

FOR SALE

Sunset Corporate Center

320 East Sunset Way
Issaquah, Washington



**CUSHMAN &
WAKEFIELD**
Commerce

HOME

HIGHLIGHTS

PROPERTY DETAILS

LOCATION

SITE PLAN

FLOOR PLANS

FACT SHEET

FINANCIALS

For more information, please contact:

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Sunset Corporate Center

Overview

Sunset Corporate Center is a rare opportunity to purchase a newly constructed office in supply constrained Issaquah. The property sits on a highly visible street with walkable amenities and immediate access to I-90.

Additionally, the property will have 2,800sf available for an owner/user with the remainder of the building leased to three other tenants.

Highlights

- 2,876 RSF available for an Owner/User
- Newer construction - 2008
- Limited office building supply ensures long term value
- Walkable retail amenities
- Additional Parking on street
- Highly visible location
- Easy Access to I-90 with multiple routes



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Property Details

| | |
|-------------------------|--|
| Property Address | 320 East Sunset Way |
| Parcel Number | Unit A: 8128550010 Unit B: 8128550020 |
| Land Area | 19,067 SF |
| Zoning | MFH, Multifamily High |
| Building SF | 10,509 GSF |
| Year Built | 2008 |
| Parking | 19 On-Site Surface Stalls 6 garage stalls |
| Floors | Two (2) |
| Asking Price | \$4,750,000 |

Location



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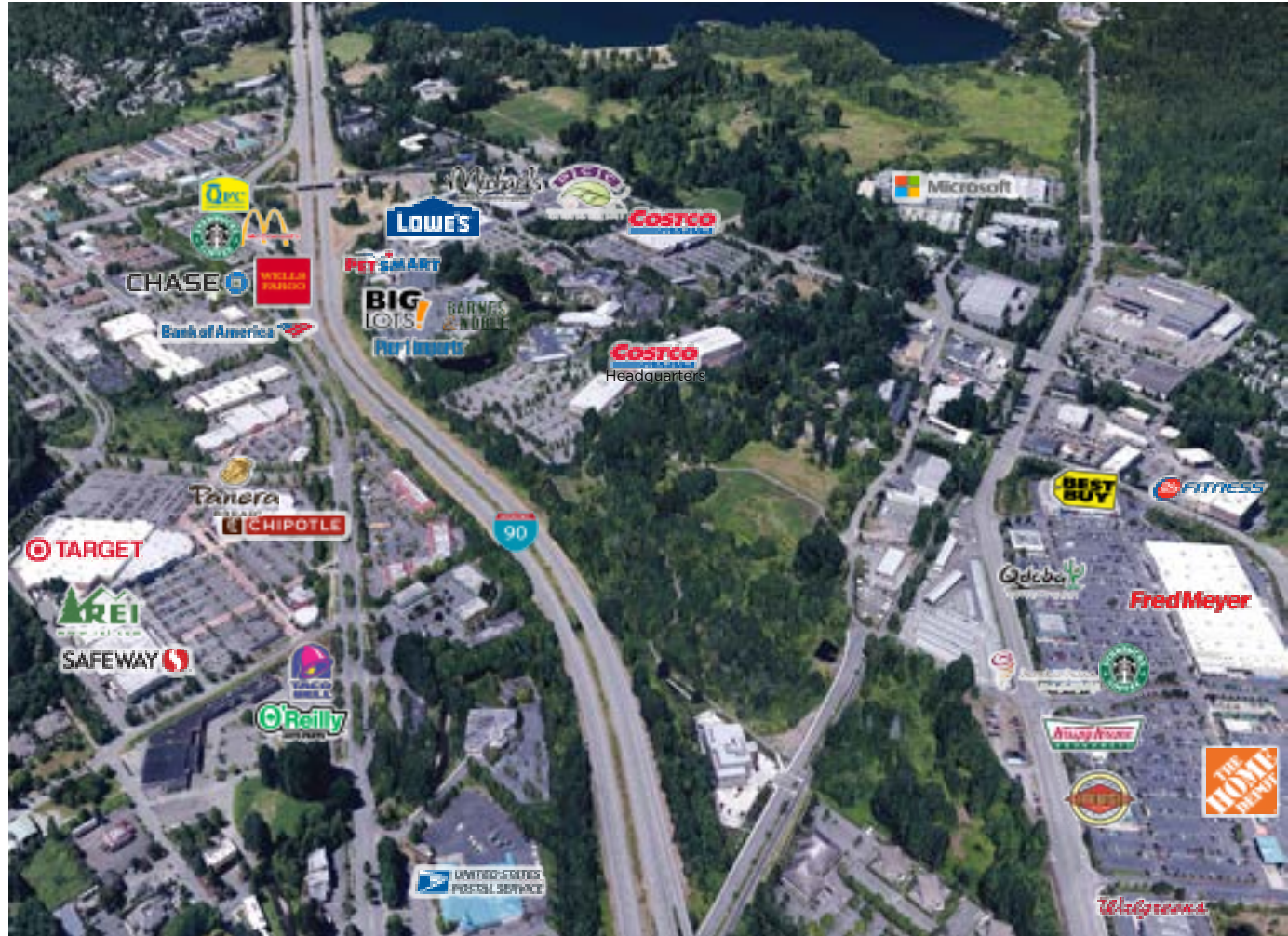
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City of Issaquah



