

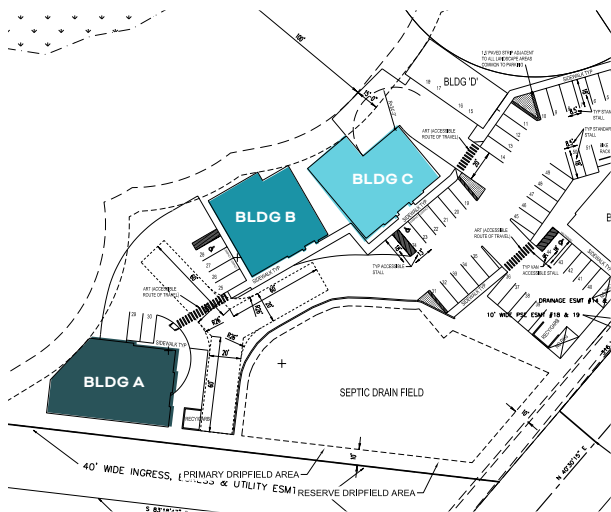
FOR SALE

CEDAR GROVE PARK

14412 CEDAR GROVE RD SE
ISSAQUAH, WA

NEW CONSTRUCTION: THREE BUILDINGS TOTALING 16,902 SF

- Building C: 6,144 SF – **Shell Complete**
- Building A: 4,854 SF – Planned
- Building B: 5,904 SF – Planned
- Close-in flex/industrial product
- Flexible NB Zoning
- Own one or multiple stand-alone buildings in a campus setting
- Great visibility from Issaquah-Hobart Road with excellent access in all directions



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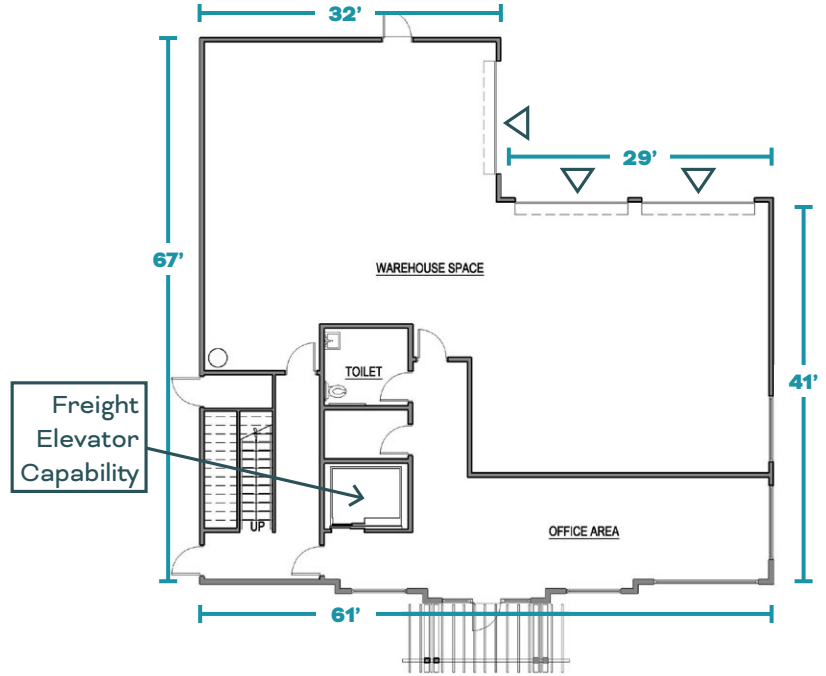
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BUILDING C

