

LIBERTY PARK 2



IRREPLACEABLE OWNER USER OFFICE BUILDING

320 3RD AVE NE | ISSAQUAH, WA

AVAILABLE FOR SALE OR LEASE

8,289 RSF

**AVAILABLE FOR
OCCUPANCY**

Available February 2027

**ASKING
PRICE**

\$4,400,000

LEASE RATE

NEGOTIABLE



BUILDING HIGHLIGHTS

Liberty Park 2 represents a rare opportunity to purchase an owner/user office property within the Issaquah CBD. Situated at the intersection of NE Gilman Blvd and 3rd Ave NE, the Property offers exceptional visibility and accessibility. Liberty Park 2 sits directly across the street from a new city park, steps away from downtown Issaquah, and adjacent to Costco's World headquarters.



RARE OWNER/USER OPPORTUNITY

Limited Supply of small stand alone office buildings

SCALABLE OCCUPANCY

Adjacent parcel/ house also available
Parcel #5279100751

IN PLACE INCOME

Currently leased at \$18,485/Mo NNN
Expires January 2027

EXCELLENT ACCESS

Easy access to Interstate 90 and Front Street

PARKING

Excellent Parking Ratio plus street parking

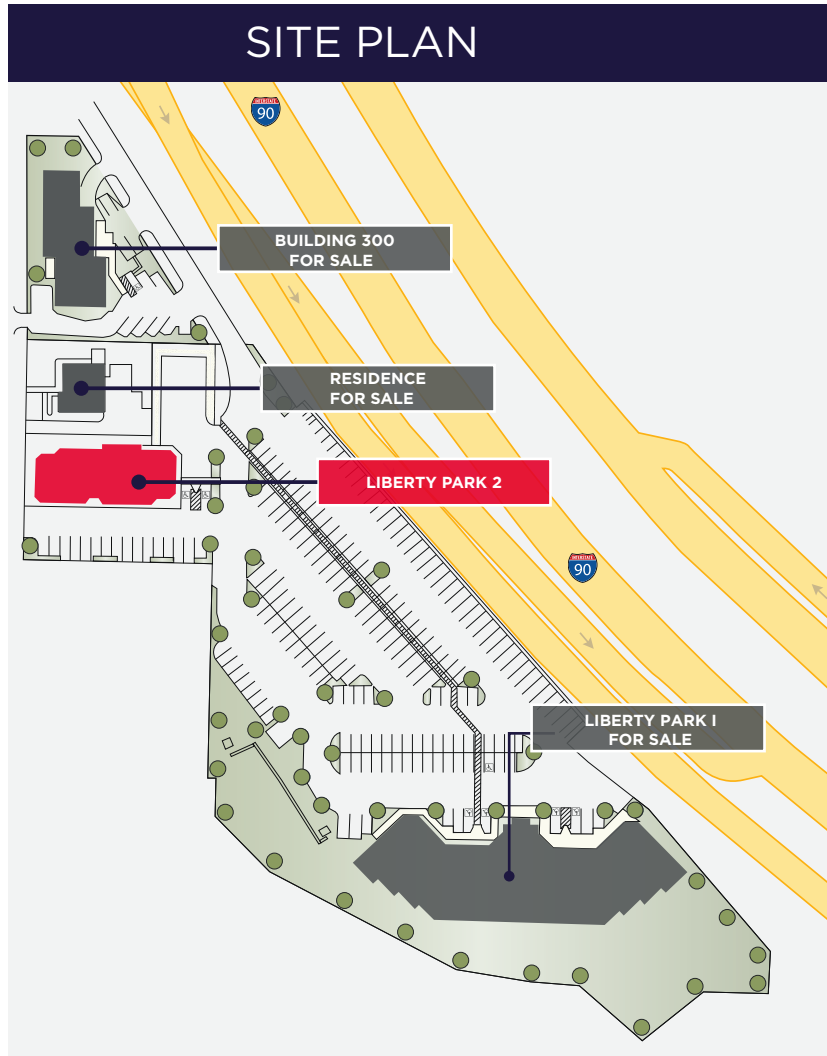
BUILDING FEATURES



LIBERTY PARK 2

Address	320 3 RD Ave NE
Building Size	8,289 SF
Lot Size (per King County)	18,928 SF
Floors	Two (2)
Year Built	1993
Construction Type	Wood frame
Occupancy	100% at \$18,485/mo NNN. Expires January 2027
Parking	30 stall (3.5/1,000 RSF) plus shared parking via easement
Zoning	Mixed Use (MU)

