



1871

SUITE 1  
NW GILMAN BLVD.  
ISSAQUAH, WA



*Secure this rare flex space  
today! Ideal for versatile  
business needs.*

For Lease  
11,496 sf Flex Space

# FOR LEASE: 11,496 SF Flex Space

## Neighborhood Amenities

- 20 minutes to Seattle, 15 minutes to Bellevue, 5 minutes to trails
- Located at the gateway to Issaquah at I-90 Exit 15
- Excellent access via SR 900, Gilman Blvd. and I-90 with 128,000 vehicles/day
- Electrical vehicle charging stations nearby
- Over 4,000 sf collaborative space, event/conference, banquet room space nearby
- Close to Costco headquarters
- Adjacent to Sound Transit park & ride, ¼ mile walking/biking distance
- Walking distance to restaurants, banks, fitness, Formula Brewing & dog daycare

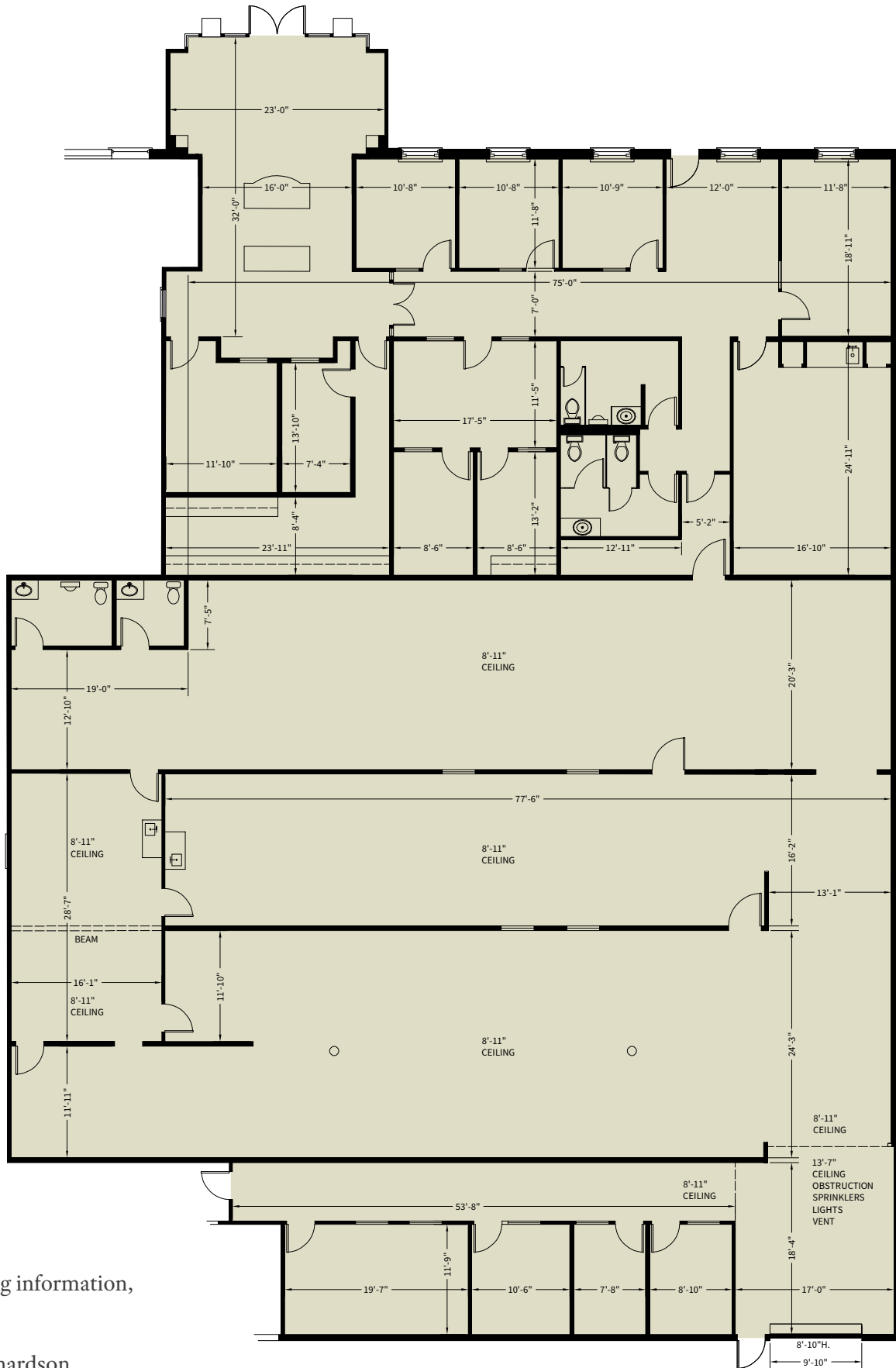
## Space Features

- Office space: 3,700 sf
- Warehouse space: 7,000 sf
- 13' high ceiling at loading dock
- Nicely appointed finishes in private offices
- Warehouse space has breakroom with kitchenette
- Large conference room
- Open lobby with double entry doors
- Individually climate-controlled office and warehouse
- Restrooms in office and warehouse spaces

## Building Amenities

- Monument signage opportunity
- Loading dock with roll-up bay door
- Storage area adjacent to loading dock
- Sprinkler system
- 800-amp, 120/208 three-phase power
- Ample free parking





For leasing information,  
contact:

Kelly Richardson  
Designated Broker

425-395-9577

[kellyr@rowleyproperties.com](mailto:kellyr@rowleyproperties.com)

The information contained herein has been obtained from reliable sources, but is not guaranteed. Photos may not reflect available space.

*Hyla Crossing's beautiful setting serves as the inspiration for a special kind of creativity, entrepreneurialism and innovation that is manifested in this neighborhood community. Residents will be drawn by the convenient location, peaceful environment, neighborhood amenities and access to recreational opportunities.*



Community known for innovation & start-ups



Close to upscale hotels and dining



Adjacent to Transit Center



20 minutes to Seattle,  
15 minutes to Bellevue



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The Right Space in The Right Place

Rowley Properties is a third-generation, family business that owns, develops and manages approximately 80 contiguous acres in downtown Issaquah.

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8:00am-5:00pm

[rowleyproperties.com](http://rowleyproperties.com)