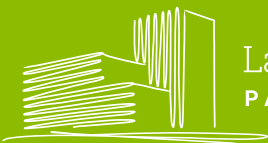


OFFICE SPACE FOR LEASE

# EASTPOINTE CORPORATE CENTER



22833 SE Black Nugget Rd, Issaquah, WA 98029



Lake Washington  
PARTNERS

**CBRE**

# EASTPOINTE CORPORATE CENTER

## PROPERTY HIGHLIGHTS

- » Locally owned and managed by Lake Washington Partners
- » Class A office building on elevated high exposure setting
- » Easy access to I-90
- » Bus stop at the building entrance connects to Issaquah Transit Center
- » On-site showers
- » Plentiful parking at 3.7/1,000 SF ratio with covered parking available
- » Unobstructed views with abundant natural light throughout the building
- » Walking distance to desirable mix of coffee, restaurants and shopping
- » Base Rent: \$33.00/RSF/YR, NNN
- » 2022 Est. OpEx: \$12.89/RSF/YR



### EASTPOINTE LOBBY TOUR



# EASTPOINTE CORPORATE CENTER

22833 SE Black Nugget Rd  
Issaquah, WA 98029



**15**  
MINUTES

TO DOWNTOWN  
BELLEVUE

**25**  
MINUTES

TO DOWNTOWN  
SEATTLE

**WALKING**  
DISTANCE

TO STARBUCKS,  
FRED MEYER,  
FATBURGER, QDOBA,  
IVAR'S AND MORE

