

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

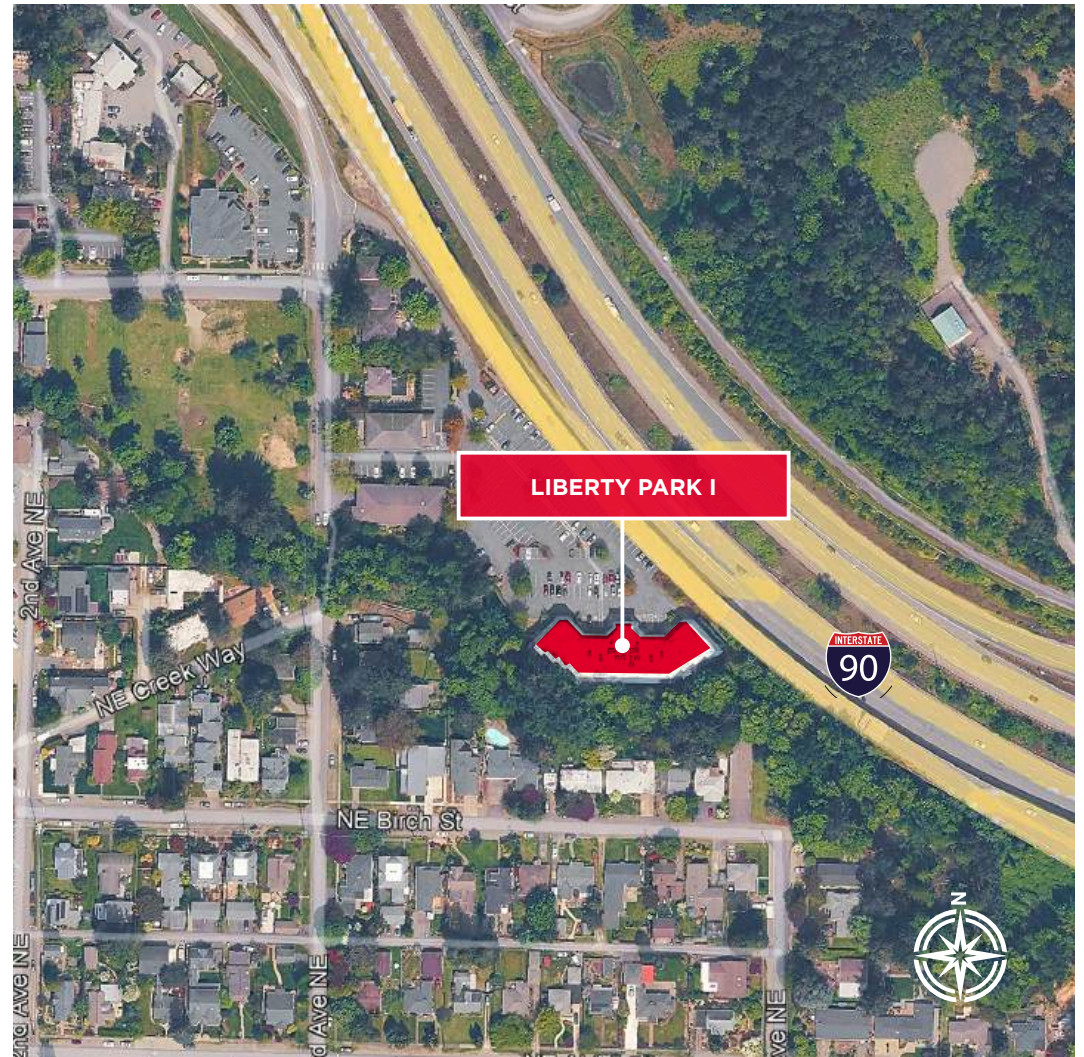
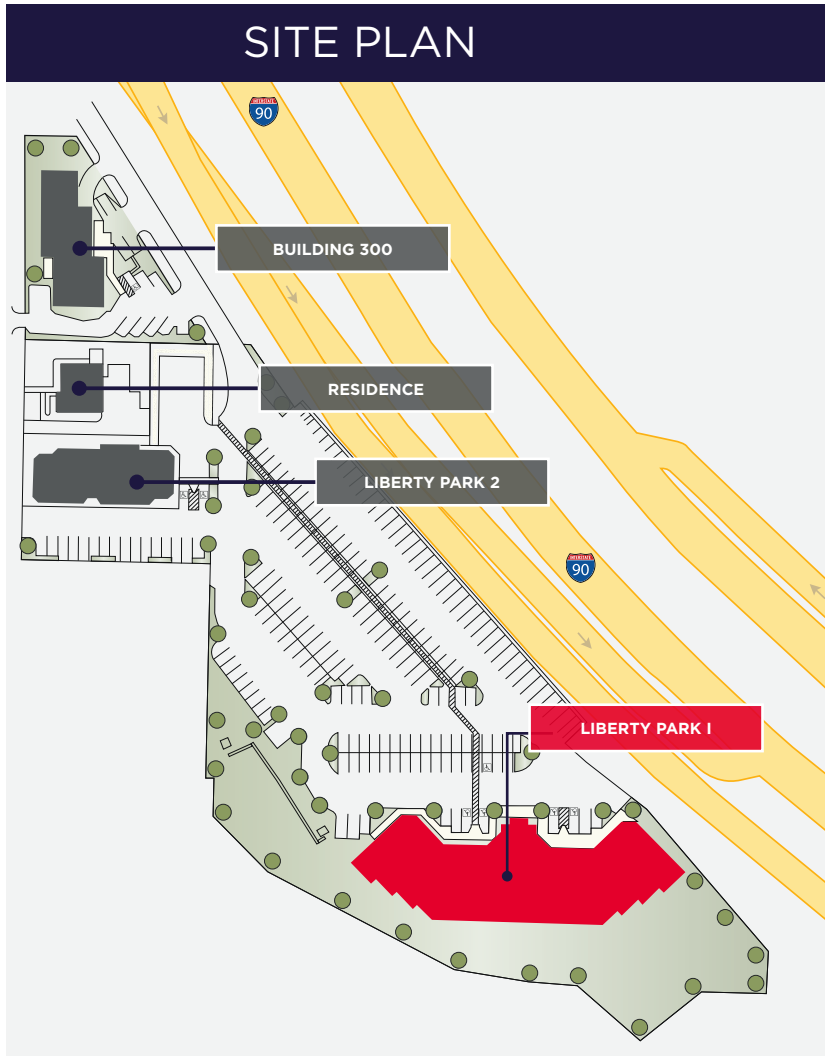
BUILDING OVERVIEW



