





Change your Office, Change Your Life: Access, Activities, Amenities

> For Lease 2,390 sq. ft. Class A Office Space

# FOR LEASE: 2,390 SF Class A Office Space

## **Neighborhood Amenities**

- 20 minutes to Seattle, 15 minutes to Bellevue and 5 minutes to the trails
- Located at the Gateway to Issaquah at I-90 Exit 15
- Excellent Access via SR 900, Gilman Blvd. and I-90
- Electrical vehicle charging stations nearby
- Over 4000 sf of collaborative space, event/ conference, and banquet room space nearby
- Adjacent to Sound Transit Park & Ride, ¼ mile walking/biking distance
- Walking distance to restaurants, banks, fitness, Formula Brewing & dog daycare

#### **Building Amenities**

- LEED Gold Building built in 2007
- Energy efficient systems equate to low operating costs
- MERV 13 filters throughout offer fresh filtered air
- Showers & bike parking onsite
- Controlled access
- Stairs/elevator access
- Parking 4/1000

#### **Space Features**

- 2,390 sf on second floor with high ceilings throughout
- Corner suite on NW corner offers mountain views
- Large operable windows offer ample natural light
- 4 private offices and/or conference rooms
- Large open space for collaboration
- Lobby/reception area
- Kitchenette



### Property Facts

• Building Type: LEED Gold

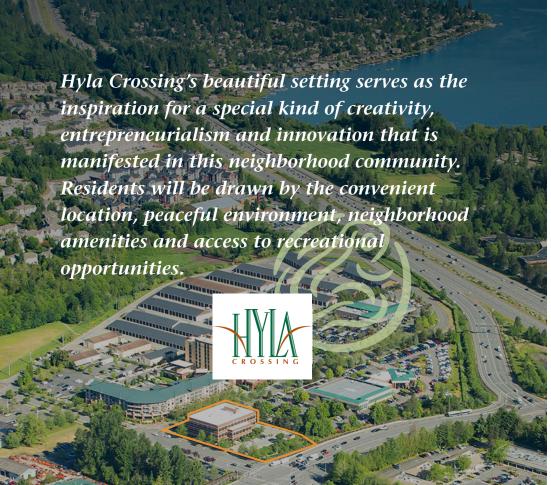
• Year Built: 2007

• Building height: 3 stories

- Parking: 50 surface parking spaces, under building parking, 4/1000
- Building size: 27,400 SF
- Typical floor size (if applicable):
  12,252 SF
- Circulation facilities adjacent: Gilman, SR900, w/ 128k vehicles/day















Community known for innovation & start-ups



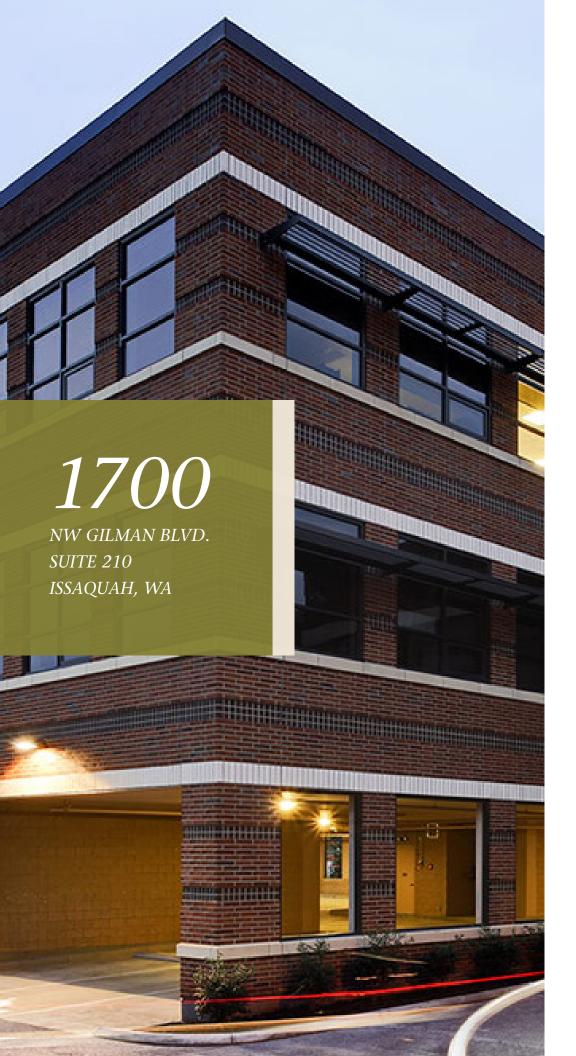
Close to upscale hotels and dining



Adjacent to Transit Center



20 minutes to Seattle, 15 minutes to Bellevue



# Contact us to lease office space in this timeless building.

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Rowley Properties is a thirdgeneration, family business that owns, develops and manages approximately 80 contiguous acres in downtown Issaguah.

Nobody knows Issaquah better than Rowley Properties.

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