Recently named “Best Burb” by Sunset magazine, this former coal mining town has managed to hold onto its historic charm and distinctive character. Along with top tier retail amenities the city contains 1,700 acres of parkland, a zoo, a salmon hatchery (home to the annual Salmon Days festival) and serves as the gateway to the Cascade Mountains. Historic Front St. is home to many urban amenities including indie coffee shops, wine bars, and a Tony Award winning theater.



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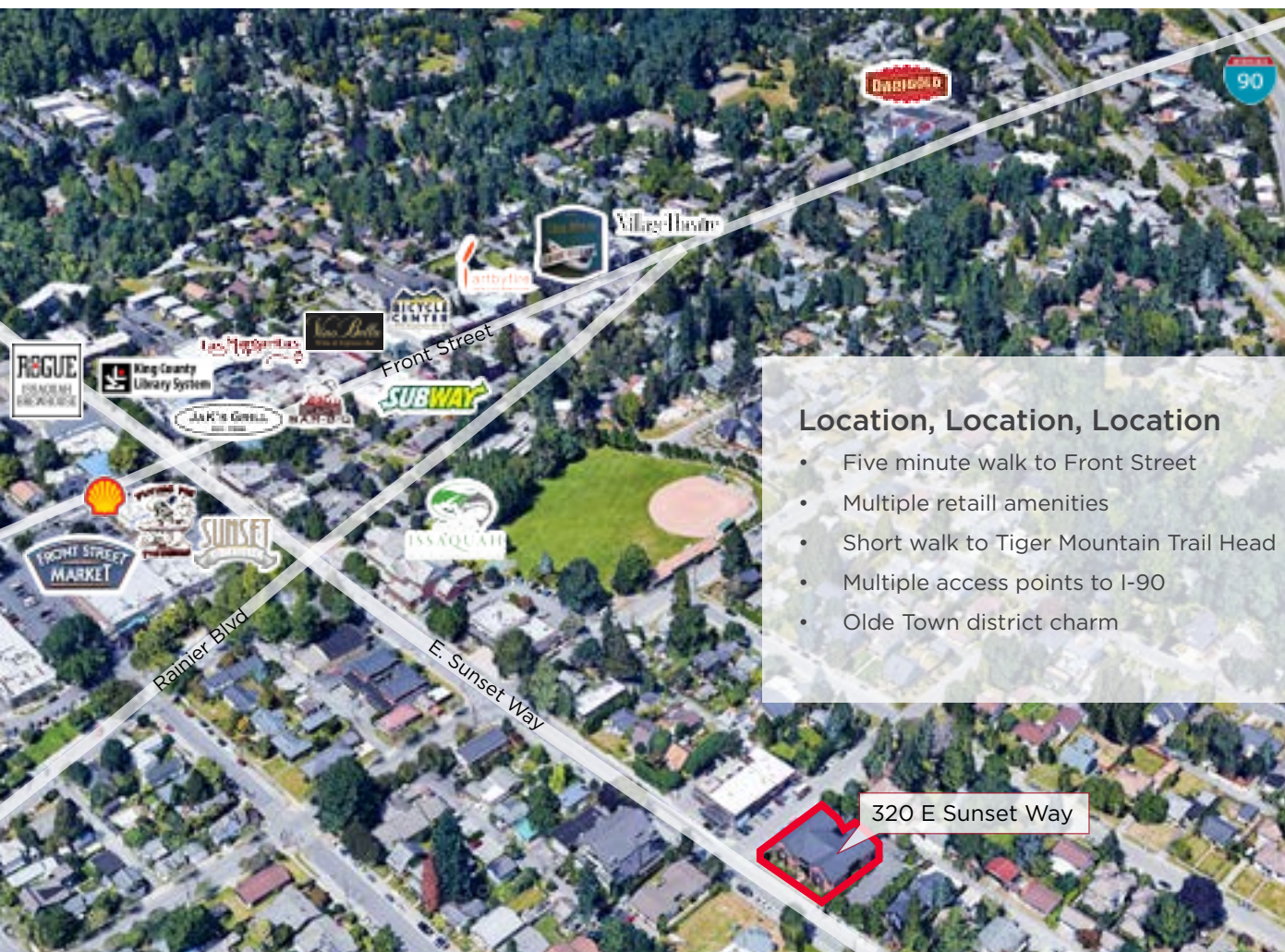
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Location, Location, Location

