

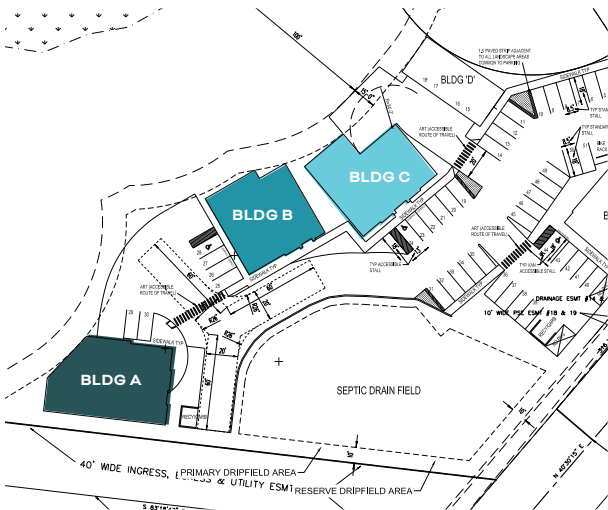
AVAILABLE FOR SALE OR LEASE

# 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 – For Sale or Lease**
- 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



**BRODERICK**  
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FOR SALE OR LEASE

# CEDAR GROVE PARK

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ISSAQUAH, WA

## 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

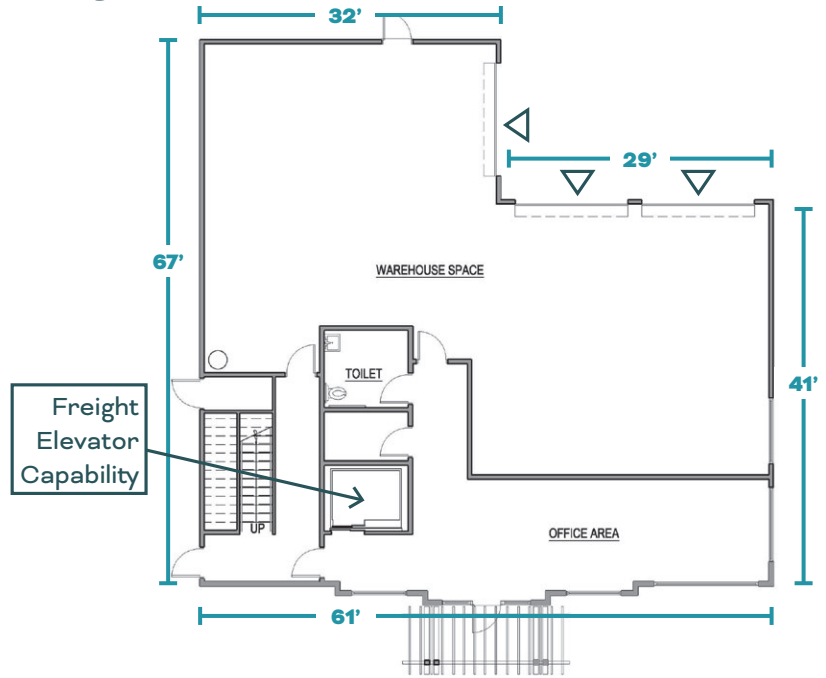
**Loading:** 3 oversized grade level doors with ability to add a freight elevator

