

LIBERTY PARK 2



IRREPLACEABLE OWNER USER OFFICE BUILDING

320 3RD AVE NE | ISSAQUAH, WA

AVAILABLE FOR SALE

8,289 RSF
100% LEASED

ASKING PRICE
\$4,400,000



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.



LARGE 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



HIGH VISIBILITY

Easy access to
Interstate 90 and
Front Street



PARKING

Excellent Parking
Ratio plus street
parking

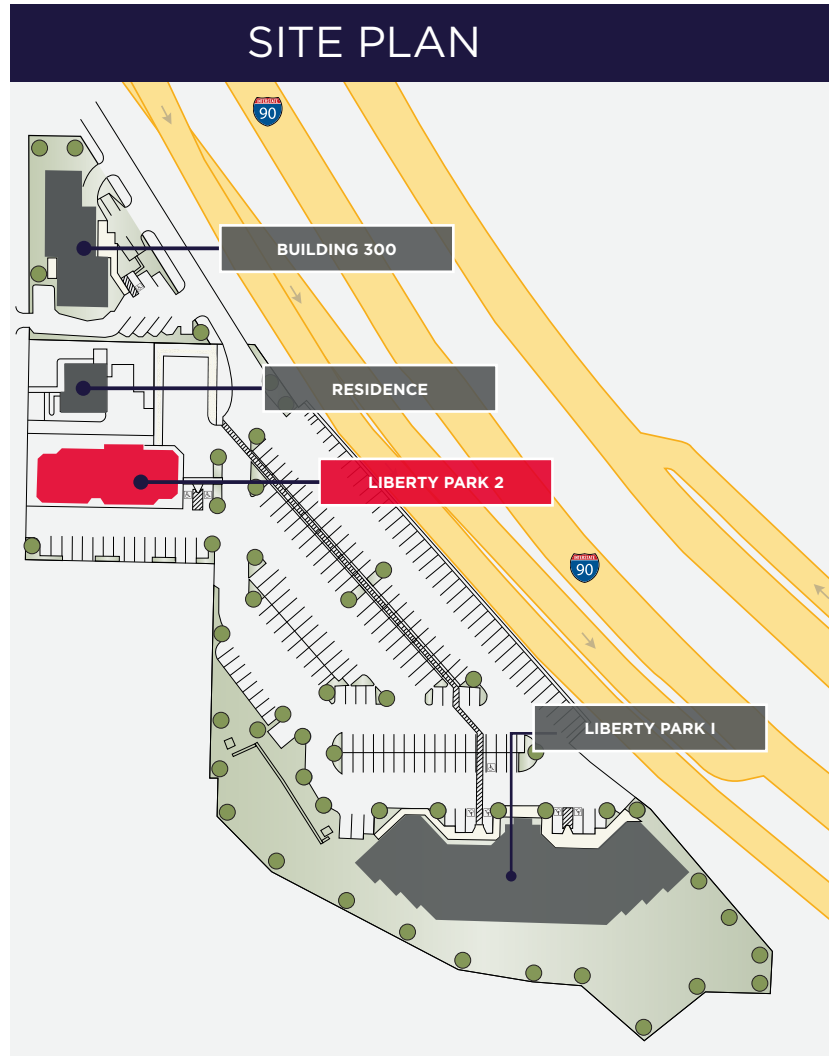
BUILDING FEATURES



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 \$18,845/Mo NNN
Parking	30 stalls - (3.5/1,000 RSF) plus shared parking.
Zoning	Mixed Use (MU)

