

FOR LEASE

# CASCADE RIDGE BUILDING

SUBJECT  
PROPERTY

34935 SE DOUGLAS ST, SNOQUALMIE, WA

km Kidder  
Mathews



*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



*±9,000 SF UP  
TO 18,000 SF*

AVAILABLE

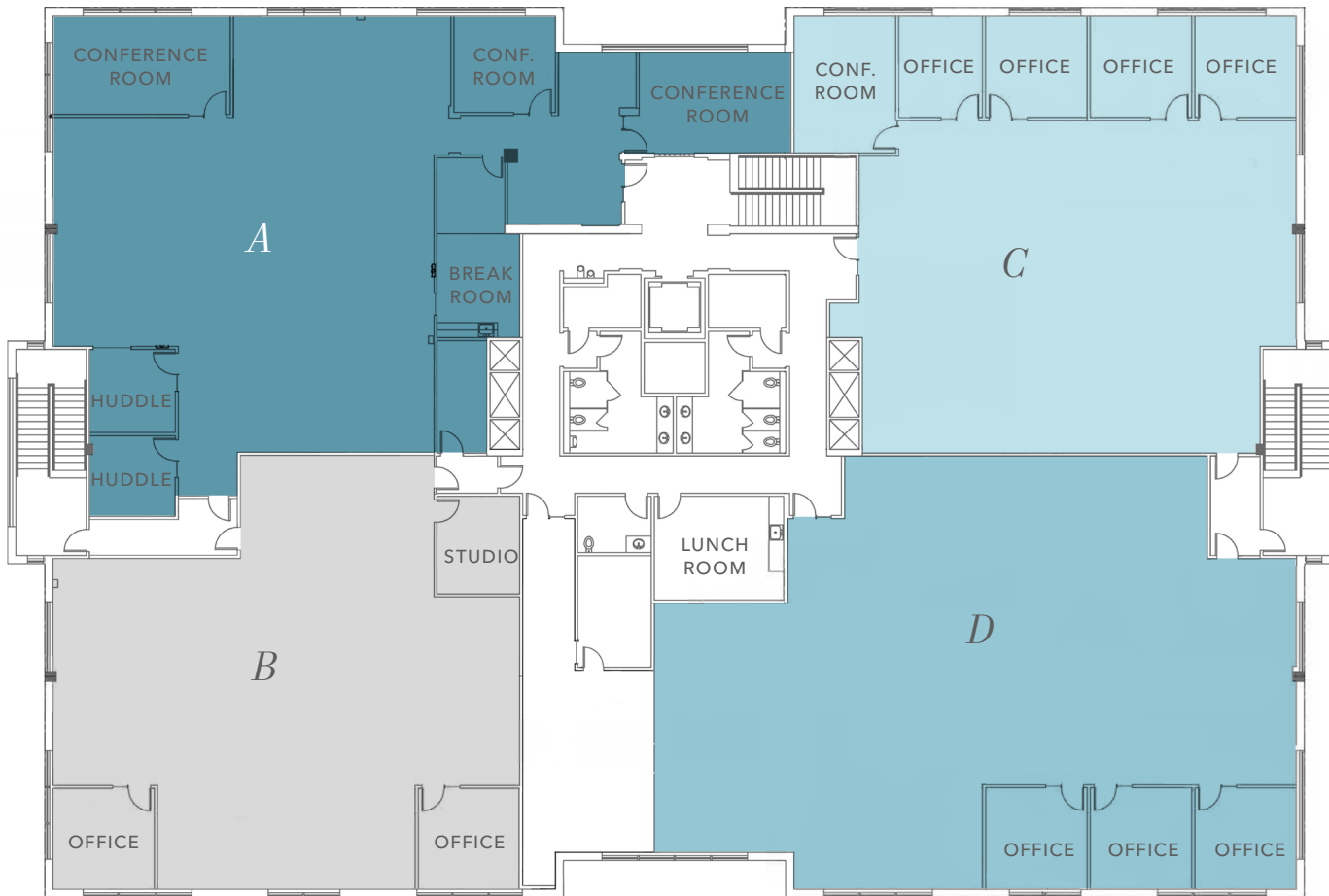
