

FOR LEASE

# CASCADE BUSINESS PARK

*Spaces for Lease in an Industrial / Flex  
Park with Immediate Access to I-90*

1045 - 1145 12TH AVE NW, ISSAQUAH, WA



CASCADEBUSINESSPARK.COM

**km** Kidder  
Mathews



# CASCADE BUSINESS PARK

## *Property Overview*

6-building complex, totaling ±96,000 SF office, warehouse, and flex space

Immediate access to I-90 and SR-900

One block away from Issaquah Transit Center

Park-like setting off of Newport Way, next to Tibbets Park

Locally owned and managed

Professionally maintained facilities

Flexible rates and configurations

Ample free parking

Walking distance to restaurants, grocery stores, banks, and coffee shops

*2 MINS*

TO ISSAQUAH  
TRANSIT CENTER

*2 MINS*

TO SR-900

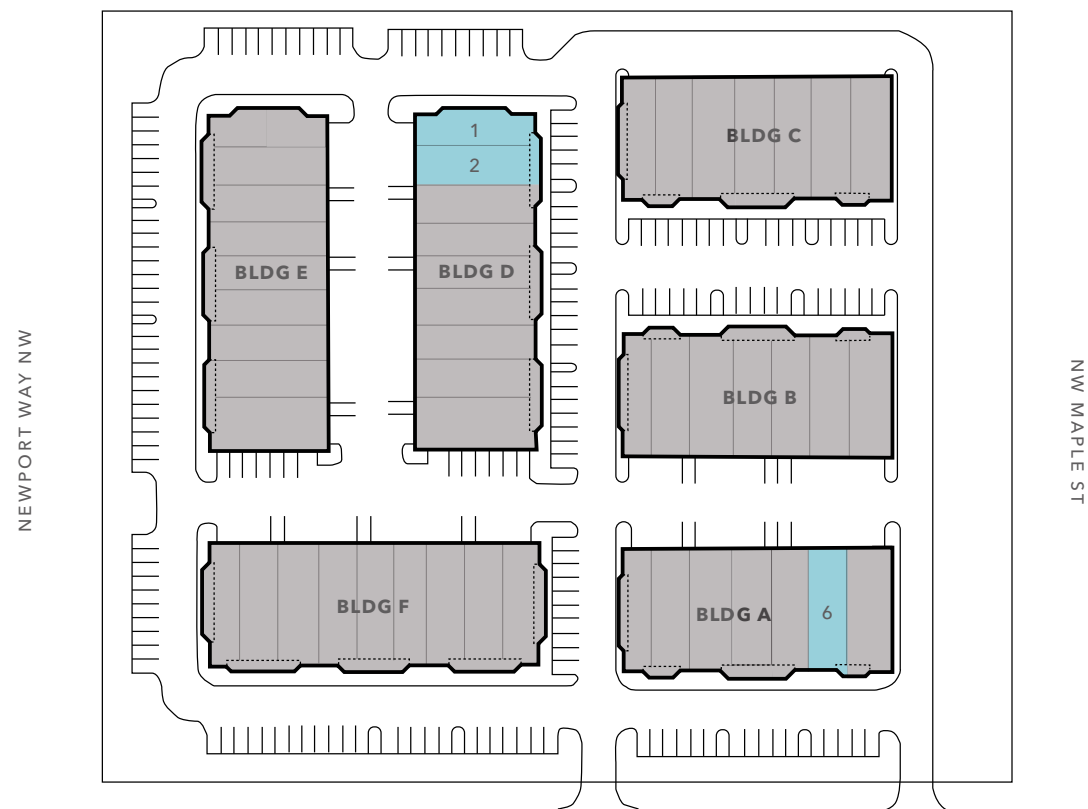
*3 MINS*

TO I-90




*5 MINS*

TO RETAIL STORES





AVAILABILITIES

Building	Unit	Total SF	Office SF	Warehouse SF	Potential High Tech Lab Space	Lease Rate SF/Month	Lease Type	Virtual Tour
A	6	1,919 SF	509 SF	1,410 SF	-	\$2.10	NNN	
D	1	2,131 SF	1,031 SF	300 SF	800 SF	\$2.10	NNN	 TOUR SUITE D1
D	2	1,831 SF	811 SF	1,020 SF	-	\$2.10	NNN	 TOUR SUITE D2
D	1/2	3,962 SF	1,842 SF	1,320 SF	800 SF	\$2.10	NNN	 TOUR SUITE D1/2

