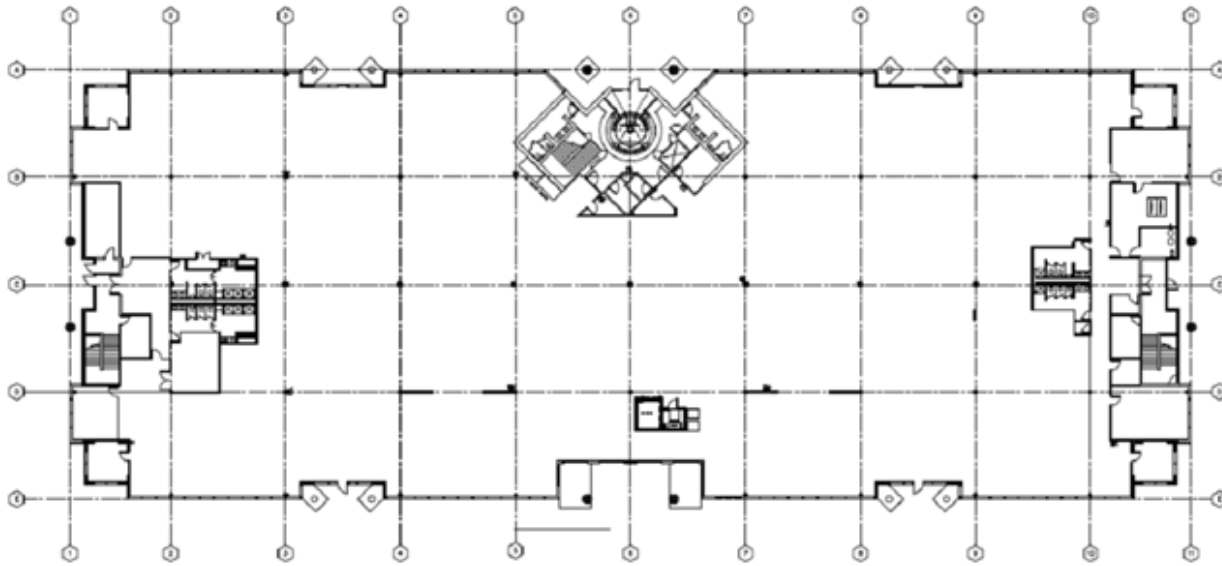


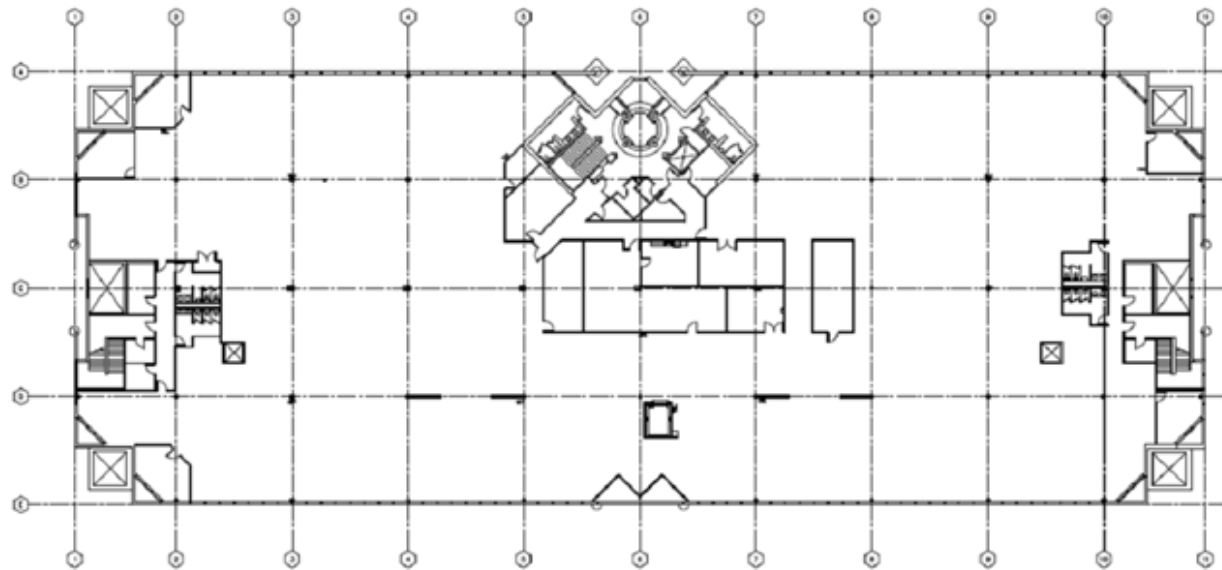
ADDRESS	Building A: 22011 SE 51st Street, Issaquah, WA 98029
LOCATION	One block west of East Lake Sammamish Parkway directly adjacent to 220th Ave NE with easy access to two I-90 exits.
ACCESS	Two access routes via East Lake Sammamish Parkway or SE 56th Street.
SIZE	Building A: 95,600 RSF
FLOORS	Building A: Two (2) Floors
AGE	Building A: 1987
AMENITIES	Multiple restaurants, retailers and hotels within two miles.
HVAC	Trane rooftop package units serving variable-air-volume distribution systems.
ELECTRICAL	3 phase / 480 volt from one 1500 KVA transformer and one 750 KVA transformer.
BACKUP GENERATOR	3 phase / 480 volt 750 KW capacity on-site generator set serving both buildings.
PARKING	3.5 / 1,000 RSF (700 stalls)
LOADING	Building A: Four (4) dock high and one (1) grade door