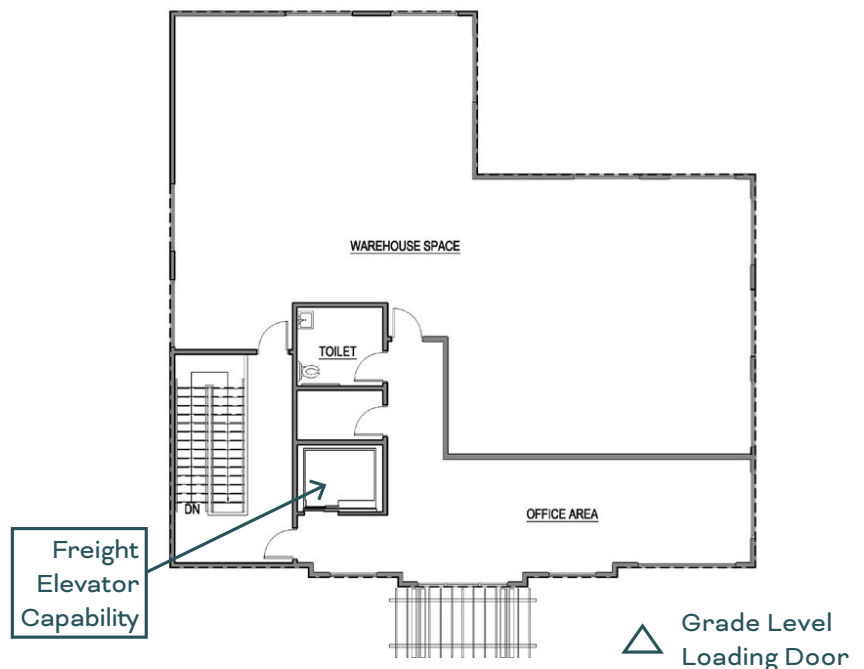
BUILDING FEATURES

Size:	6,144 SF
Delivery:	Shell complete, buyer can occupy within 90 days
Clear Height:	Floor 1: 15' Floor 2: 13'
Power:	400 amps, 3-phase, 120/208V
Parking:	13 stalls
Fire Suppression:	ESFR
Loading:	3 oversized grade level doors with ability to add a freight elevator
Office:	Office improvements are partially complete and can be modified to suit buyer needs
Purchase Price:	\$2,730,000

Bldg. C, Floor 1: 3,072 SF



Bldg. C, Floor 2: 3,072 SF



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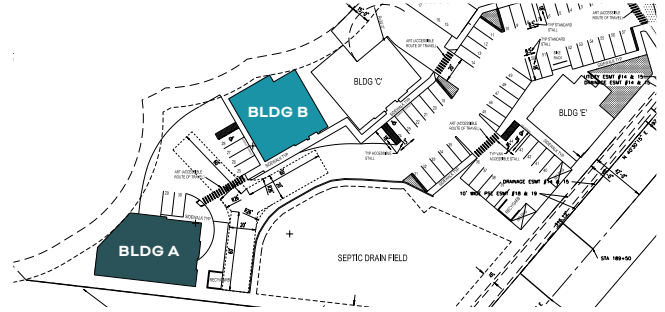
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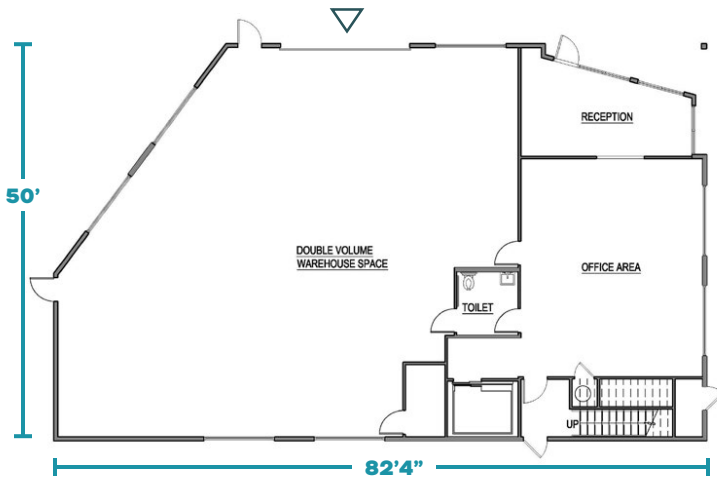
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FLOOR PLAN