BUILDING A - UNIT 6

1,919 SF

TOTAL SF

\$2.10 SF

LEASE RATE PER MONTH + NNN

NNN

LEASE TYPE

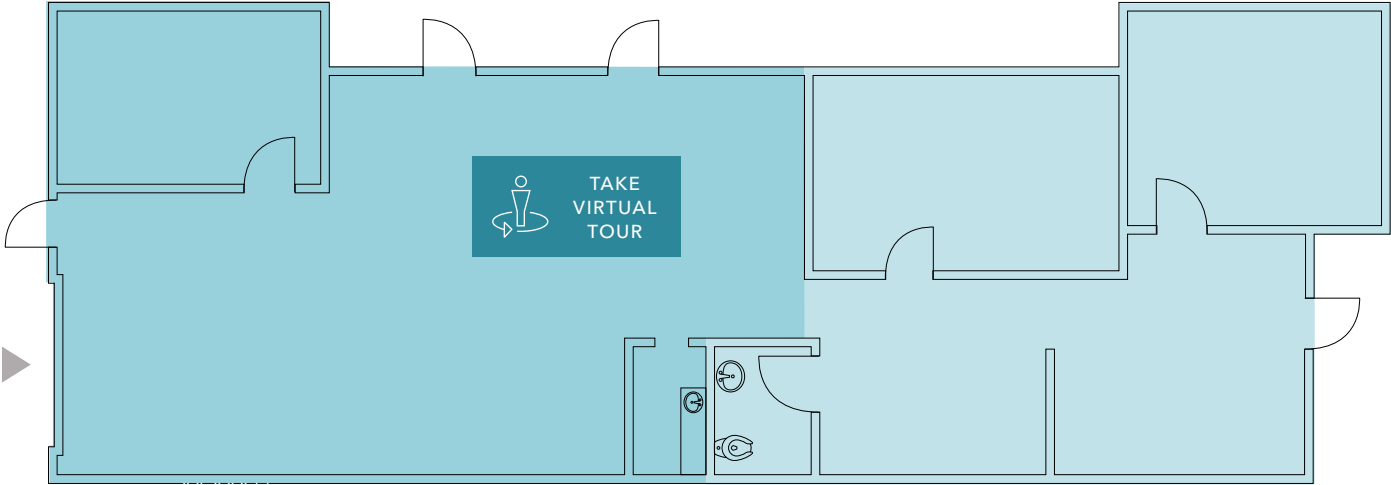
4/1/2025

AVAILABLE



▲ Grade level loading    ■ Warehouse    ■ Office

BUILDING D - UNIT 1



2,131

TOTAL SF

\$2.10 SF

