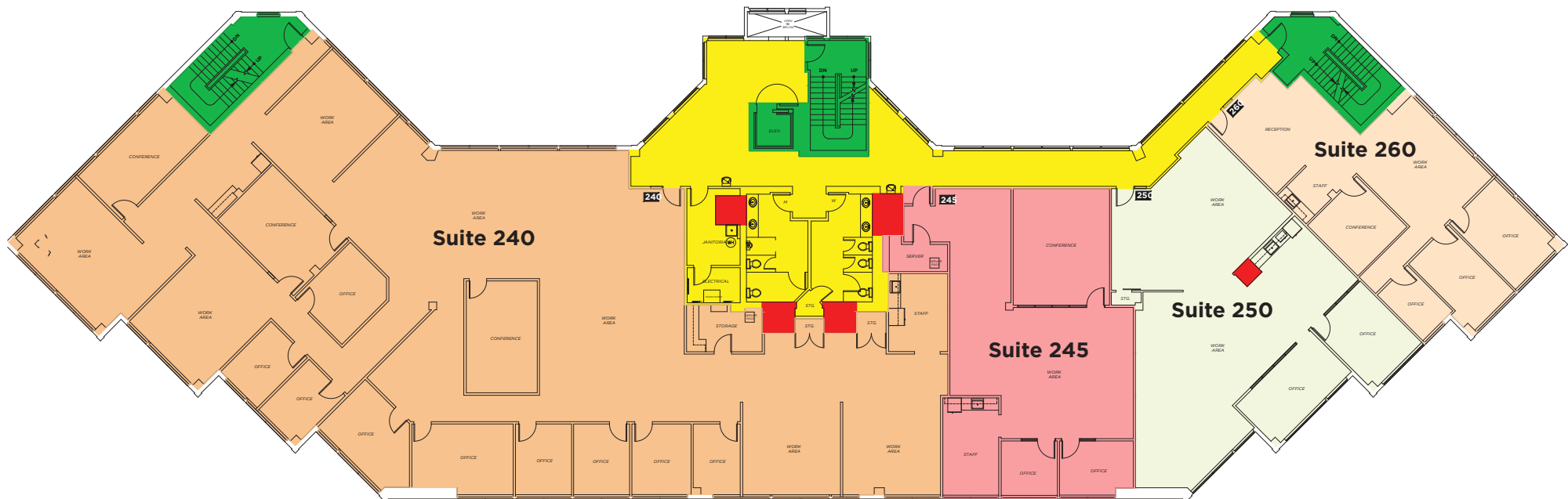
| SUITE #       | Rentable Area |
|---------------|---------------|
| SUITE 100     | 3,886         |
| SUITE 140     | 3,921         |
| SUITE 150/160 | 6,745         |



# 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         |

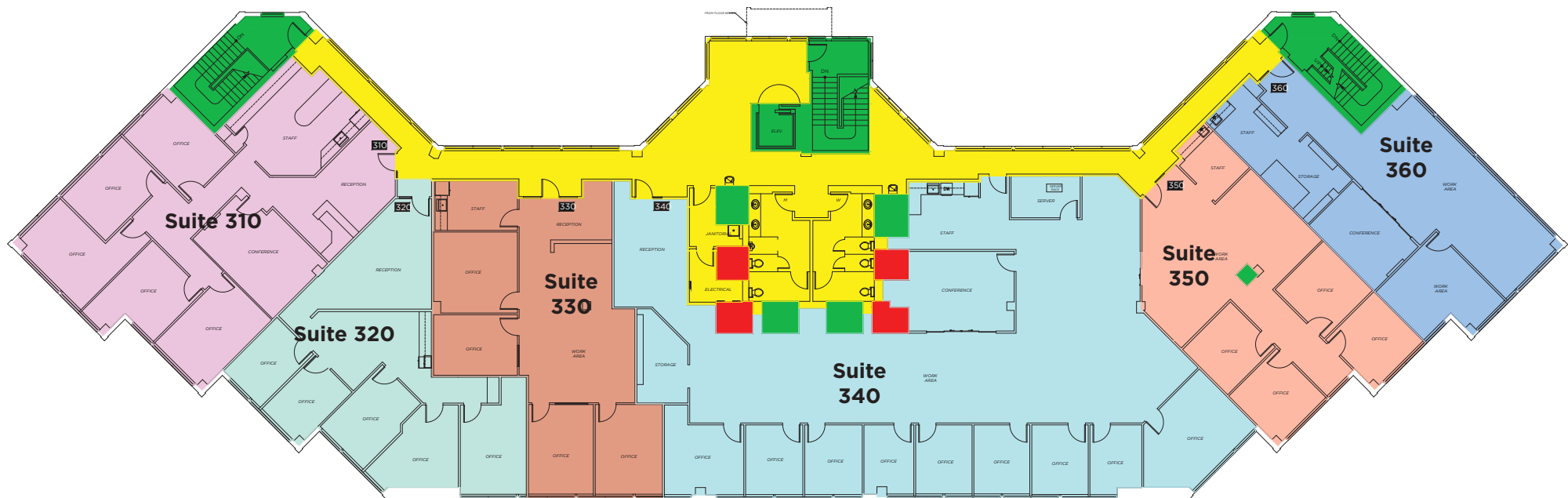


LINKS TO MATTERPORT  
[Suite 240](#) | [Suite 245](#)

# 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





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