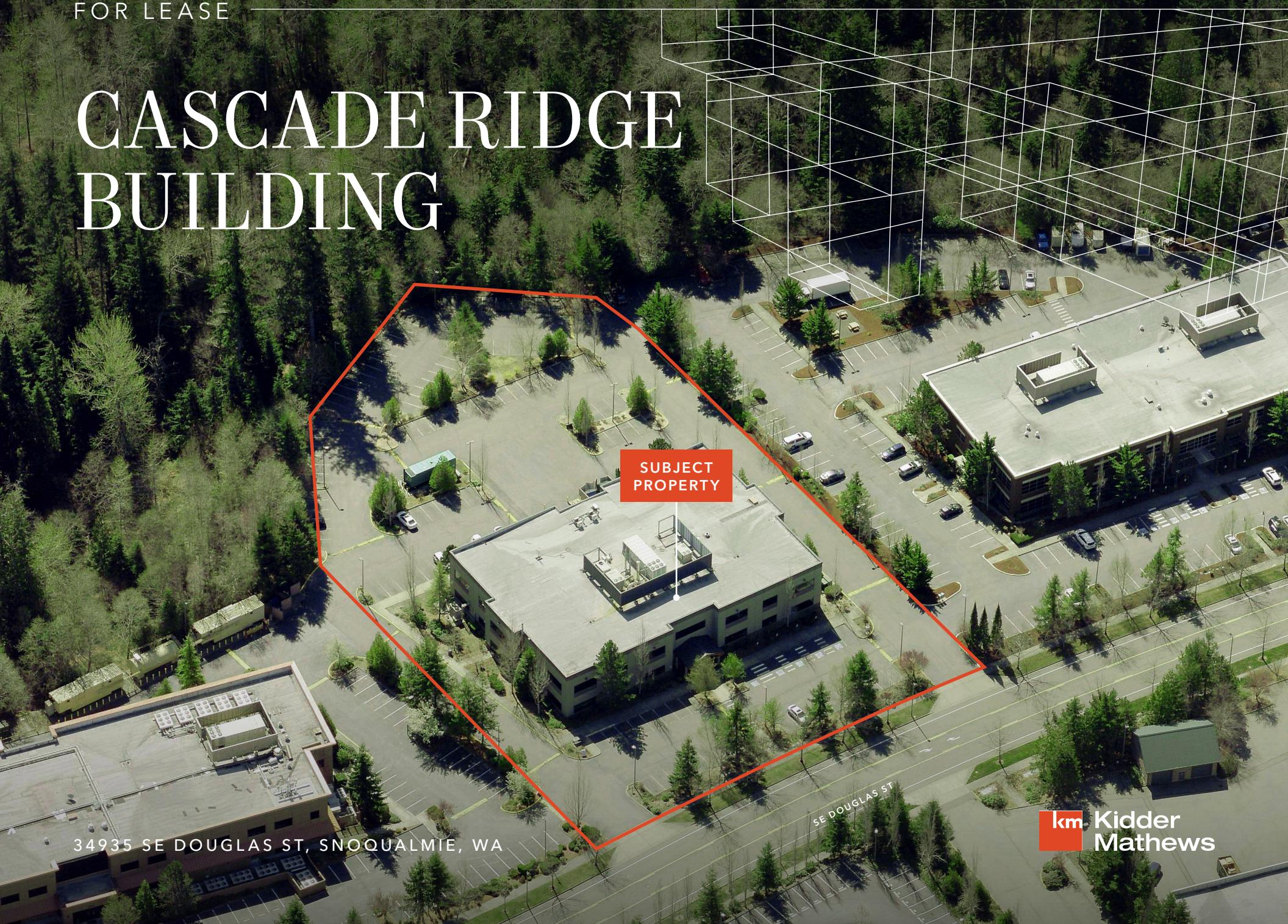


FOR LEASE

# CASCADE RIDGE BUILDING



SUBJECT  
PROPERTY

34935 SE DOUGLAS ST, SNOQUALMIE, WA

SE DOUGLAS ST

km Kidder  
Mathews

## CASCADE RIDGE BUILDING



*The Cascade Ridge Building is centrally located within the heart of Snoqualmie Ridge Business Park*

