



FOR SALE OR LEASE

Brookside Commons

Extremely Well Located Office with Ample Parking

310 3rd Ave NE, Issaquah, WA 98027





OFFERED EXCLUSIVELY BY

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Investment Overview

Northmarq is pleased to present the offering for Brookside Commons in Issaquah, WA. This is a $\pm 6,647$ square foot office property that presents a unique opportunity for investors, owner-users, or a full-building tenant to secure a well-located asset in one of East King County's most desirable suburban office markets. The property is currently occupied by more than 20 private office tenants on month-to-month leases, providing immediate income while allowing a new owner to gradually mark rents to market and secure longer-term tenancy. Alternatively, the flexible lease structure allows for the potential conversion to a full-building occupancy by an owner-user or single tenant over time. The property benefits from 25 designated covered parking stalls. This parking ratio exceeds most comparable office properties in the submarket, providing a valuable amenity for tenants, employees, and visitors.

Ownership is offering the property for sale or for lease to a single tenant, creating multiple pathways for a buyer or occupant to capitalize on the asset's flexibility. Investors can continue the current multi-tenant office model and capture upside through incremental rent increases and longer lease terms, while owner-users or full-building tenants have the rare opportunity to establish a presence in a highly supply-constrained submarket. The Issaquah office market continues to experience limited new development and strong demand from professional service firms and local businesses, supporting rental rates approaching \$40/SF for quality office space and positioning the property well for future income growth.



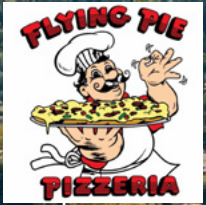
AMENITY-RICH & HIGHLY WALKABLE LOCATION

OVER 50+ RESTAURANTS & SHOPS WITHIN 0.5 MILES

ISSAQUAH HIGH SCHOOL



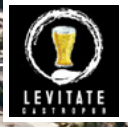
PEDESTRIAN PARK & SENIOR CENTER PLAZA



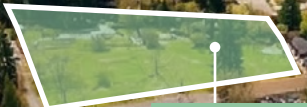
Issaquah Library



BROOKSIDE COMMONS



I-90
±67,751 VPD



CORA PARK
Future plans to develop the site as a neighborhood park



Investment Highlights



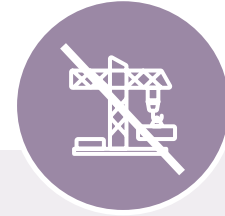
STRATEGIC OWNER-USER OPPORTUNITY

This 6,647 SF professional building offers a rare opportunity for a business to own its headquarters and eliminate rent volatility in one of the Eastside's most desirable submarkets.



BEST-IN-CLASS PARKING RATIO (3.81/1,000 SF)

With 25 covered stalls, the property offers nearly double the standard parking capacity, providing convenience while enhancing tenant appeal and long-term demand.



SUPPLY-CONSTRAINED "OLDE TOWN" SCARCITY

There is currently zero new office construction underway in the Issaquah submarket, which means high-quality office like this will remain a rare commodity.

Investment Highlights



AMENITY-RICH & HIGHLY WALKABLE LOCATION

With a Walk Score of 71 and Bike Score of 80, the site is 2 blocks from the Front Street corridor. Access to over 50+ restaurants and retail services within 0.5 miles.



TURNKEY PROFESSIONAL OFFICE

The building features a high-density layout of executive suites optimized for privacy and administrative efficiency. The current configuration provides a move in ready environment for a single-user occupant of a professional service firm seeking a private office layout.



ELITE DEMOGRAPHICS

With an average Household Income of \$271,731 and home values exceeding \$1.32M within a 5-mile radius, Issaquah offers a resilient, high-equity consumer base that ensures consistent demand for medical and professional services.

