

LIBERTY PARK 2



IRREPLACEABLE OWNER USER OFFICE BUILDING

320 3RD AVE NE | ISSAQUAH, WA

AVAILABLE FOR SALE OR LEASE

8,289 RSF

**AVAILABLE FOR
OCCUPANCY**

Available February 2027

**ASKING
PRICE**

\$4,400,000

**LEASE RATE
NEGOTIABLE**



BUILDING HIGHLIGHTS

Liberty Park 2 represents a rare opportunity to purchase an owner/user office property within the Issaquah CBD. Situated at the intersection of NE Gilman Blvd and 3rd Ave NE, the Property offers exceptional visibility and accessibility. Liberty Park 2 sits directly across the street from a new city park, steps away from downtown Issaquah, and adjacent to Costco's World headquarters.



RARE OWNER/USER OPPORTUNITY

Limited Supply of small stand alone office buildings

SCALABLE OCCUPANCY

Adjacent parcel/ house also available
Parcel #5279100751

IN PLACE INCOME

Currently leased at \$18,485/Mo NNN
Expires January 2027

EXCELLENT ACCESS

Easy access to Interstate 90 and Front Street

PARKING

Excellent Parking Ratio plus street parking

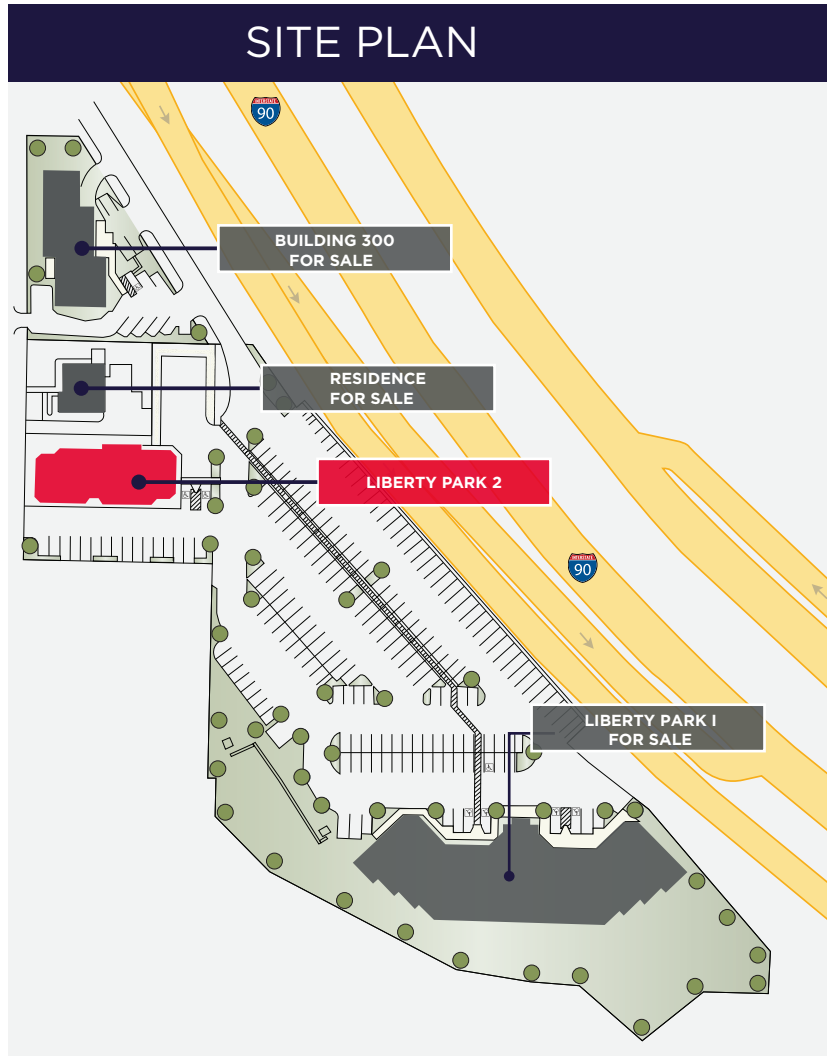
BUILDING FEATURES



LIBERTY PARK 2

Address	320 3 RD Ave NE
Building Size	8,289 SF
Lot Size (per King County)	18,928 SF
Floors	Two (2)
Year Built	1993
Construction Type	Wood frame
Occupancy	100% at \$18,485/mo NNN. Expires January 2027
Parking	30 stall (3.5/1,000 RSF) plus shared parking via easement
Zoning	Mixed Use (MU)