LEASE RATE PER MONTH + NNN

NNN

LEASE TYPE

NOW

AVAILABLE

Grade level loading Warehouse Office

BUILDING D - UNIT 2

1,831

TOTAL SF

\$2.10 SF

LEASE RATE PER MONTH + NNN

NNN

LEASE TYPE

NOW

AVAILABLE

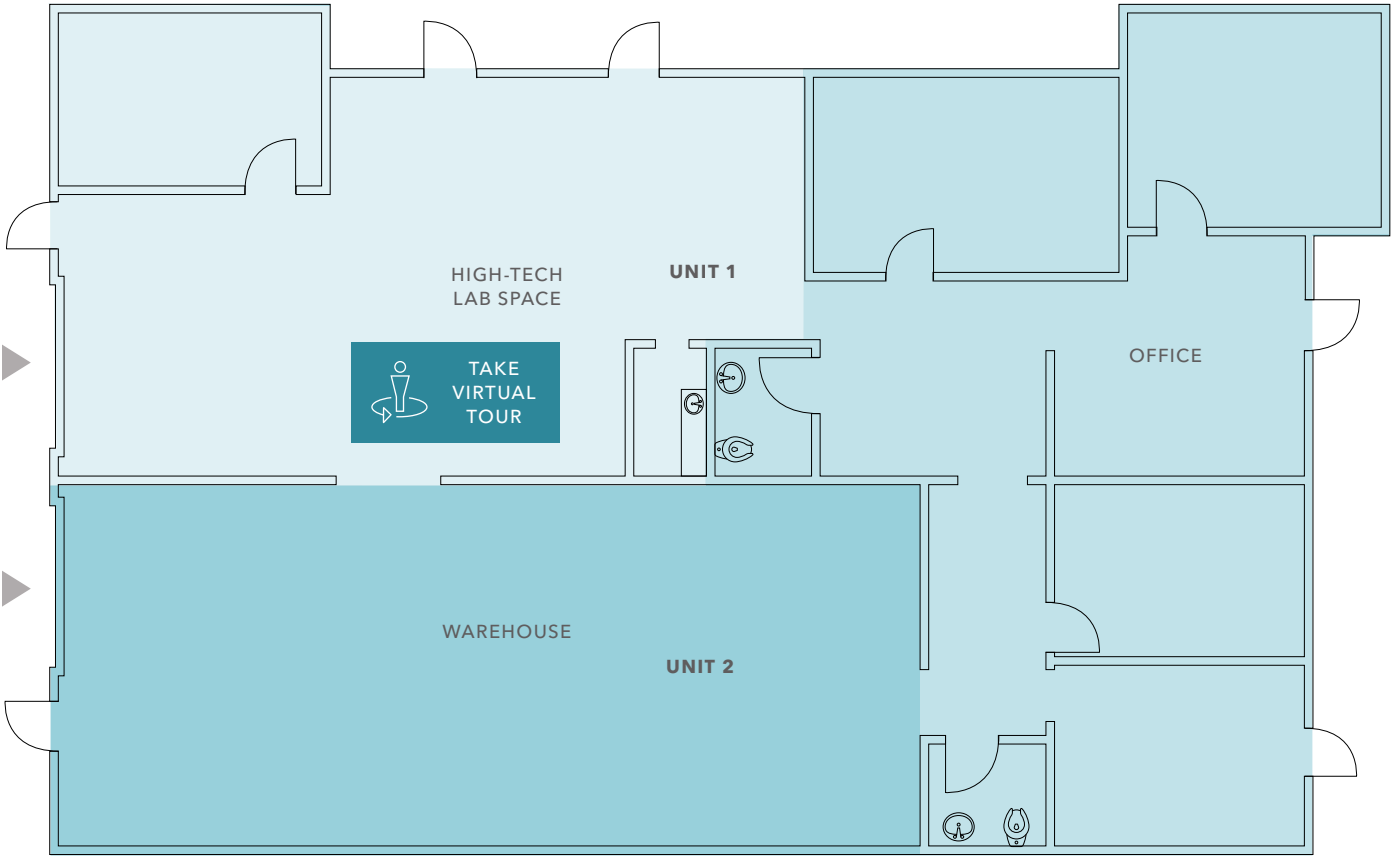


Grade level loading

Warehouse

Office