Rent Roll

AS OF **MARCH 1, 2026**

Tenant	Suite	Square Feet	Lease Comm.	Lease Exp.	Annual Rent/SF	Total Rent/Mo.	Total Rent/Yr.
Deborah Wilk	101	211 SF	12/1/23	MTM	\$57.06	\$1,003	\$12,039
Linh Truong	102	188 SF	11/1/24	MTM	\$61.99	\$971	\$11,655
Maria Elena Lara	103	189 SF	1/1/23	MTM	\$62.48	\$984	\$11,808
Paul Hutchinson	104	253 SF	3/1/23	MTM	\$57.65	\$1,216	\$14,586
Allison Van Sickle	105	253 SF	4/1/24	MTM	\$57.27	\$1,208	\$14,490
Timber Miles	106-109	846 SF	11/1/23	MTM	\$56.45	\$3,980	\$47,760
Tamura Arthun	110	316 SF	6/1/25	MTM	\$18.99	\$500	\$6,000
BRAS NW dba BRAS Thermography	111	276 FS	8/1/22	MTM	\$47.83	\$1,100	\$13,200
VACANT	112	260 SF			\$0.00	\$0	\$0
Jason Groepper	114-1	162 SF	3/1/23	MTM	\$51.45	\$695	\$8,335
Michael Phillips	114-2	162 SF	3/1/23	MTM	\$34.30	\$463	\$5,557
Daniel Ogilvie	115	271 SF	2/1/23	MTM	\$46.13	\$1,042	\$12,502
Emmauss	116-117	801 SF	2/1/21	MTM	\$29.06	\$1,940	\$23,280
Dr. Michaela Rivera	118	212 SF	4/1/23	MTM	\$50.38	\$890	\$10,680
Jason Voiss	119-120	507 SF	2/1/23	MTM	\$31.51	\$1,331	\$15,975
Frank M. Bruno	121A	209 SF	12/1/23	MTM	\$52.86	\$921	\$11,047
Dr. Kristin Olson	121B	276 SF	5/1/22	MTM	\$36.09	\$830	\$9,960
Mary Lee Mcelroy	122	203 SF	4/1/21	MTM	\$50.25	\$850	\$10,200
VACANT	123	253 SF			\$0.00	\$0	\$0
Dr. Marok	124	211 SF	3/15/23	MTM	\$59.57	\$1,047	\$12,569
VACANT	126	349 SF			\$0.00	\$0	\$0
VACANT	125 - Janitorial Closet	151 SF			\$0.00	\$0	\$0
Amenity Space	Amenity Space	88 SF			\$0.00	\$0	\$0
Total		6,647 SF			\$45.37	\$20,970	\$251,643