- Five minute walk to Front Street
- Multiple retail amenities
- Short walk to Tiger Mountain Trail Head
- Multiple access points to I-90
- Olde Town district charm



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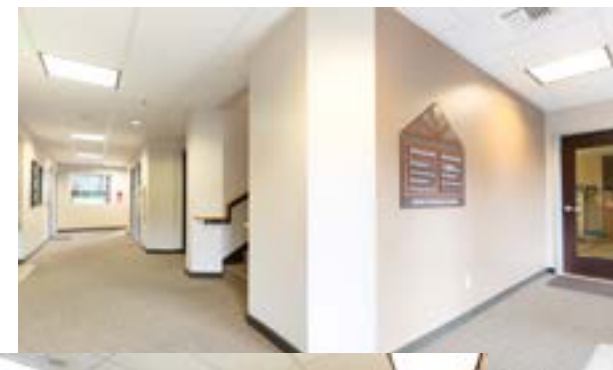
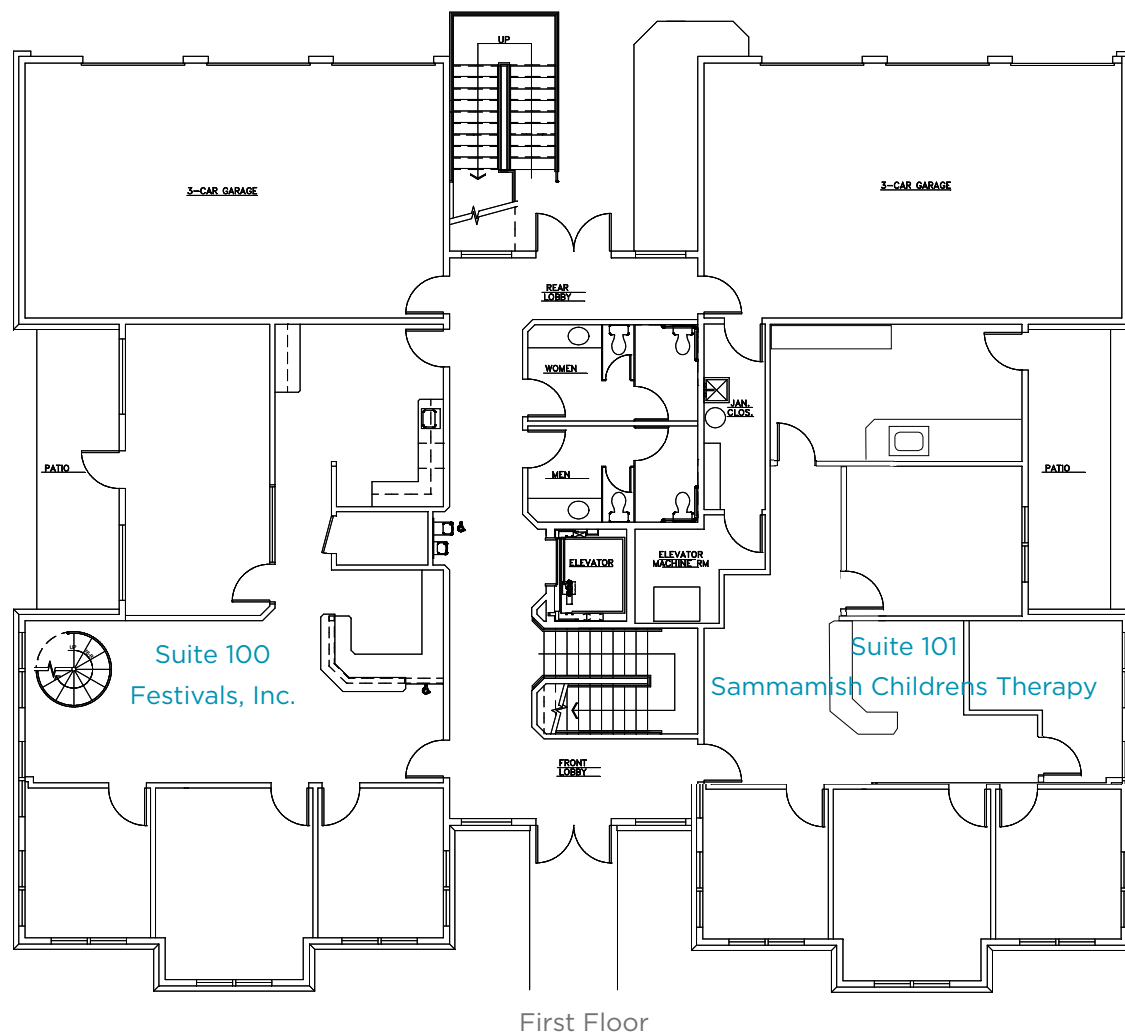
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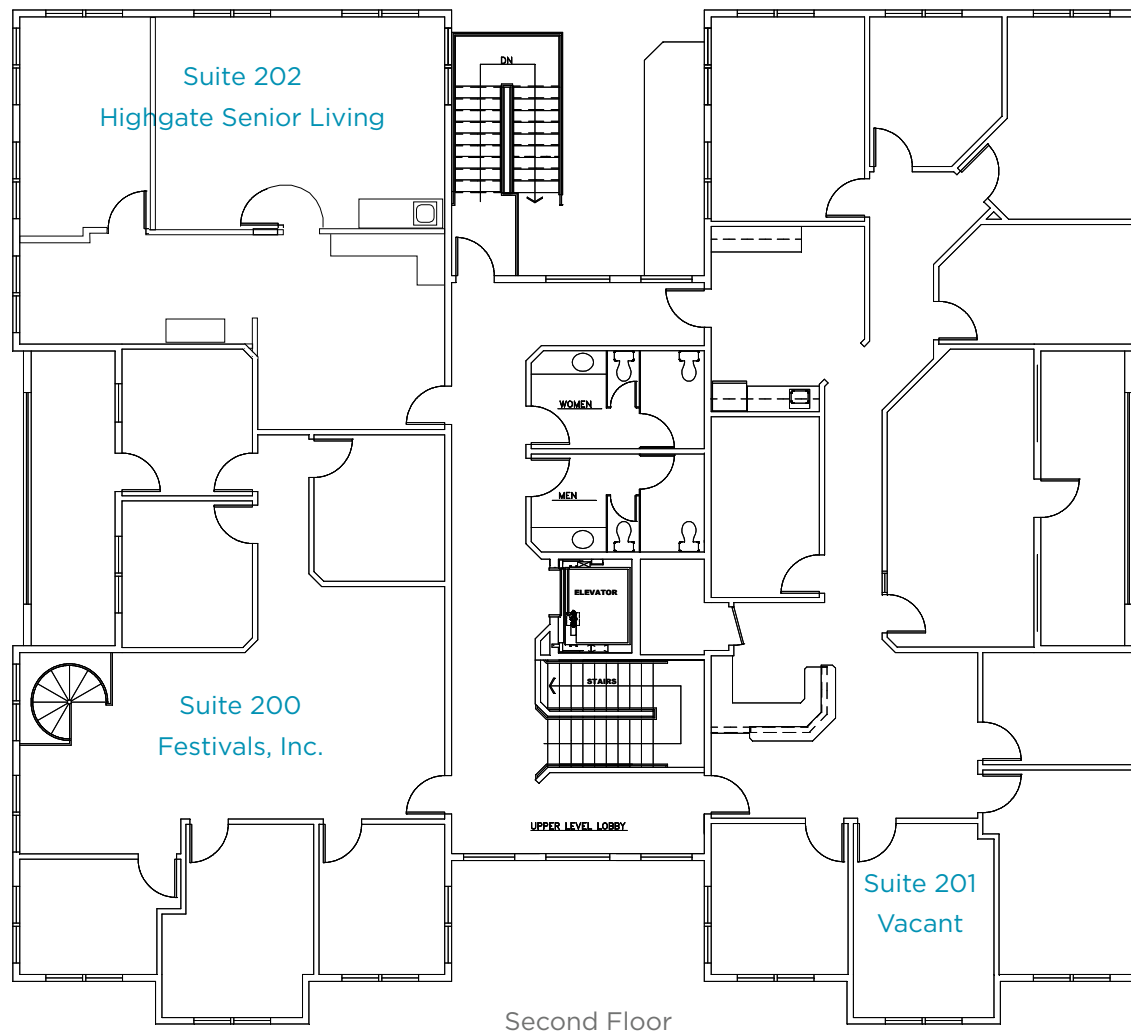
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| | |
|------------------------------|---|
| Square Feet: | 10,509 GSF |
| Number of Floors: | 2 Floors |
| Structural System: | Wood frame. Type of construction: V-B Sprinklered |
| Mechanical System: | Attic or garage mounted HVAC units with exterior pad mounted condenser units. All tenant spaces designed with new constant air volume split-system heat pump. Diffusers and return grilles shall be located as required by tenant as part of Tenant Improvements. |
| Ceiling Height: | 8' 4" (to grid) on first floor; 8' 0" (to grid) on second floor. |
| Window Size: | 4' (Glass Height) |
| Elevators: | One hydraulic Schindler elevator, speed: 100 feet per minute. |
| Security System: | Key card access entry at garage lobby entrance. |
| Life Safety Systems: | Comprehensive & complete sprinkler and alarm system per NFPA requirements. |
| Parking: | 19 surface stalls on site and 6 garage stalls. Additional parking available on street. |
| Landscaping Features: | Abundant use of native species including drought tolerant plants for energy conscious design. |
| Developer: | FPL Properties LLC & New West Properties Inc. |
| General Contractor: | New West Construction |
| Architect: | O'Brien & Associates Architects |
| Structural Engineer: | Quantum Consulting Engineers |
| Landscape Designer: | Sherry Towey - Elements of Nature |
| Completion Date: | December, 2008 |