*AVAILABLE*

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

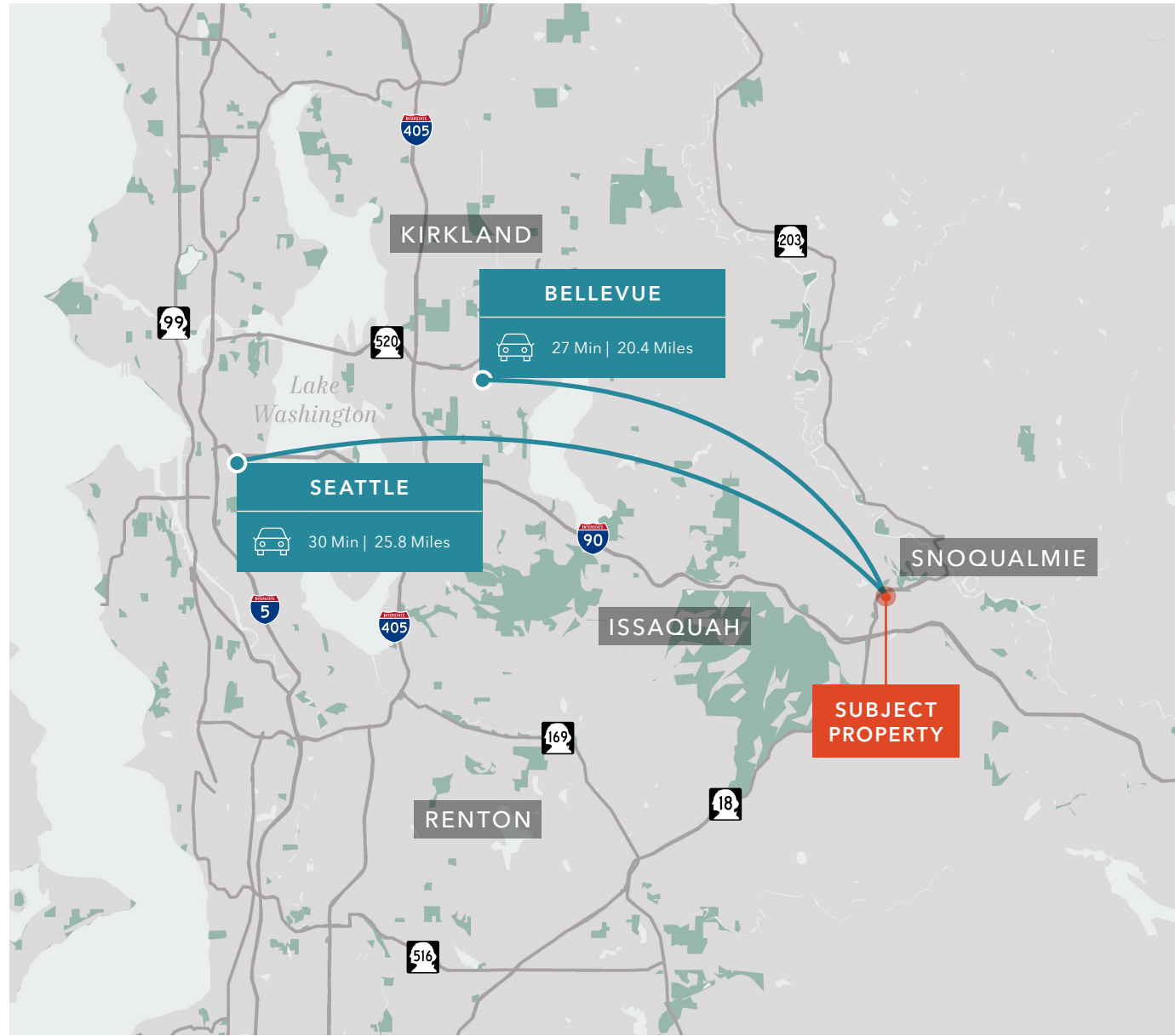
# HIGHLY- ACCESSIBLE LOCATION

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*

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