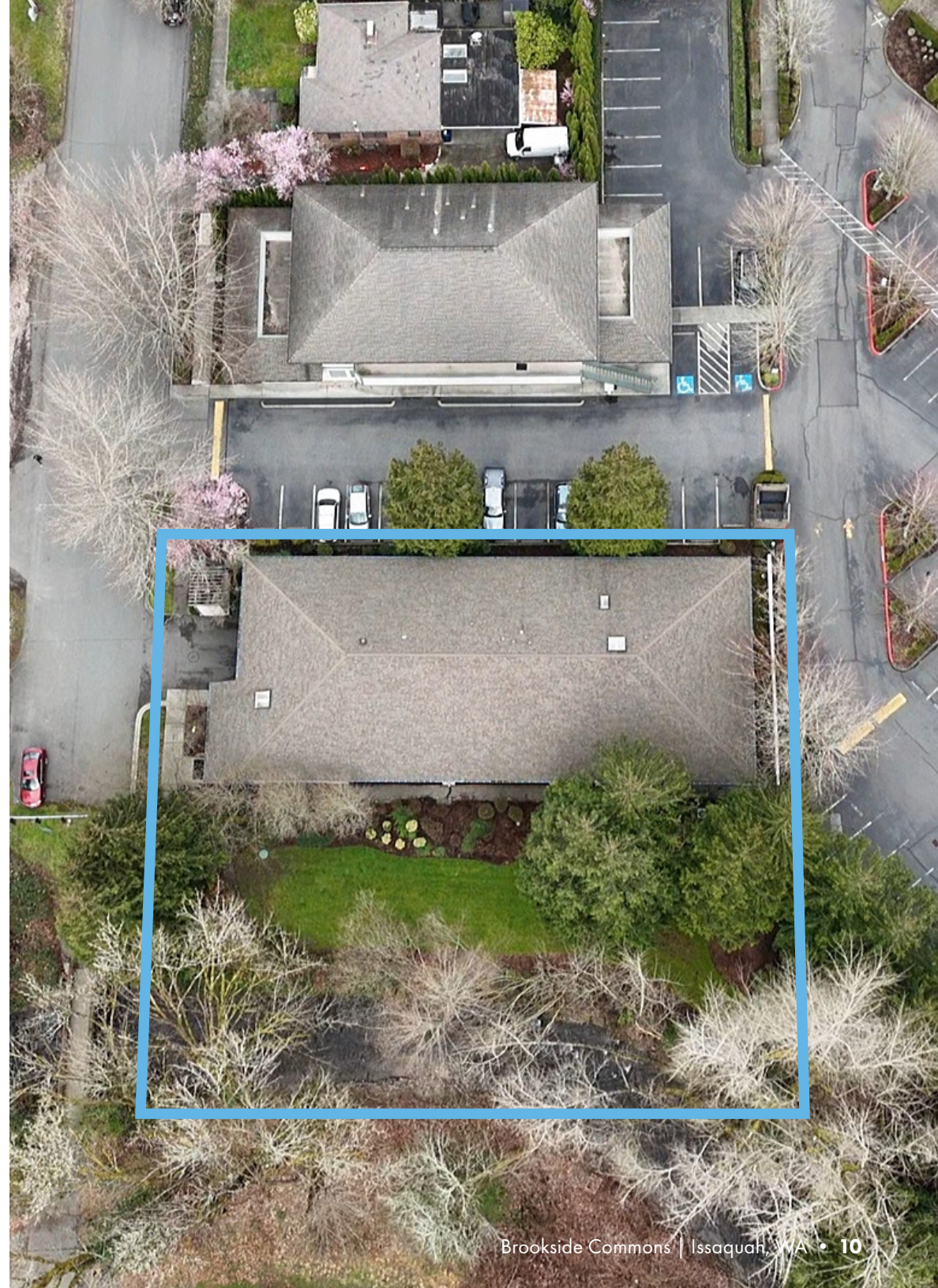
Operating Expenses

FOR THE PERIOD 3/1/2026 - 2/28/2027

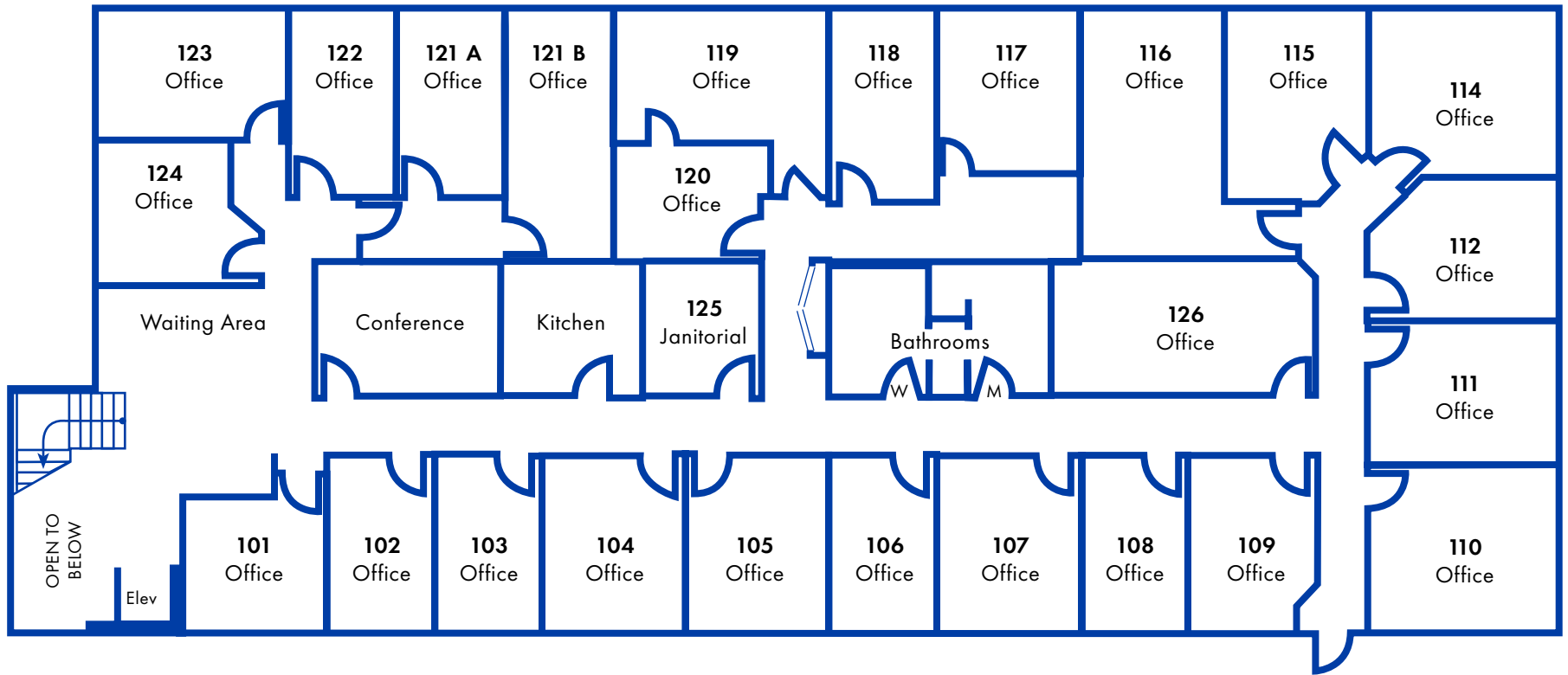
Operating Expenses	Current		Per SF
Utilities	\$24,822		\$3.73
Landscaping	\$4,937		\$0.74
Janitorial & Maintenance	\$18,093		\$2.72
HVAC	\$2,945		\$0.44
R&M	\$2,206		\$0.33
Insurance	\$2,942		\$0.44
Real Estate Taxes	\$18,379		\$2.76
Management Fee	\$12,582	5.0%	\$1.89
Reserves	\$997		\$0.15
Total Expenses	\$87,902		\$13.22

**310 3rd Ave NE
Issaquah, WA 98027**

Sale Price	\$3,325,000
Lease Rate	\$30/FT + NNN
Rentable Building Area	6,647 SF
Price Per SF	\$500.23
Price Per Land SF	\$158.33
Parcel Number	527910-0755
Lot Size	21,000 SF
Year Built	1989
Zoning	MU - Mixed Use
Parking	25 Stalls (3.81 / 1,000 SF)
Construction	Wood Frame



Floor Plan



Proposed Nature-Forward Connectivity | Fit Test Visuals

INTEGRATING PROFESSIONAL WORKSPACE WITH COMMUNITY GREEN SPACE & WALKABLE RESTAURANTS



IMAGERY OF PARK FOR REPRESENTATION ONLY. DESIGNER NOT RESPONSIBLE FOR FUTURE CITY UPGRADES TO GREENSPACE.