FOR MORE INFORMATION, PLEASE CONTACT

## SCOTT DAVIS

Executive Vice President  
+1 425 462 6912  
scott.davis@cbre.com

## JEFF JOCHUMS

Executive Vice President  
+1 425 462 6971  
jeff.jochums@cbre.com

## CBRE, INC.

929 108th Ave NE  
Suite 700  
Bellevue, WA 98004



Lake Washington  
PARTNERS

**CBRE**

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio\_April2022

OFFICE SPACE FOR LEASE

# EASTPOINTE CORPORATE CENTER

22833 SE Black Nugget Rd, Issaquah, WA 98029

## SUITE 300 FULL FLOOR: 32,519 RSF

120 Open Office Workstations  
& 14 Private Offices

FOR MORE INFORMATION,  
PLEASE CONTACT

**JEFF JOCHUMS**

Executive Vice President  
+1 425 462 6971  
jeff.jochums@cbre.com

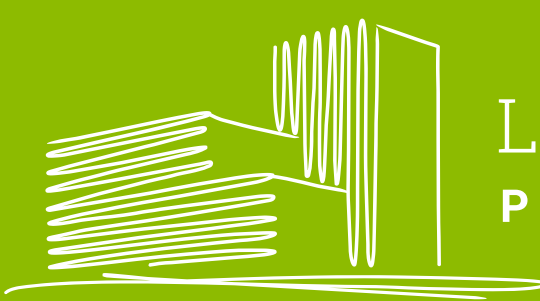
**SCOTT M. DAVIS**

Executive Vice President  
+1 425 462 6912  
scott.davis@cbre.com

**CBRE, INC.**

929 108th Ave NE  
Suite 700  
Bellevue, WA 98004

**CBRE**



Lake Washington  
PARTNERS



© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMSStudio\_October2022

OFFICE SPACE FOR LEASE