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

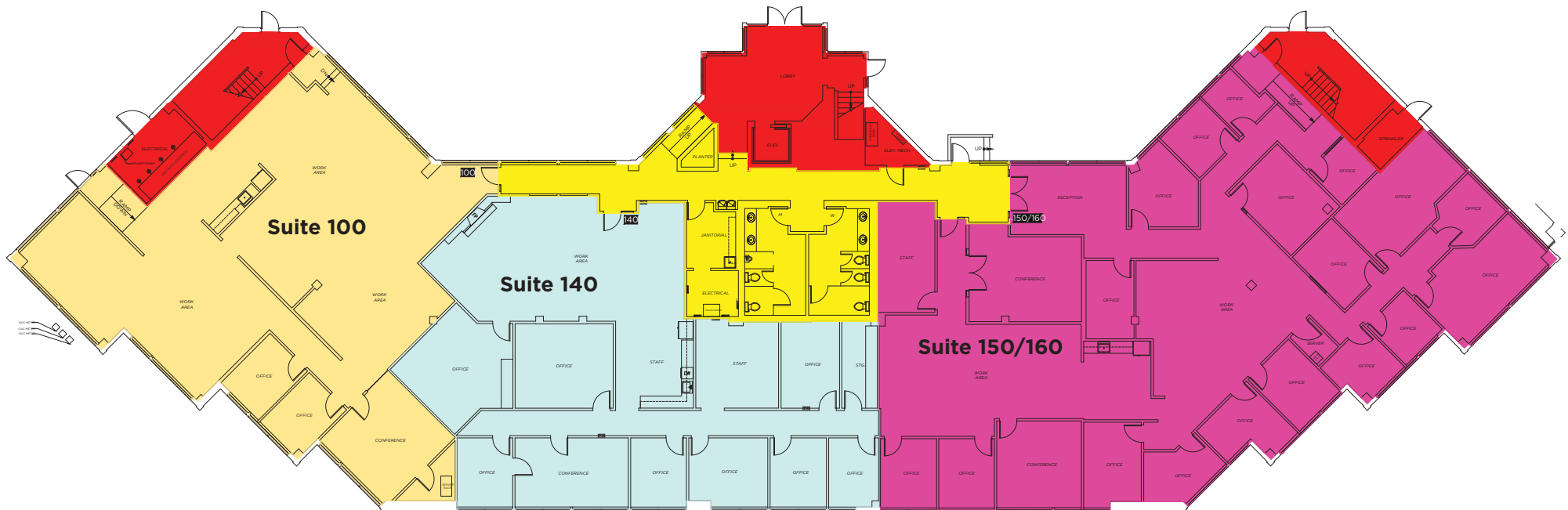
LIBERTY PARK I SITEPLAN



FLOOR 1

TOTAL | 14,554 RSF

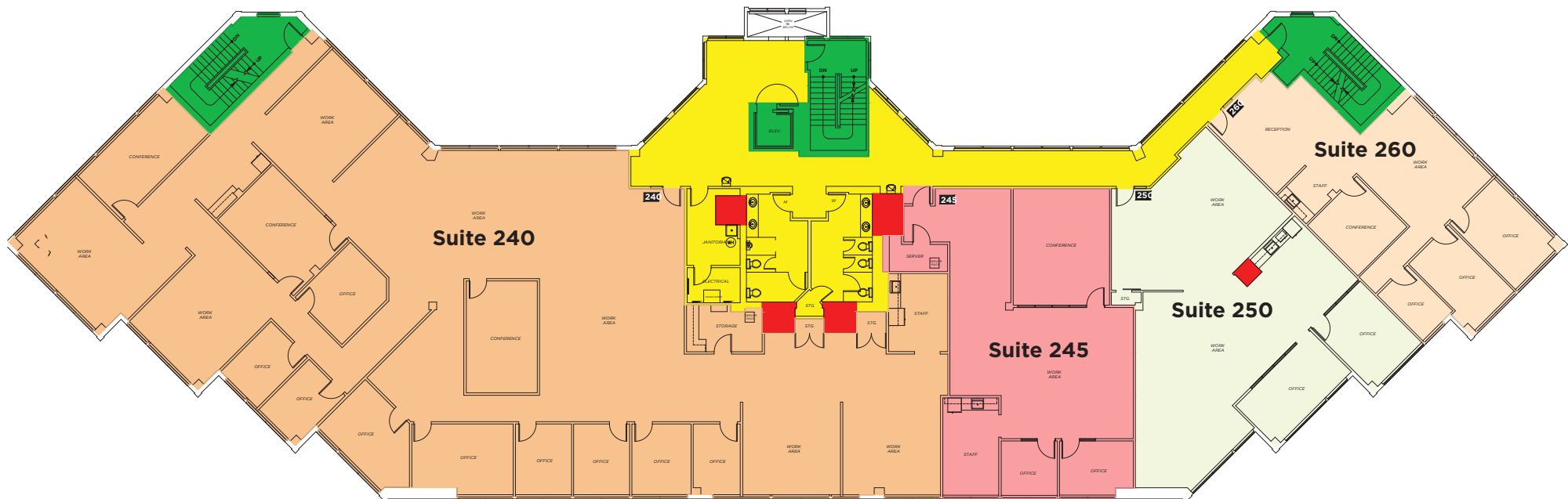
SUITE #	Rentable Area
SUITE 100	3,886
SUITE 140	3,921
SUITE 150/160	6,745



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