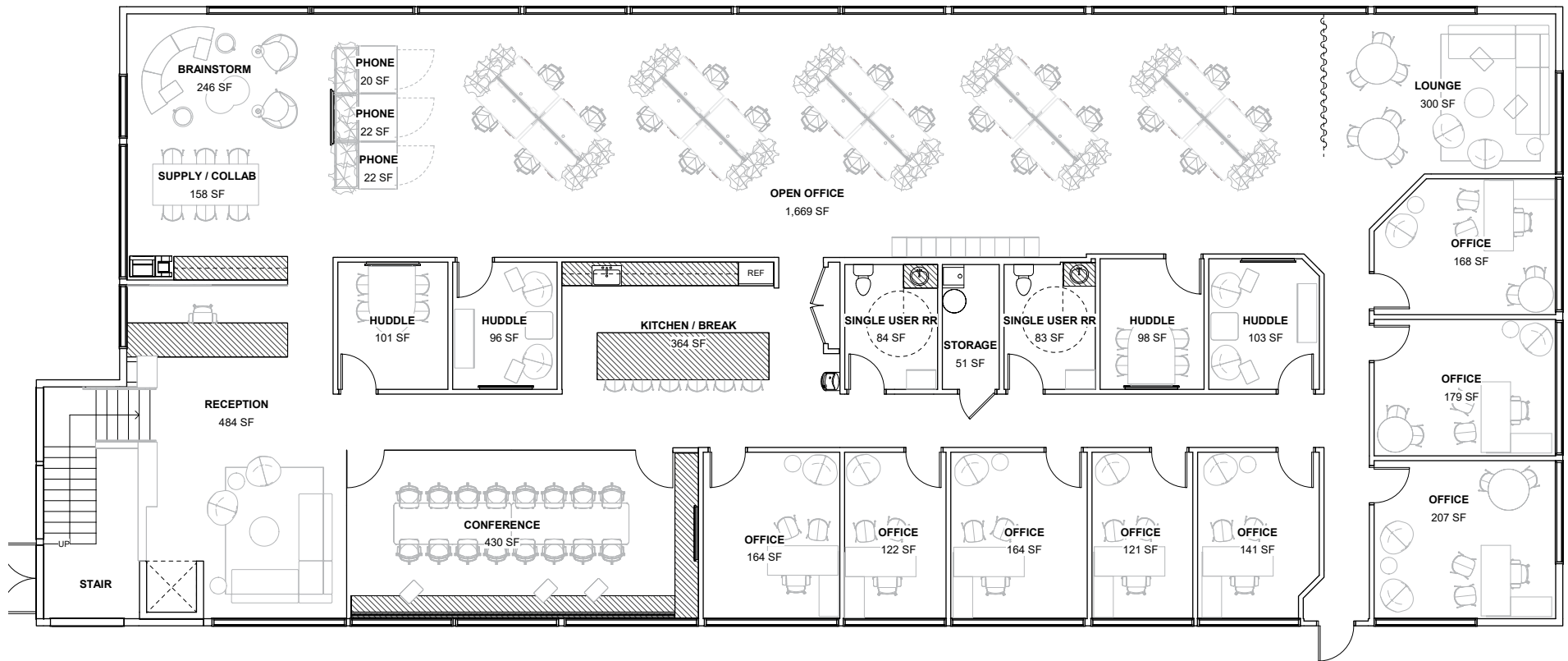
Preliminary budgets available for review upon request.

Office Fit Test | Professional Layout

HIGH-DENSITY CONFIGURATION FOR PROFESSIONAL SERVICES

Program

- 8 Private Offices
- 4 Huddle Rooms
- 1 Conference Room
- 20 Workstations
- 3 Phone Booths
- Brainstorm Area
- Supply and Collab Table
- Welcoming Reception
- Large Open Kitchen
- Break / Lounge Space
- 2 Single User ADA Restrooms
- Storage and Utility Closet
- Staff Lockers