# EASTPOINTE CORPORATE CENTER

22833 SE Black Nugget Rd, Issaquah, WA 98029

## FLOOR 3 FULL FLOOR: 32,519 RSF

Demising Plans

FOR MORE INFORMATION,  
PLEASE CONTACT

**JEFF JOCHUMS**

Executive Vice President  
+1 425 462 6971  
jeff.jochums@cbre.com

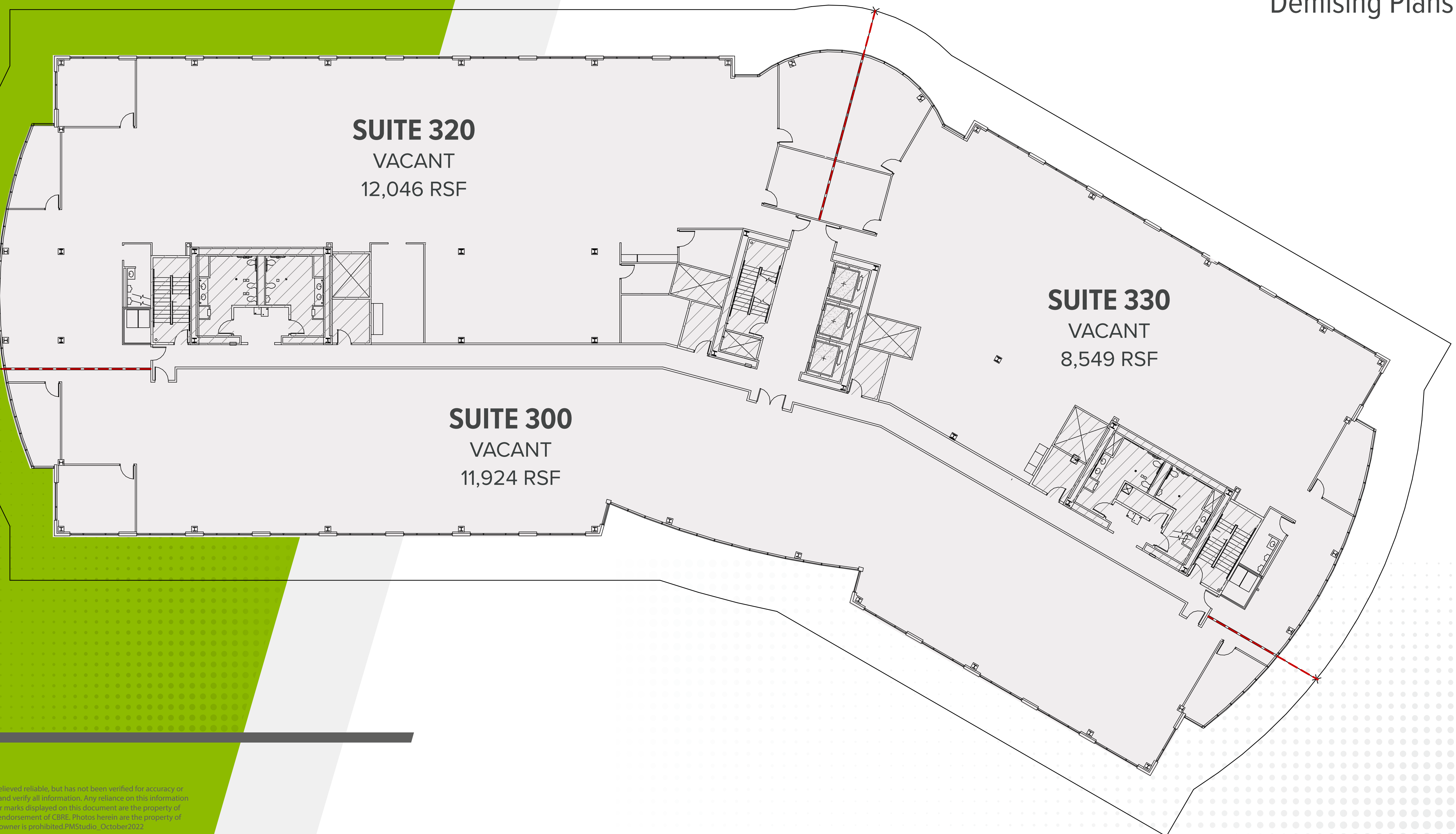
**SCOTT M. DAVIS**

Executive Vice President  
+1 425 462 6912  
scott.davis@cbre.com

**CBRE, INC.**

929 108th Ave NE  
Suite 700  
Bellevue, WA 98004

**CBRE**



OFFICE SPACE FOR LEASE

# EASTPOINTE CORPORATE CENTER

22833 SE Black Nugget Rd, Issaquah, WA 98029

## FLOOR 3 FULL FLOOR: 32,519 RSF

Demising Plans

FOR MORE INFORMATION,  
PLEASE CONTACT

**JEFF JOCHUMS**

Executive Vice President  
+1 425 462 6971  
jeff.jochums@cbre.com

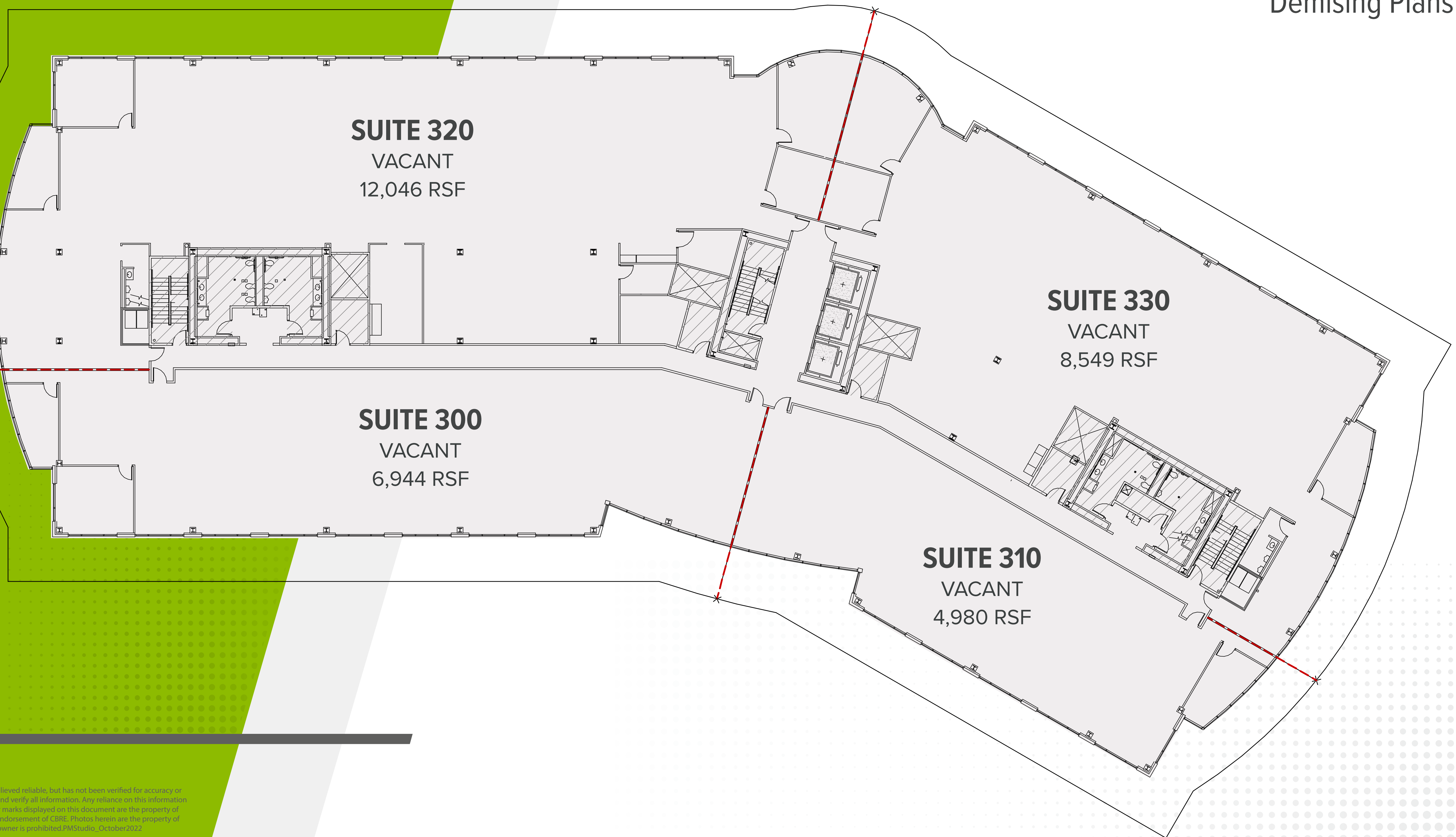
**SCOTT M. DAVIS**

Executive Vice President  
+1 425 462 6912  
scott.davis@cbre.com

**CBRE, INC.**

929 108th Ave NE  
Suite 700  
Bellevue, WA 98004

**CBRE**



**SUITE 320**  
VACANT  
12,046 RSF

**SUITE 330**  
VACANT  
8,549 RSF

**SUITE 300**  
VACANT  
6,944 RSF

**SUITE 310**  
VACANT  
4,980 RSF