BUILDING D - UNITS 1 & 2



3,962

TOTAL SF

\$2.10 SF

LEASE RATE PER MONTH + NNN

NNN

LEASE TYPE

NOW

AVAILABLE

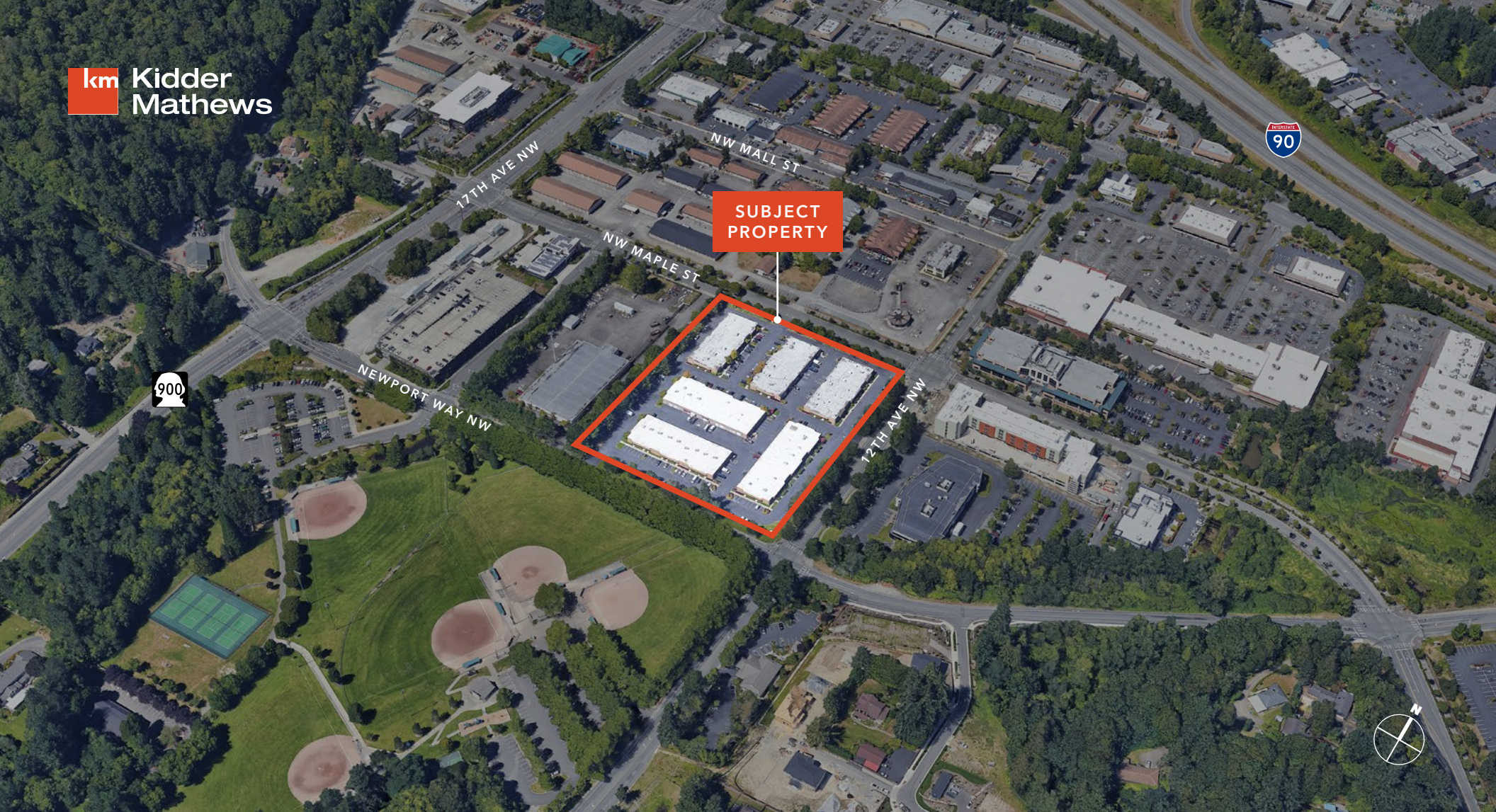
▲ Grade level loading    Warehouse    Office    Lab Space



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