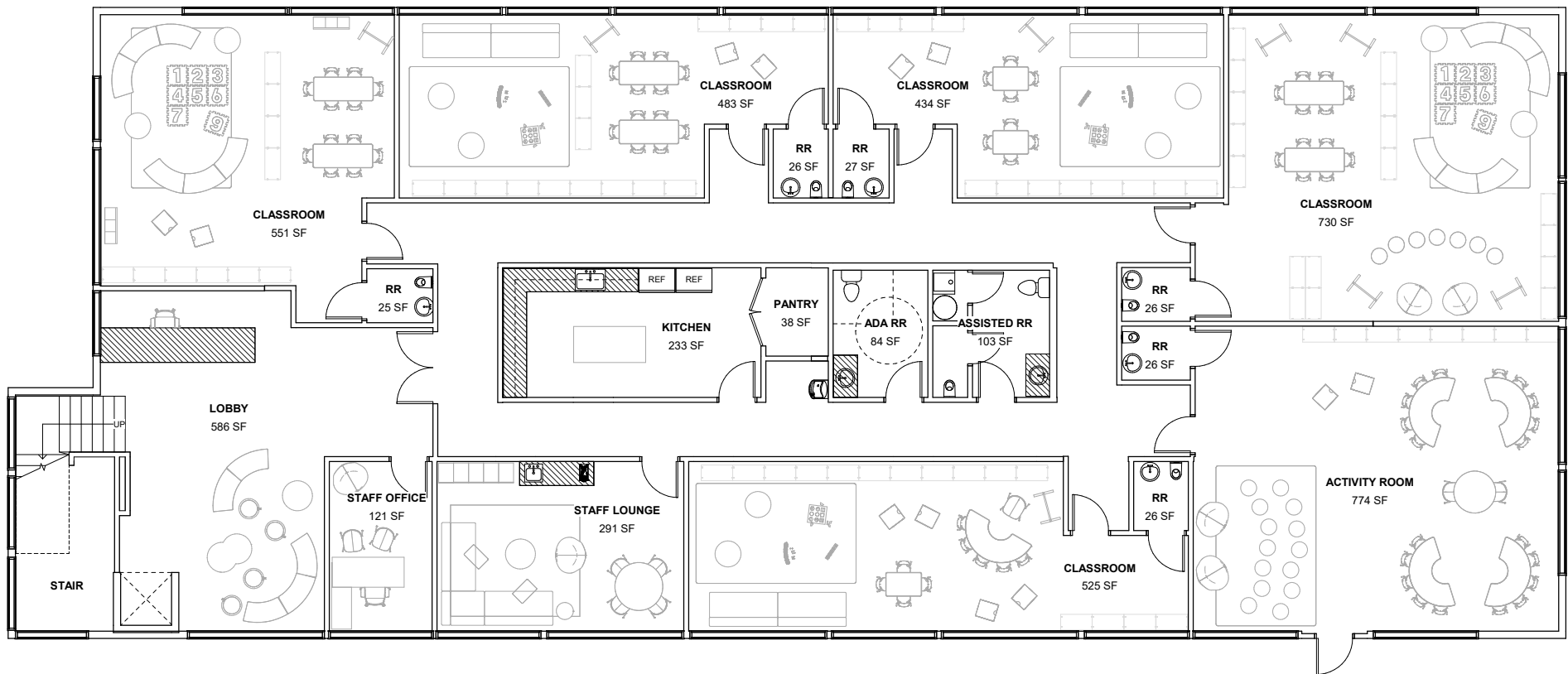
The floor plans and renderings provided are conceptual in nature and intended to demonstrate the property's potential configurations. Final layouts and costs are subject to further due diligence and contractor bidding

Daycare Fit Test | Educational Layout

OPTIMIZED FLOOR PLAN FOR CHILDCARE & LEARNING CENTERS

Program

- 5 Classrooms, 1 youth toilet each space
- 1 Activity Room
- Secure Kitchen and Pantry
- Secure Lobby
- Staff Office
- Staff Lounge
- ADA and assted use Restrooms at core



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Proposed Interior Visualizations