**Office:** Office improvements are partially complete and can be modified to suit buyer needs

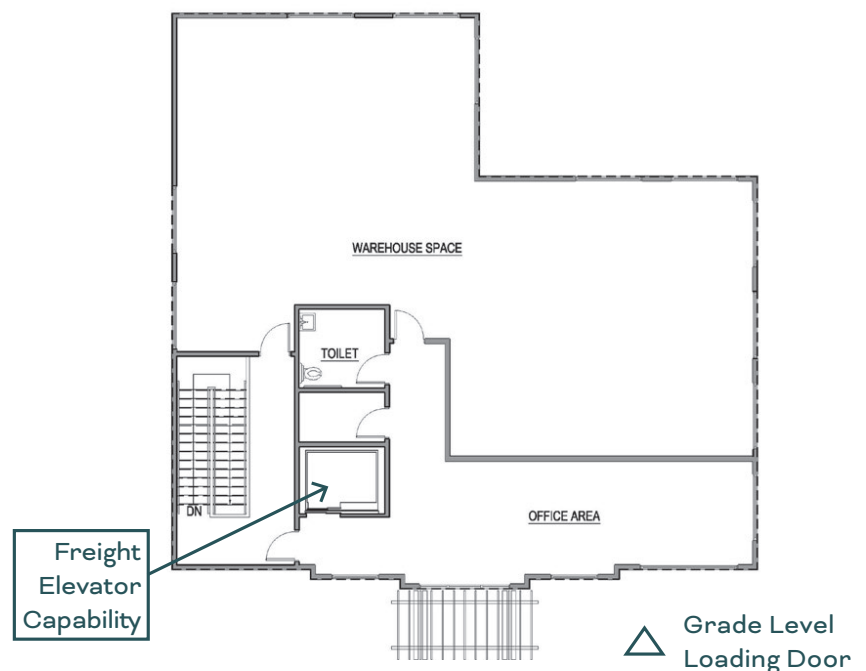
**Purchase  
Price:** \$2,730,000

**Lease:** Call brokers for rates

### Bldg. C, Floor 1: 3,072 SF



### Bldg. C, Floor 2: 3,072 SF



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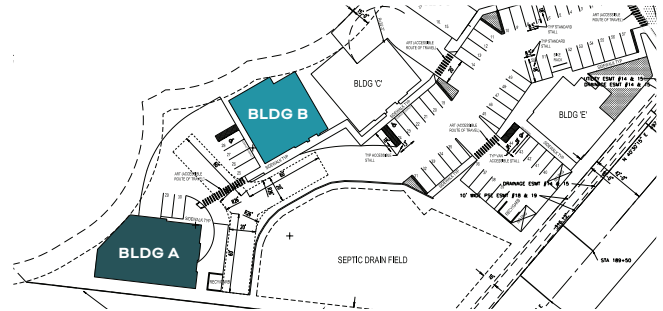
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# CEDAR GROVE PARK

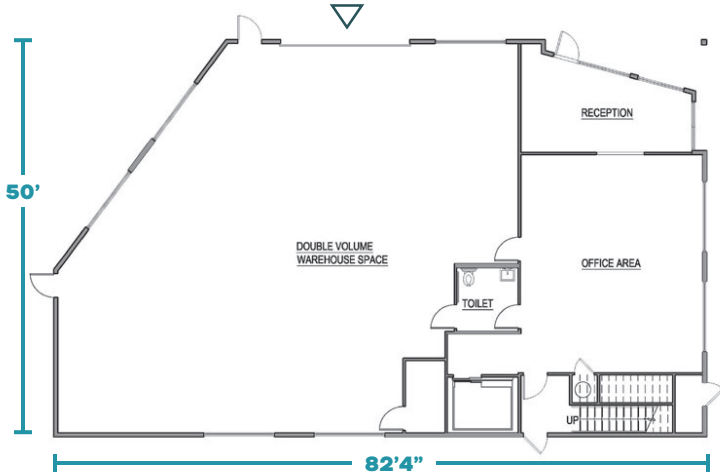
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ISSAQUAH, WA

## FLOOR PLAN

# BUILDINGS A & B - PLANNED



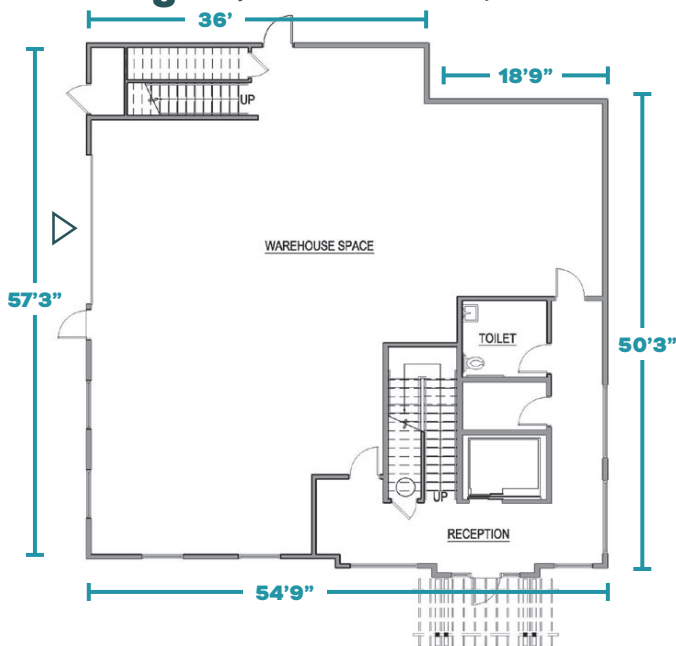
**Bldg. A, Floor 1: 3,622 SF**



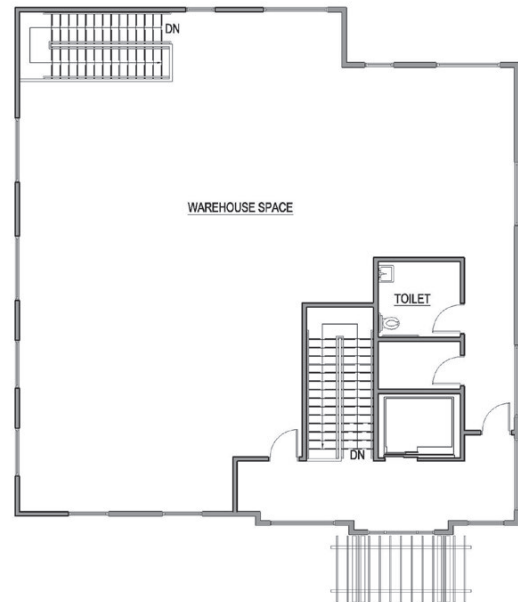
**Bldg. A, Floor 2: 1,232 SF**



**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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