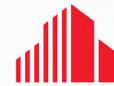


FOR LEASE

# BRAUNSTON BUILDING

410 Newport Way NW, Issaquah, WA 98027



CUSHMAN &  
WAKEFIELD



## 2,518 RSF AVAILABLE (*DIVISIBLE*)

- MAIN LEVEL - 1,309 RSF
  - \$32.00/RSF, NNN
- LOWER LEVEL - 1,209 RSF
  - \$22.00/RSF, NNN

### Property Highlights

- Available August 2023
- New construction
- Reserved parking
- Fully wired with Cat-5A cabling
- Monument signage on Newport Way
- Walk to Front Street

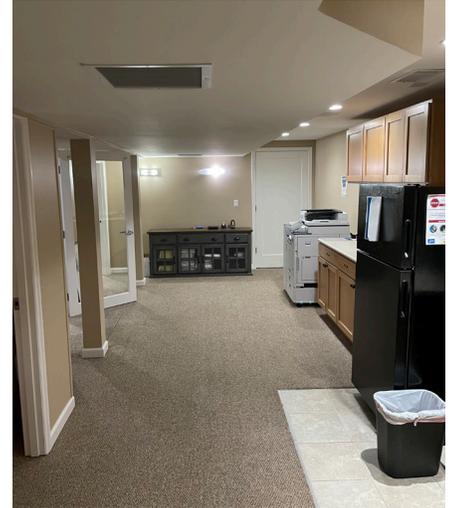
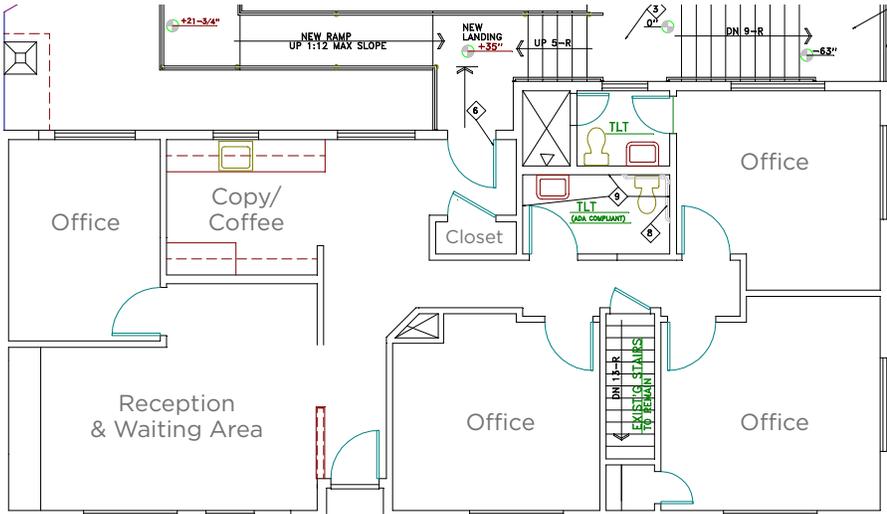


### Contacts

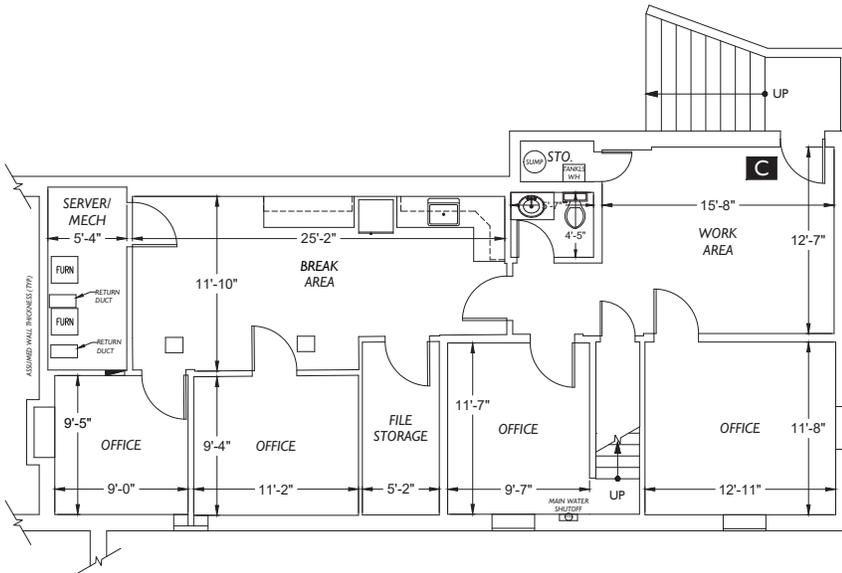
BRIAN TOY  
Director  
425 201 1224  
brian.toy@cushwake.com

# FLOOR PLANS

## Main Level - 1,309 RSF - \$32.00/RSF, NNN



## Lower Level - 1,209 RSF - \$22.00/RSF, NNN



**SPACES CAN BE COMBINED FOR 2,518 RSF TOTAL**

# FACT SHEET & LOCATION



## Property Highlights

<b>Rental Rate</b>	\$32.00/RSF, NNN (Main Level) \$22.00/RSF, NNN (Lower Level)
<b>Operating Expenses</b>	\$10.00/RSF
<b>Year Built</b>	2008
<b>Parking</b>	3.00 / 1,000 SF (14 total stalls including disabled)
<b>Access</b>	Multiple routes to I-90 access points
<b>HVAC</b>	New heat pump system servicing each suite separately
<b>Telecommunications</b>	CenturyLink and Comcast available. Wired Cat-5A cabling.
<b>Signage</b>	Monument signage installed on Newport Way NW. (15,700+ cars per day)