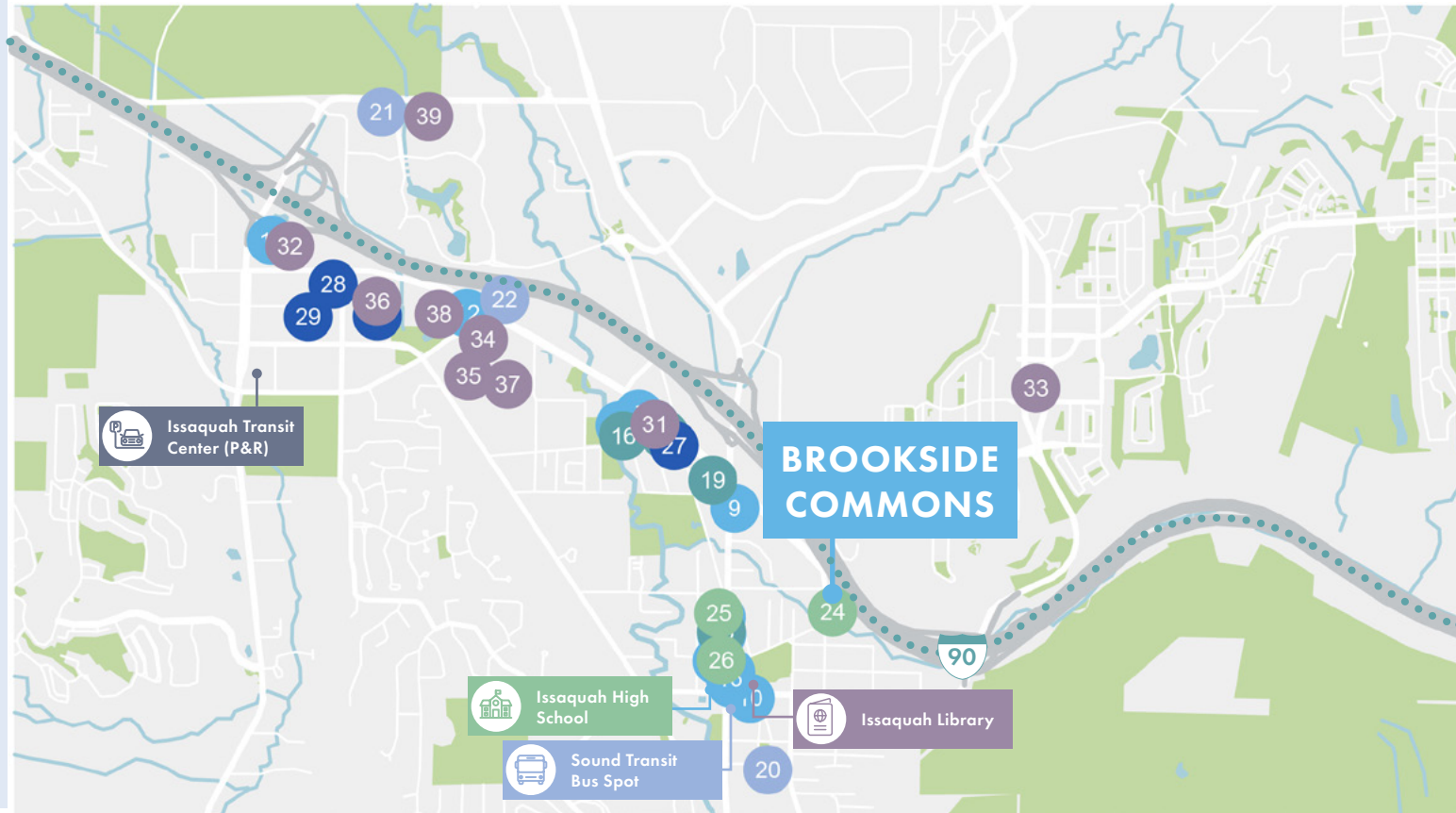
MODERNIZED WORKSPACE & AMENITIES CONCEPTS



Renderings are for representational purposes only. Preliminary budgets available for review upon request.

Strategic Location

Ideally situated in the heart of Issaquah’s historic downtown and Gilman districts, Brookside Commons offers a premier business environment defined by convenience. With immediate access to I-90 and a walk score that places dozens of the region’s top dining, retail, and lifestyle destinations just steps from the office, this location provides the perfect balance of professional productivity and urban amenities.



RESTAURANTS

1. Montalcino Ristorante
2. JaK’s Grill
3. Levitate Gastropub
4. Fins Bistro
5. The Black Duck Cask & Bottle
6. Flat Iron Grill
7. The Well & Table
8. Masa Mexican Kitchen
9. Coconut Thai
10. Sunset Alehouse
11. Dough Zone Dumpling House
12. WildFin American Grill
13. Macky’s Dim Sum
14. Stan’s Bar-B-Q
15. El 42 Cantina

COFFEE & BAKED GOODS

16. Issaquah Coffee Company
17. Berna’s Bakery & Cafe
18. Experience Tea Studio
19. Starbucks

FITNESS

20. Issaquah Community Center
21. 425 Fitness Issaquah
22. Planet Fitness
23. OrangeTheory Fitness

LIFESTYLE & SERVICES

24. ReCenter Self Counseling
25. Emmaus Counseling Center
26. Village Theatre
27. Way of Life Wellness





BANKS

28. WaFd Bank
29. U.S. Bank Branch
30. Banner Bank
31. Chase Bank

SHOPPING

32. Gilman Village
33. Meadows Shopping Center (QFC)
34. Grand Ridge Plaza
35. Issaquah Commons
36. Target
37. REI
38. Safeway
39. Trader Joe’s
40. Costco Wholesale (HQ Location)

TRANSPORTATION

-  **I-90 Access**
0.4 mi | 2 min
-  **Issaquah Transit Center (P&R)**
1.9 mi | 7 min
-  **Sound Transit Bus Stop**
0.3 mi | 1 min
-  **Issaquah High School**
0.9 mi | 4 min
-  **Issaquah Library**
0.3 mi | 2 min



High-Density Mixed-Use and Retail Expansion

To meet the rigorous **King County Countywide Planning Policies**, the City of Issaquah is mandated to deliver **3,500 new housing units by 2044**. This state-guided growth strategy prioritizes high-density, transit-oriented development within the **Central Issaquah Regional Growth Center**. This expansion is specifically designed to support the Eastside’s rapidly growing workforce and ensure the long-term economic vitality of the submarket.