LIBERTY PARK 2 SITEPLAN



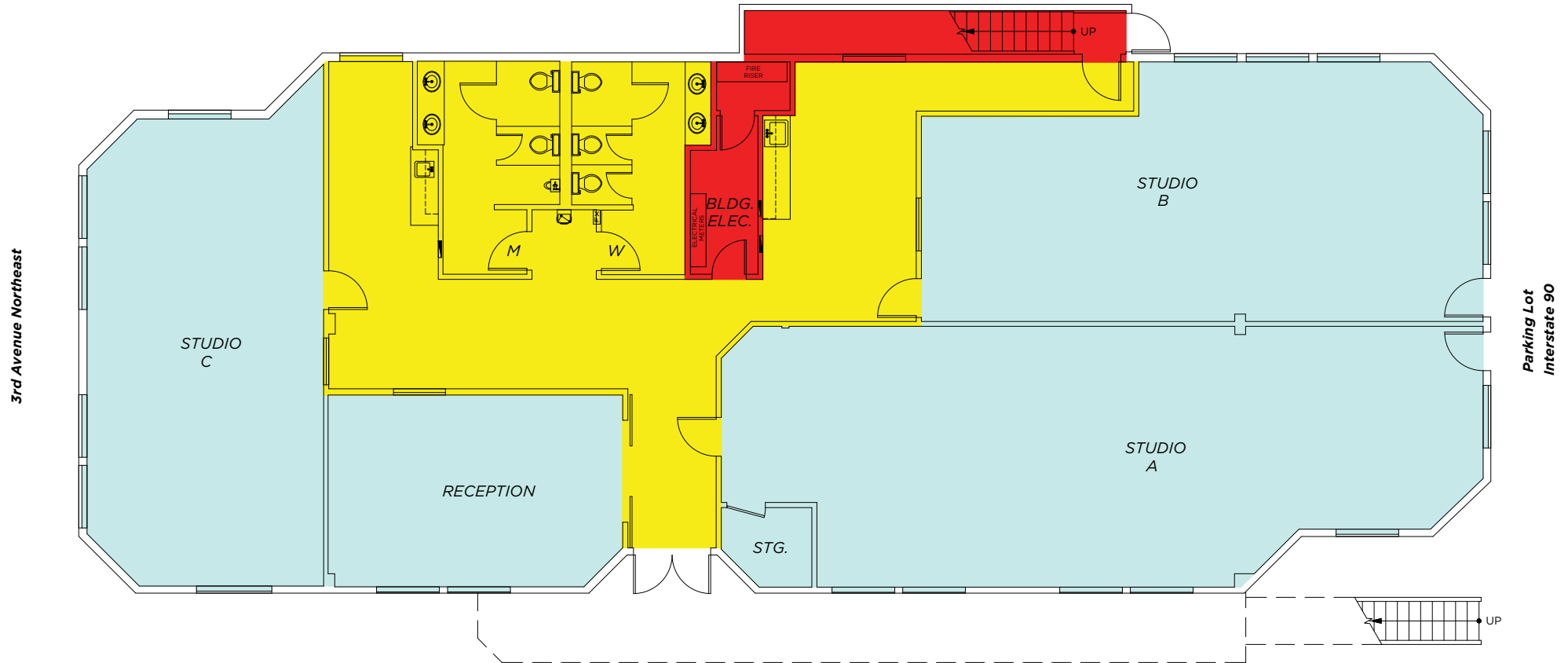
INTERIOR PHOTOS



FLOOR 1

TOTAL | 4,293 RSF

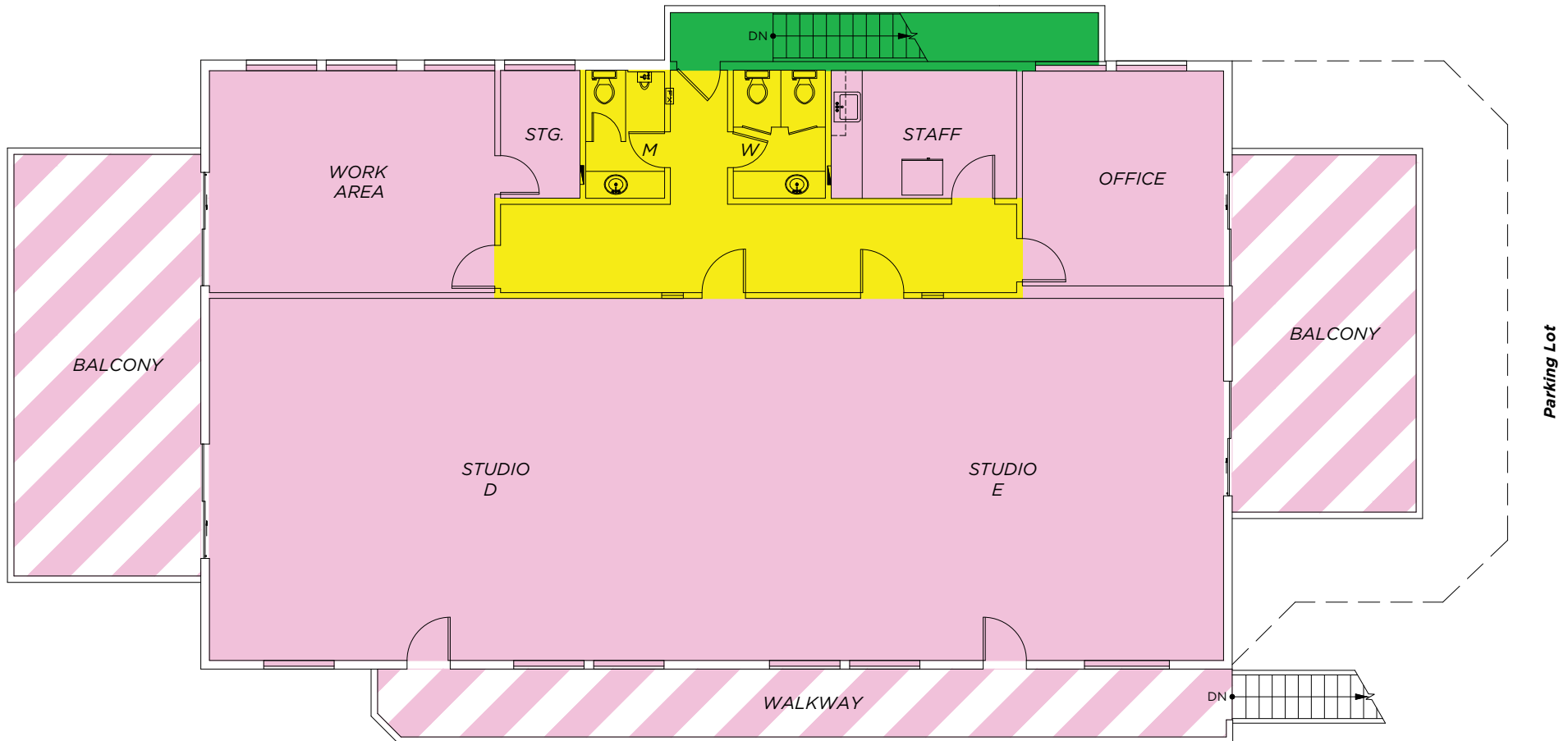
Suite #	Rentable Area
FLOOR 1 WEST	1,473 SF
FLOOR 2 EAST	2,819 SF



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





LIBERTY PARK 2

320 3RD AVE NE | ISSAQUAH, WA



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