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2016 Operating Expenses

| ITEM | MONTHLY | ANNUAL |
|--------------------------------------|-------------------|--------------------|
| Electricity | \$216.19 | \$2,594.29 |
| Landscaping | \$961.25 | \$11,535.00 |
| Janitorial | \$321.34 | \$3,856.05 |
| HVAC | \$275.16 | \$3,301.91 |
| Water/Sewer | \$317.18 | \$3,806.19 |
| Garbage | \$141.03 | \$1,692.40 |
| Property Taxes | \$1,752.31 | \$21,027.66 |
| Insurance | \$198.83 | \$2,386.00 |
| Other Maintenance/ Legal/Supplies | \$1,218.58 | \$14,622.93 |
| TOTAL | \$5,401.87 | \$64,822.43 |



Income (NNN)

| SUITE | MONTHLY | ANNUAL |
|------------------|--------------------|---------------------|
| Suite 100 & 200* | \$4,855.93 | \$58,271.20 |
| Suite 101 | \$3,189.94 | \$38,279.28 |
| Suite 201 | vacant | vacant |
| Suite 202 | \$2,284.11 | \$27,409.32 |
| Total | \$10,329.68 | \$123,956.16 |

*15 year lease at \$24.00/SF Full Service commencing at closing with right to terminate at year 5

As of June 1st, 2017

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