38,000 SF Class-A two-story, suburban office building on 2.53 acres

Existing tenant leases entire first floor

Upstairs office space is easily divisible for up to four tenants

Grade level and dock high loading available for flex uses

Contiguous space available 4,500 SF - 18,000 SF

Zoned MU (Mixed Use) in City of Snoqualmie

Reserved parking ratio 4.0/1,000 SF

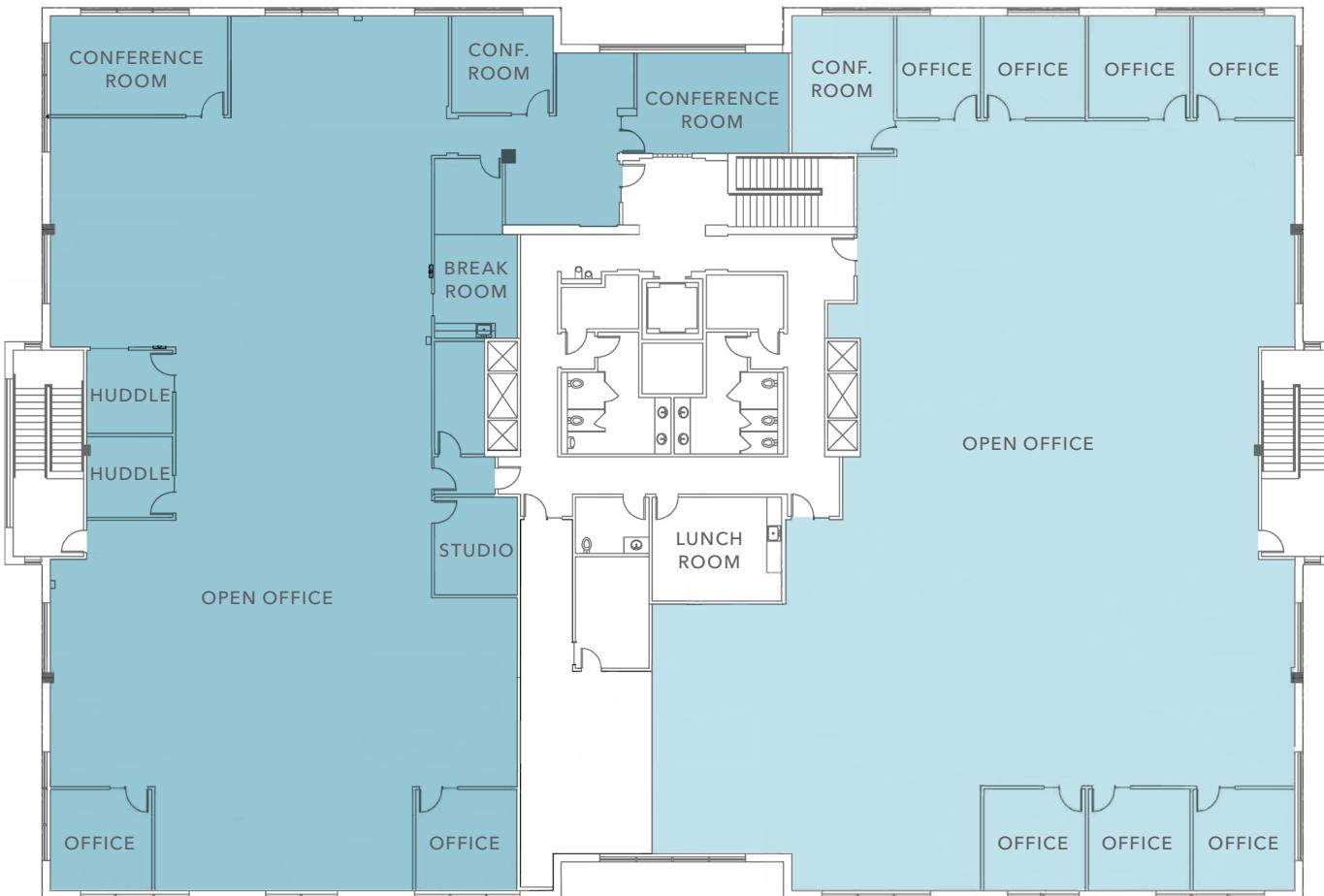
Excellent floor plan with perimeter offices and open cube area

Adjacent to the new Snoqualmie Ridge Business Park Retail Center

2.53  
ACRE SITE

ZONING  
MIXED-USE (MU)

