



**CUSHMAN &
WAKEFIELD**
Commerce

FOR SALE

710 5th Ave NW

Issaquah, Washington 98027

NEW TO MARKET
OWNER/USER OPPORTUNITY



Suite 300:	2,218 RSF
Suite 350:	1,176 RSF
Suite 300/350:	3,394 RSF

Property Highlights

- 7,607 RSF total
- Operable Windows
- Plentiful parking (66% covered)
- Street visible signage
- Abundant street parking available
- Furniture available
- Easy access to I-90
- New construction

\$4,200,000



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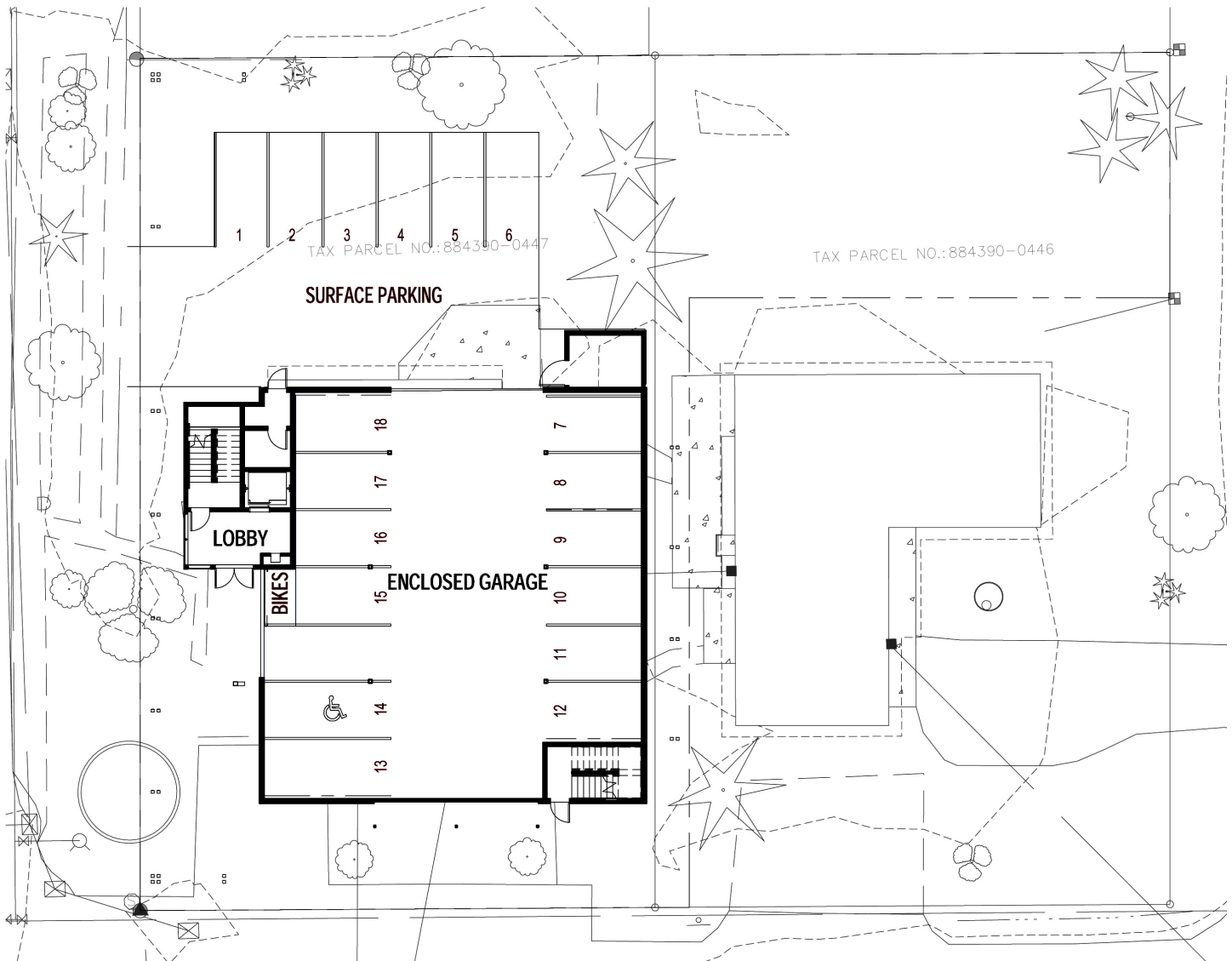
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Site Plan