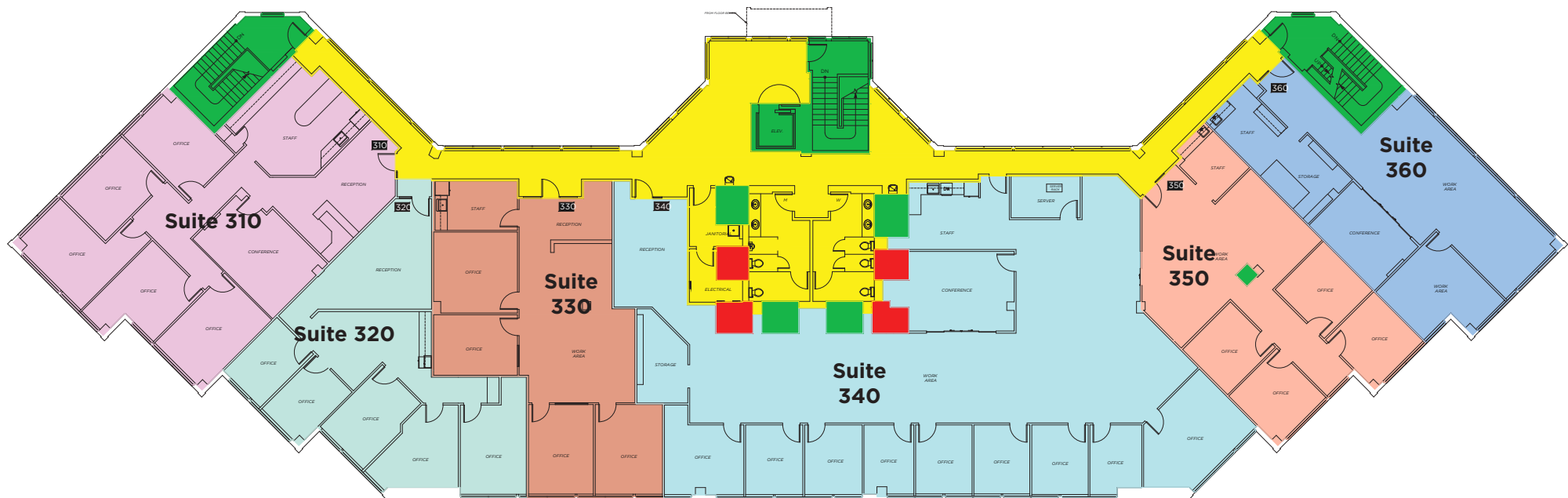


LINKS TO MATTERPORT
[Suite 240](#) | [Suite 245](#)

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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371 NE GILMAN BLVD | ISSAQUAH, WA



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