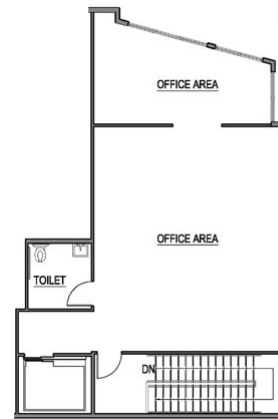
BUILDINGS A & B - PLANNED



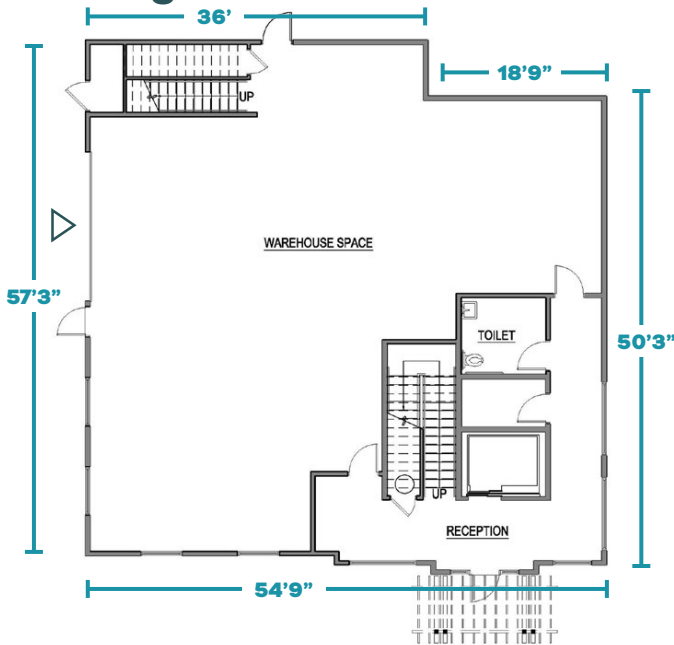
Bldg. A, Floor 1: 3,622 SF



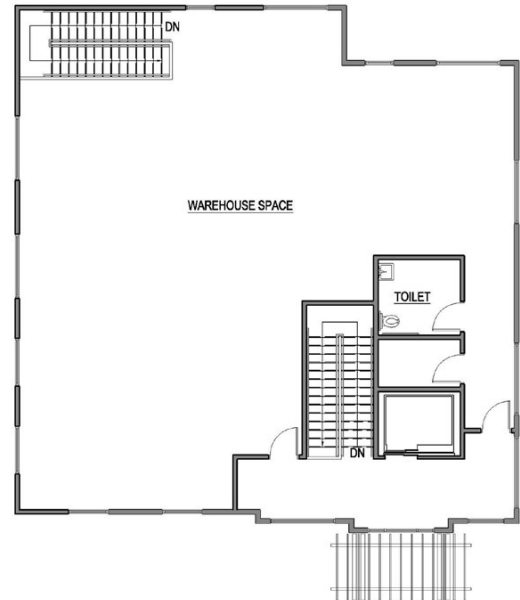
Bldg. A, Floor 2: 1,232 SF



Bldg. B, Floor 1: 2,952 SF



Bldg. B, Floor 2: 2,592 SF



△ Grade Level Loading Door

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ISSAQUAH, WA

DRIVE TIMES

DOWNTOWN ISSAQUAH
4.3 miles / 8 min

I-90 / HWY 18 INTERCHANGE
6.3 miles / 11 min

RENTON
12 miles / 22 min

I-5
18.9 miles / 28 min

SEA-TAC
18.3 miles / 31 min

SEATTLE CBD
21.4 miles / 30 min

BELLEVUE CBD
16.1 miles / 25 min



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