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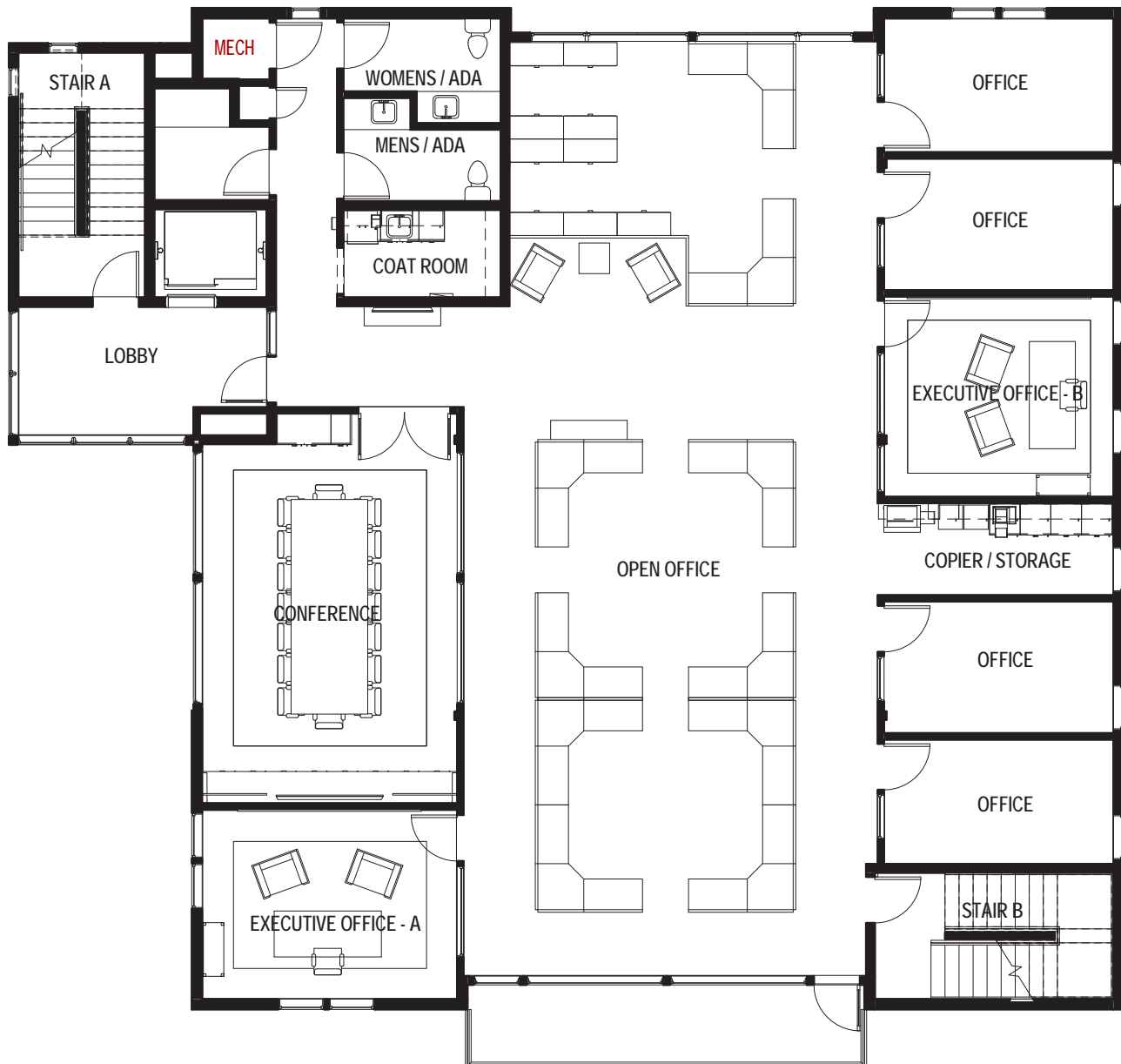
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Floor Plan - Second Floor