# SECOND FLOOR | 2 SUITE DEMISING OPTION



AVAILABLE FOR LEASE

***±9,000 SF UP  
TO 18,000 SF***

AVAILABLE

***AVAILABLE  
NOW***

***CONTACT  
BROKERS***

FOR RENTAL RATES

# SECOND FLOOR | 4 CORNER DEMISING OPTION



*4,500 SF UP  
TO 18,000 SF*

AVAILABLE

*AVAILABLE  
NOW*

*CONTACT  
BROKERS*

FOR RENTAL RATES

# HIGHLY- ACCESSIBLE LOCATION

Close proximity to Seattle and Bellevue

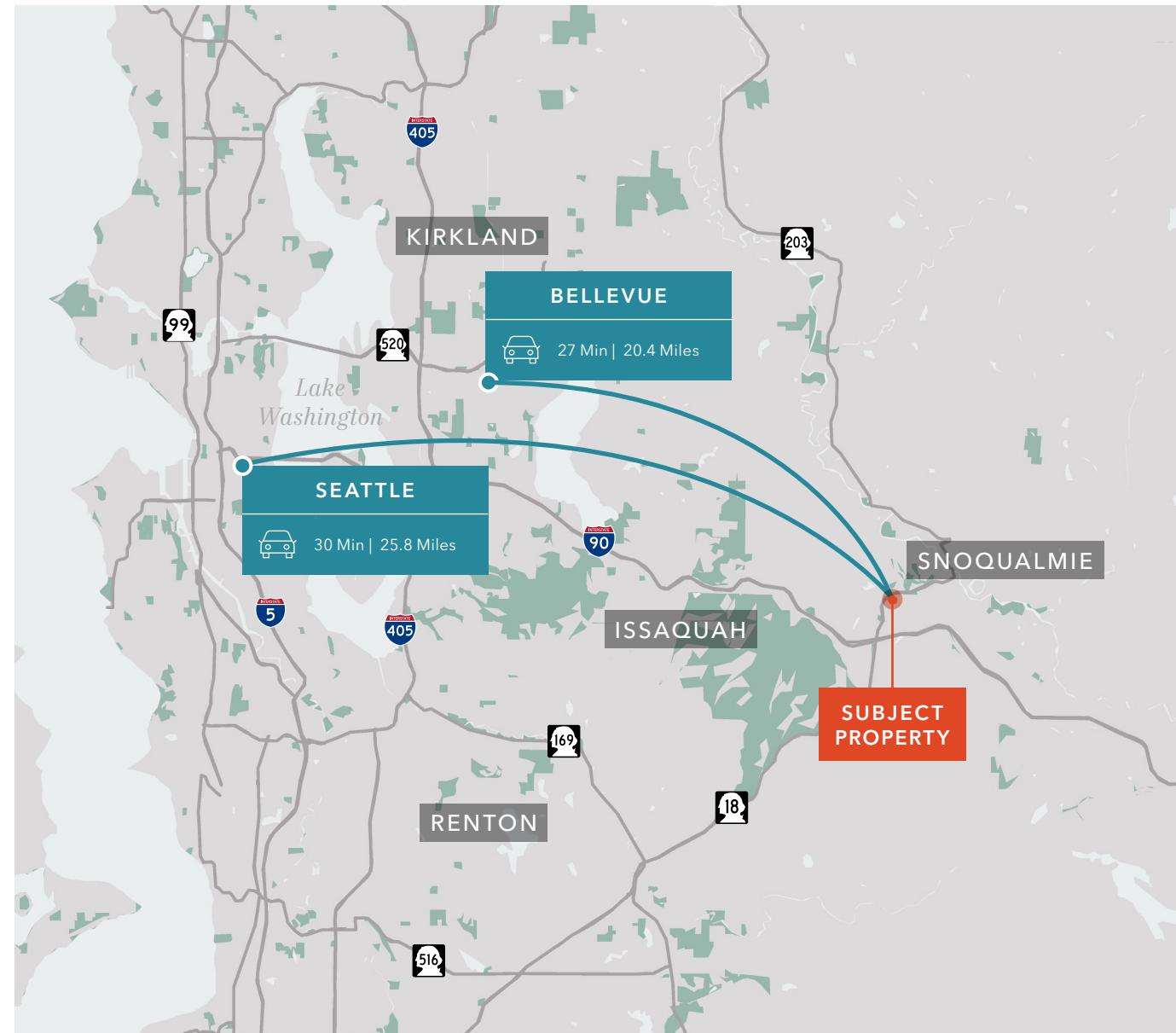
Conveniently located off I-90 and new  
Highway 18 interchange

30 MIN

SEATTLE CBD

27 MIN

BELLEVUE CBD



# CASCADE RIDGE BUILDING

*Exclusively leased by*

**ZACH VALL-SPINOSA**  
Executive Vice President  
425.450.1115  
[zach.vallspinoza@kidder.com](mailto:zach.vallspinoza@kidder.com)

**RYAN FOSTER**  
Associate Vice President  
425.450.1124  
[ryan.foster@kidder.com](mailto:ryan.foster@kidder.com)

**COLTON TEGLOVIC**  
Vice President  
425.281.5261  
[colton.teglovic@kidder.com](mailto:colton.teglovic@kidder.com)

[KIDDER.COM](http://KIDDER.COM)

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**km** **Kidder Mathews**