Strategic Residential Expansion | Trailhead Apartments

Trailhead Apartments is a significant high-density project currently in the permitting and site preparation phase. This development introduces **over 350 luxury units** to the immediate area, catering to the “live-work-play” lifestyle of the Eastside’s professional demographic.

- 
±390,000 Total SF
 Two-Building High-Density Residential Complex
- 
±359 New Housing Units
 Direct Contribution To Issaquah’s Housing Mandate
- 
Status Permitting And Site Prep
 Early-Stage Development Signaling Future Appreciation
- 
1.8 Mile Drive
 Direct Proximity To Subject Property



Master Planned Lifestyle Hub | High Street Collection

The **High Street Collection** is a massive, **21.5-acre** mixed-use redevelopment that serves as a cornerstone of Issaquah’s future urban core. With an approved development agreement, this project will blend significant residential density with a robust commercial and retail footprint, creating a self-sustaining regional destination.

- 
±325,000 SF Commercial Retail
 New Lifestyle Anchor And Regional Consumer Draw
- 
±1,250 Future Units
 Significant Increase To The Permanent Local Resident Base
- 
Infrastructure Phase 2025–2026
 Construction Underway On Core Site Improvements
- 
2.0 Mile Drive
 Direct Proximity To Subject Property

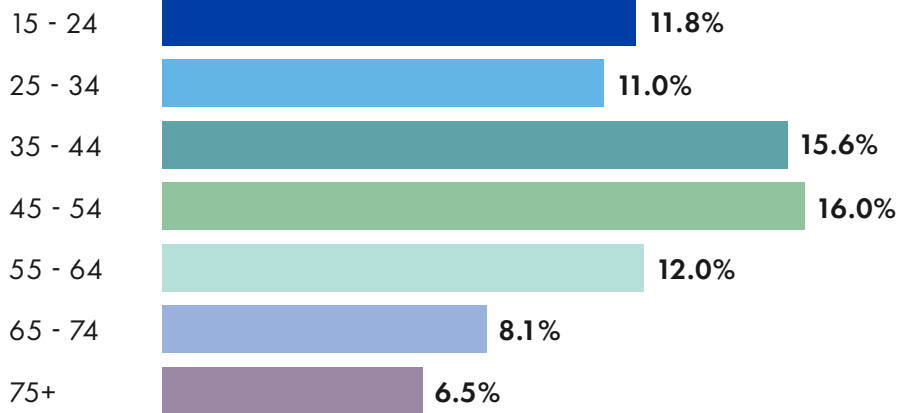
Local Demographics

In a 5-Mile Radius

Population



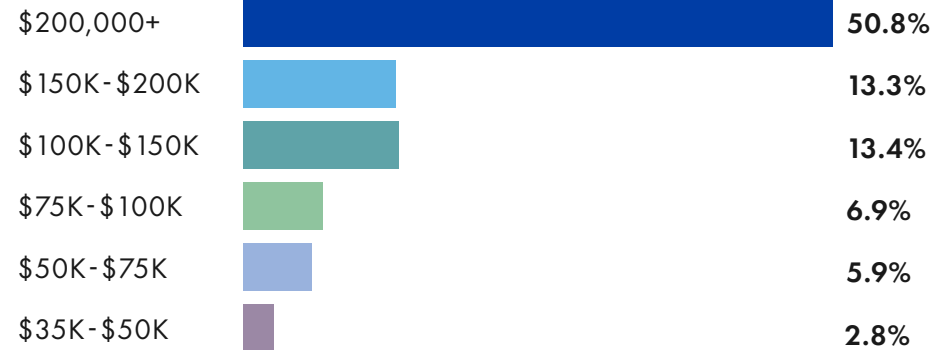
Age



Households



Income By Household

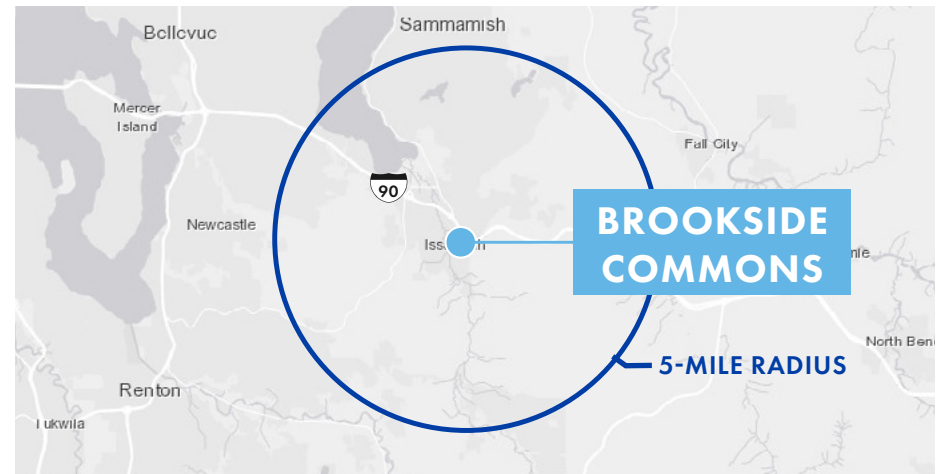


\$271,731

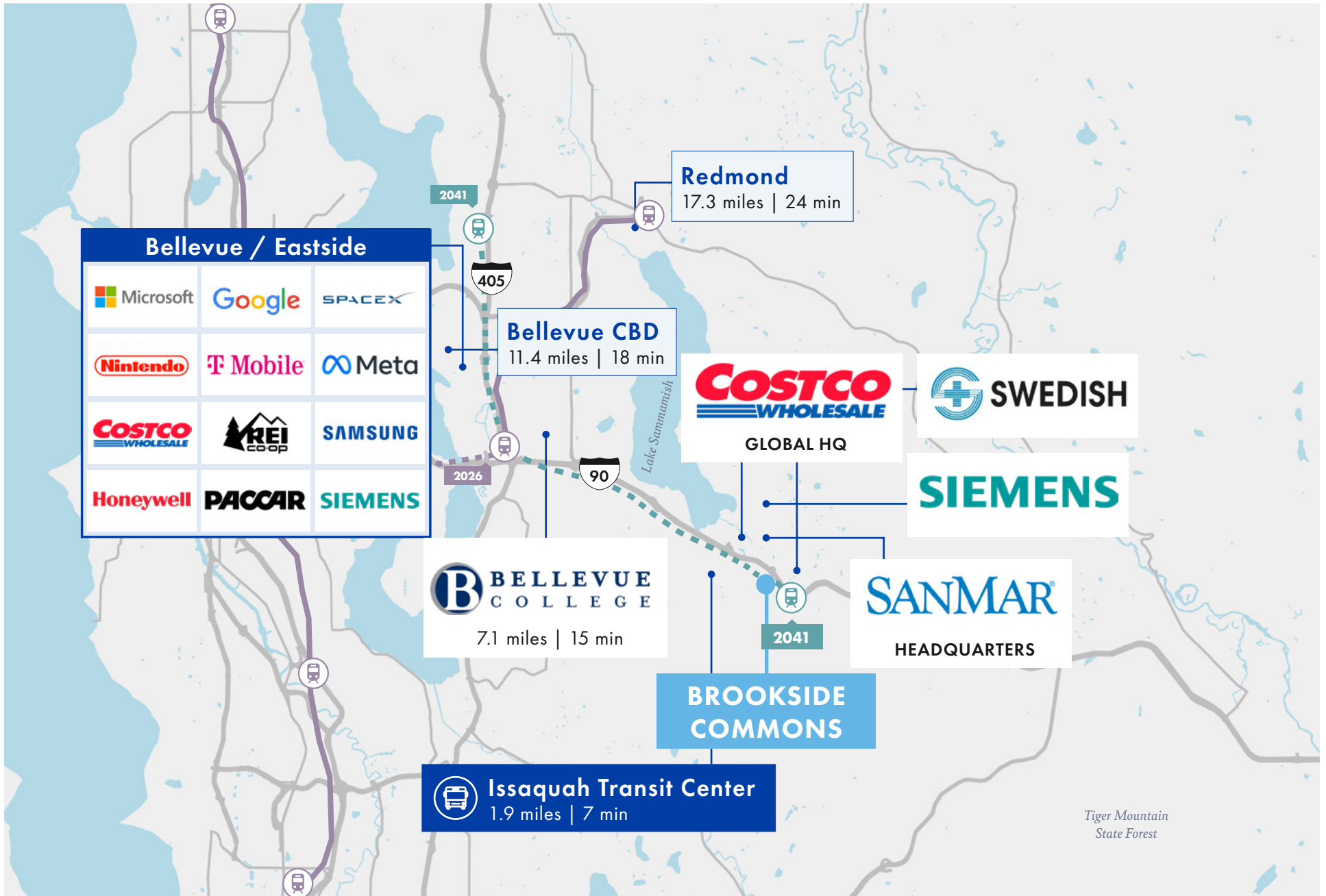
AVERAGE
HOUSEHOLD INCOME

\$203,636

MEDIAN
HOUSEHOLD INCOME



Regional Map & Drive Times





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