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Floor Plan - Third Floor



Shared
Break
Room



Common Lobby



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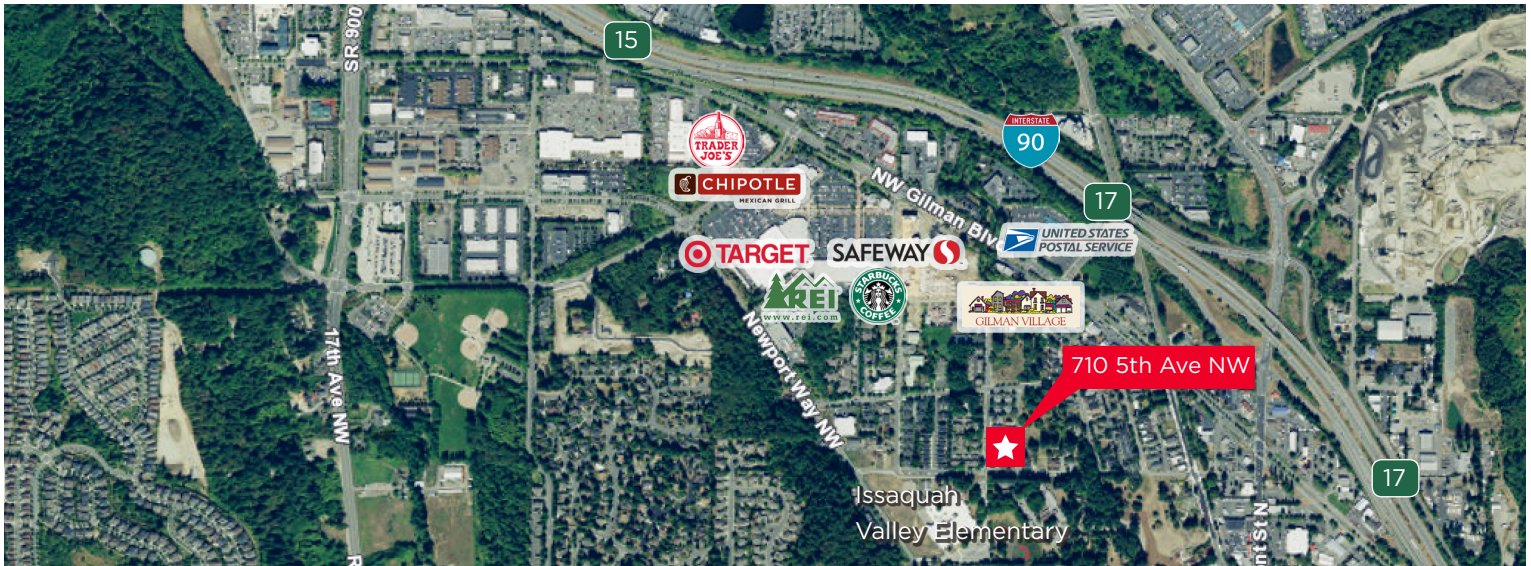


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Total Rentable Area:	7,607 SF
Number of Floors:	Two (2) floors of office over one (1) floor parking.
Structural System:	Wood frame. Type of construction: V-A (1-hour) with sprinklers
Mechanical System:	Attic mounted HVAC units with exterior pad mounted condenser units. All tenant spaces designed with new Variable Air Volume (VAV) system. Diffusers and return grilles shall be located as required by tenant as part of tenant improvements.
Ceiling Height:	9' - 0" (to grid) on third floor.
Window Size:	6' - 0" / 9'-0" (glass height)
Elevators:	One hydraulic Schindler elevator, speed: 100 feet per minute.
Security System:	Key card access entry at garage lobby entrance, common areas and tenant entries.
Life Safety Systems:	Comprehensive and complete sprinkler and alarm system per NFPA requirements. Sprinkler head drops to be added or relocated as needed as part of tenant improvements.
Parking:	18 shared parking stalls on-site with 66% covered. Abundant street parking available.
Landscaping Features:	Abundant use of native species including drought tolerant plants for energy conscious design.
Zoning:	MUR - Mixed Use Residential
General Contractor:	Express Construction
Architect:	Group Architect
Structural Engineer:	Collons & Smith Structural Engineers
Landscape Designer:	Thomas Rengstorf & Associates
Shell Completion:	August 2012

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