LIBERTY PARK 2 SITEPLAN



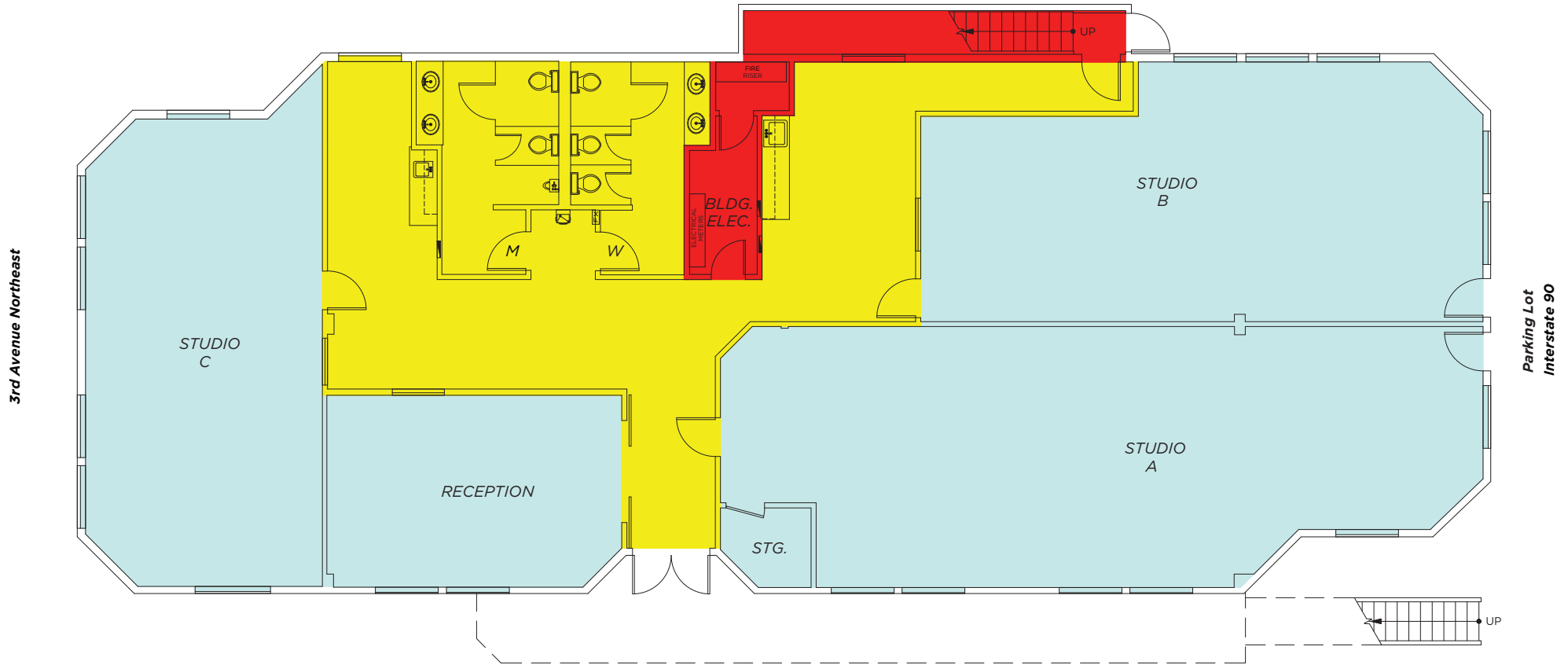
INTERIOR PHOTOS



FLOOR 1

TOTAL | 4,293 RSF

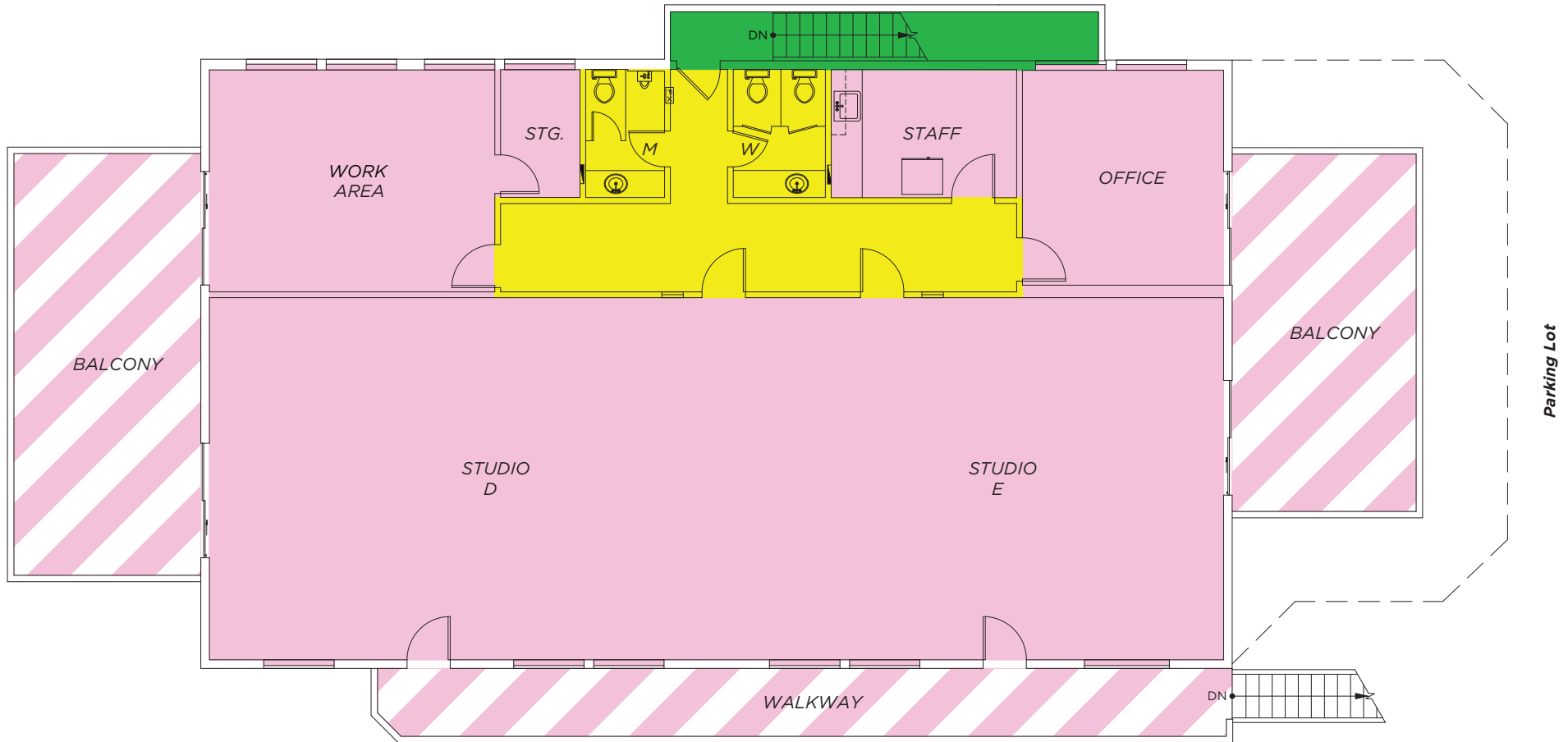
Suite #	Rentable Area
FLOOR 1 WEST	1,473 SF
FLOOR 2 EAST	2,819 SF



FLOOR 2

TOTAL | 3,996 RSF

Suite #	Rentable Area
FLOOR 1 WEST	2,874
WEST BALCONY	437
EAST BALCONY	364
WALKWAY	319



LOCATION HIGHLIGHTS

EASY ACCESS TO TOP RATED AMENITIES

SWEDISH MEDICAL GROUP
575,000 SF

ISSAQUAH HIGHLANDS

LIBERTY PARK 2

HISTORIC DOWNTOWN ISSAQUAH

ISSAQUAH COMMONS

GLOBAL HEADQUARTERS
COSTCO WHOLESALE
5,000 EMPLOYEES

LAKE SAMMAMISH CENTER

BIG LOTS!

425 FITNESS

ISSAQUAH TRANSIT CENTER

Target, **MREI CO-OP**, **TRADER JOE'S**, **SAFeway**, **POTBELLY SANDWICH SHOP**, **petco**, **BED BATH & BEYOND**, **Panera BREAD**, **Starbucks**, **SEPHORA**, **FedEx Office**, **CHIPOTLE MEXICAN GRILL**, **ROSS DRESS FOR LESS**, **ME Massage Envy**, **Bath & Body Works**

BEST BUY, **Fred Meyer**, **PRIMA EXPRESS**, **QDOBA MEXICAN EATS**, **Krispy Kreme DOUGHNUTS**, **THE HONEY DIPPER**, **Jamba**, **Starbucks**, **AT&T**, **indigo URGENT CARE**, **Walgreens**

LOWE'S, **WU**, **HOBBY LOBBY**

COSTCO WHOLESALE, **PET SMART**, **QFC Quality Food Centers**, **Shell**

Michaels

MREI CO-OP
SATELLITE OFFICE



LIBERTY PARK 2

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