LIBERTY PARK 2 SITEPLAN



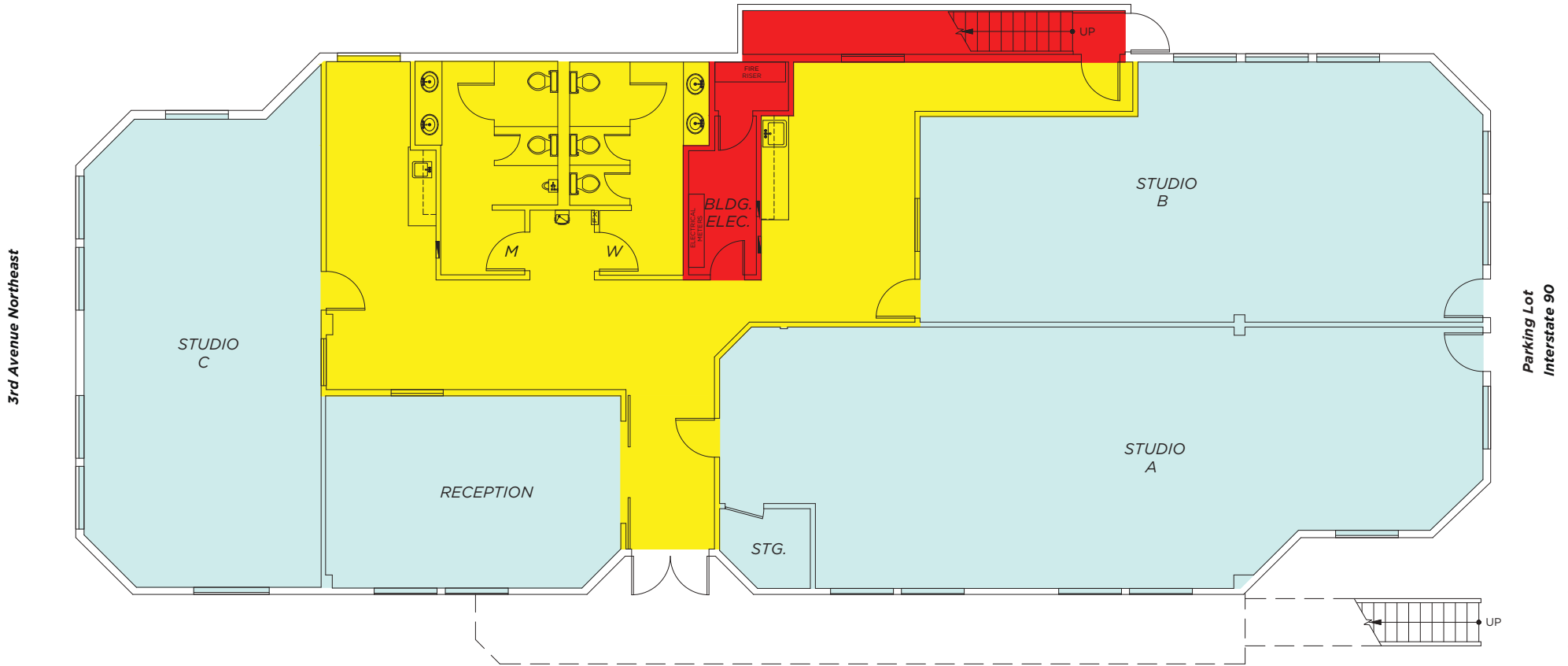
INTERIOR PHOTOS



FLOOR 1

TOTAL | 4,293 RSF

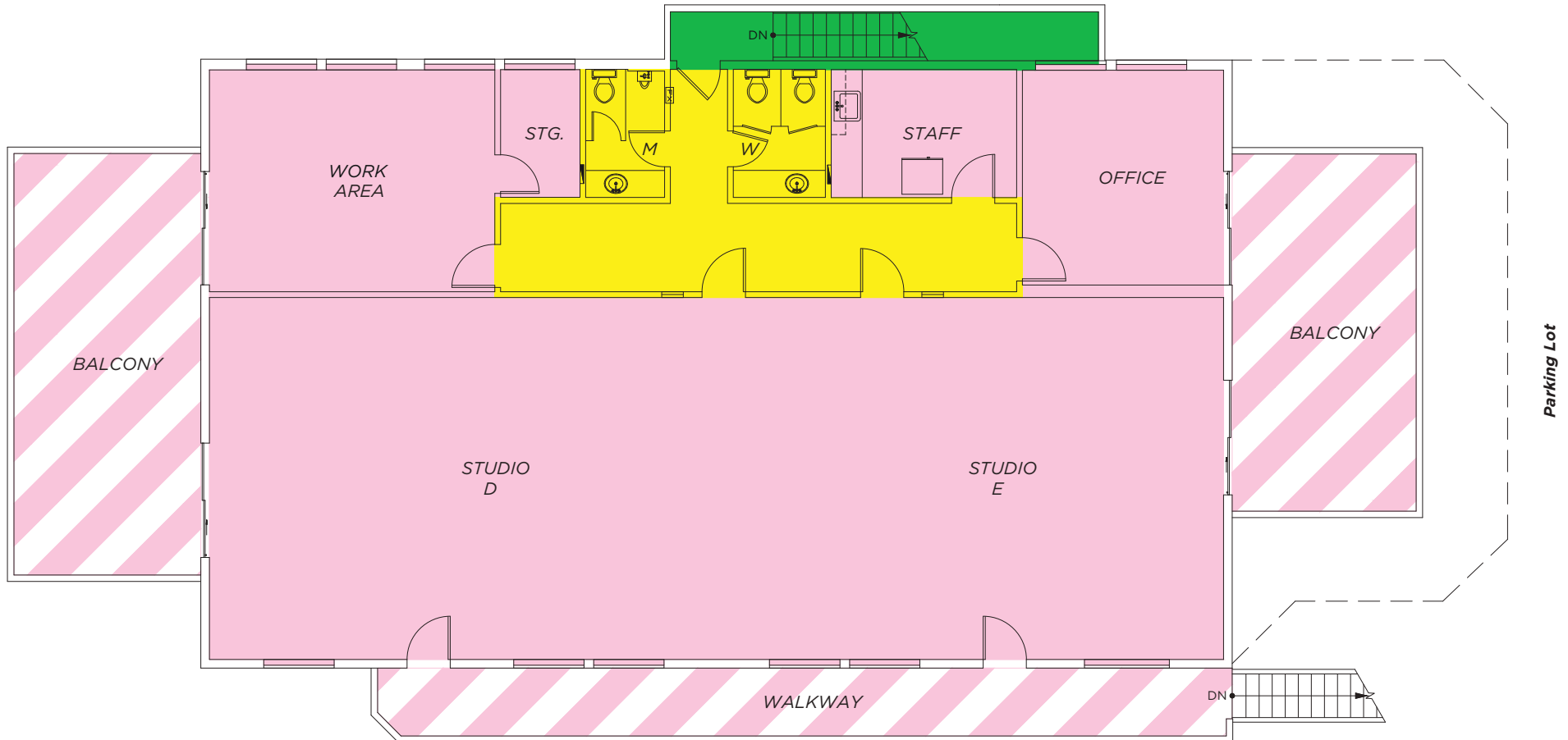
Suite #	Rentable Area
FLOOR 1 WEST	1,473 SF
FLOOR 2 EAST	2,819 SF



FLOOR 2

TOTAL | 3,996 RSF

Suite #	Rentable Area
FLOOR 1 WEST	2,874
WEST BALCONY	437
EAST BALCONY	364
WALKWAY	319



LOCATION HIGHLIGHTS

EASY ACCESS TO TOP RATED AMENITIES

SWEDISH MEDICAL GROUP
575,000 SF

ISSAQUAH HIGHLANDS

LIBERTY PARK 2

HISTORIC DOWNTOWN ISSAQUAH

ISSAQUAH COMMONS

- TARGET
- REI 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
- PRIMA EXPRESS
- QDOBA MEXICAN EATS
- Krispy Kreme
- THE HAWAIIAN HONEY
- 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
REI CO-OP

LIBERTY PARK 2

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