

FOR SALE OR LEASE

# CEDAR GROVE PARK

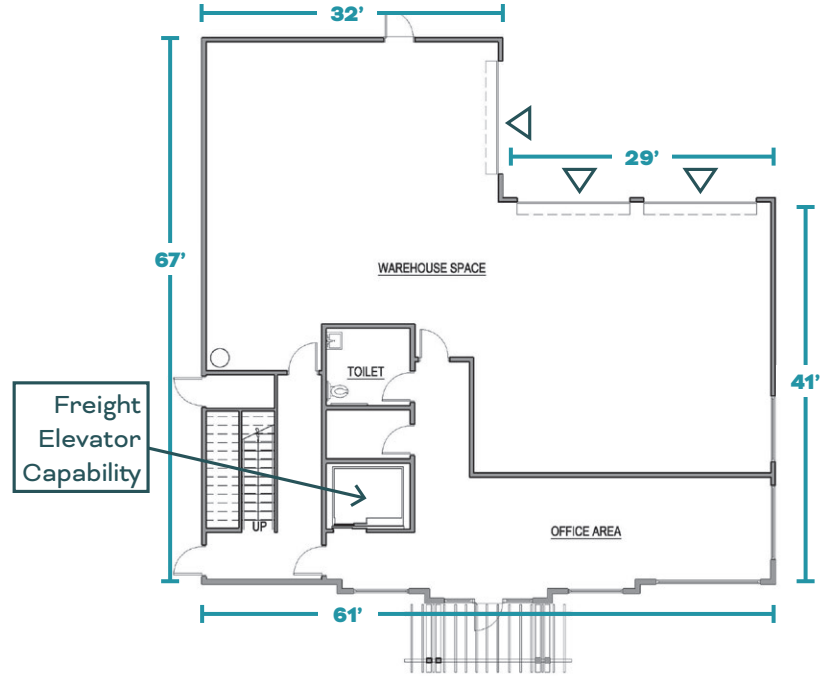
14412 CEDAR GROVE RD SE  
ISSAQUAH, WA

## BUILDING C

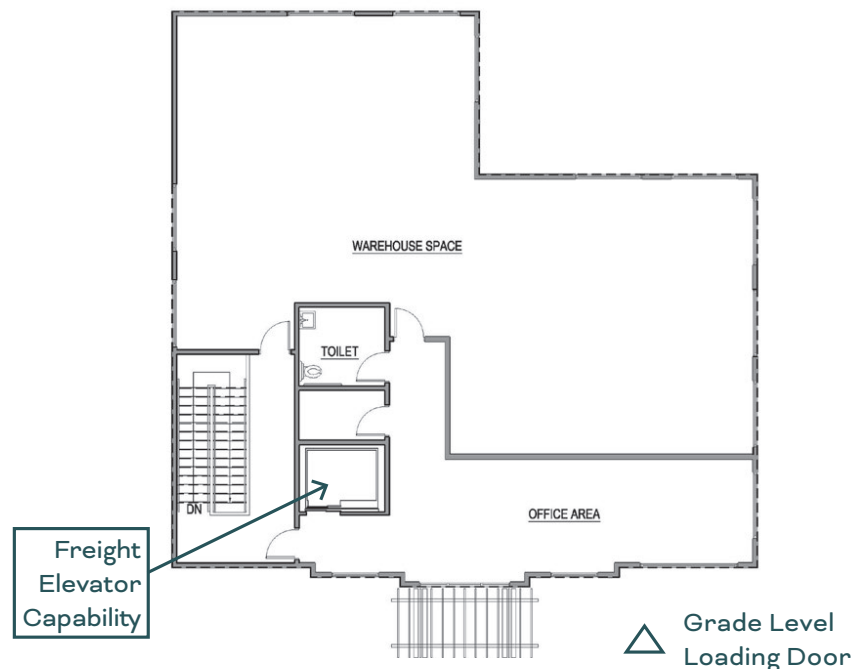
### BUILDING FEATURES

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

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



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



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The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.