ELEVATORS	Building A: Two (2) elevators. A 2,500 pound capacity Montgomery passenger hydraulic elevator and a 6,000 pound capacity freight hydraulic elevator.
FOUNDATION	Cast-in-place concrete
EXTERIOR WALLS	Precast concrete panels with glazed storefront glazing in punched openings. A glazed curtain wall is utilized in certain locations.
STRUCTURAL FRAMING	Building A: Concrete foundations, concrete and steel columns, open-web steel floor and roof trusses, corrugated steel floor pan decking with concrete topping slabs.

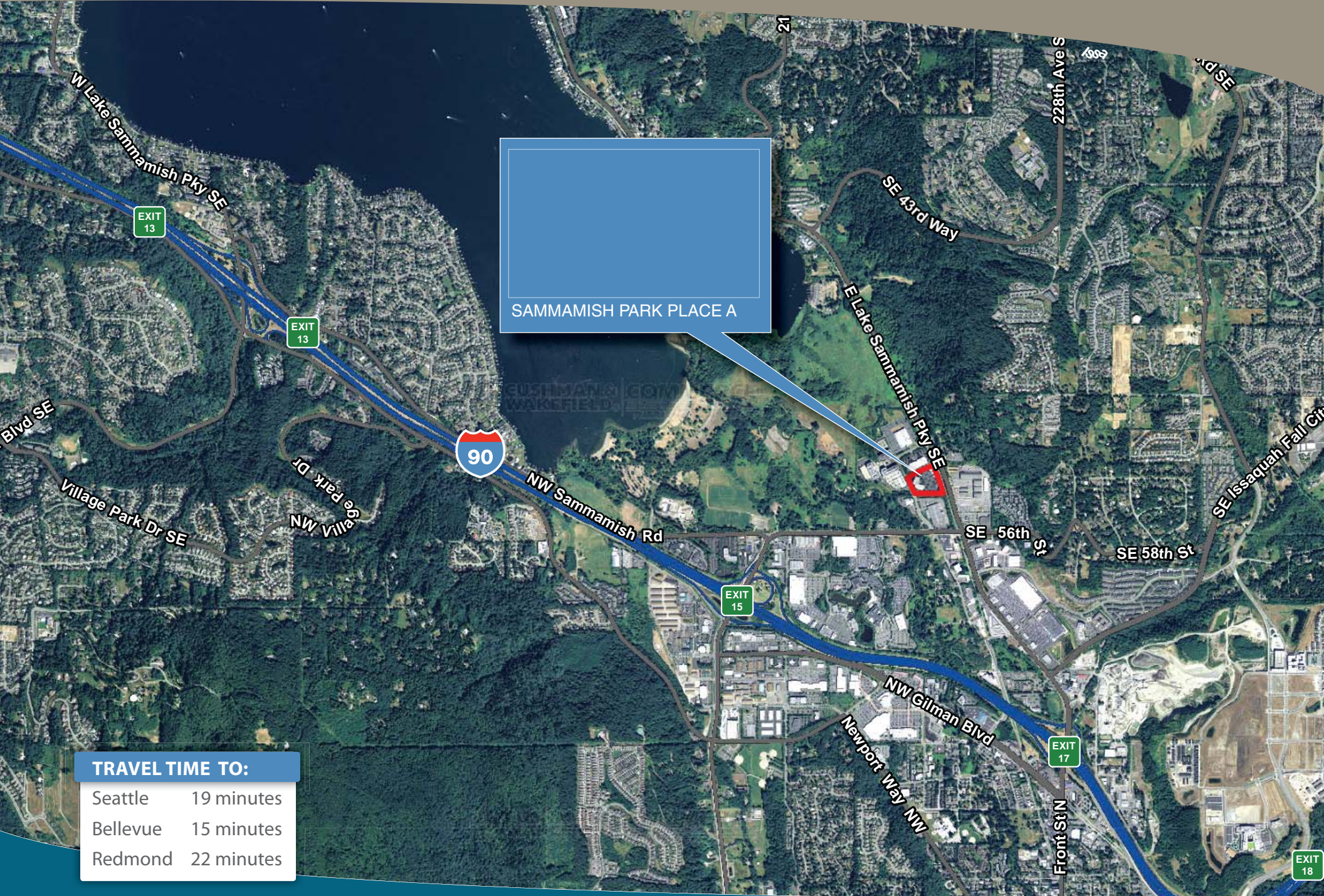
BUILDING A



 Floor 1 Plan
Scale: Not to Scale



 Floor 2 Plan
Scale: Not to Scale



TRAVEL TIME TO:

Seattle	19 minutes
Bellevue	15 minutes
Redmond	22 minutes