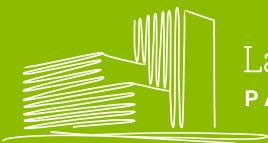


OFFICE SPACE FOR LEASE

EASTPOINTE CORPORATE CENTER



22833 SE Black Nugget Rd, Issaquah, WA 98029



Lake Washington
PARTNERS

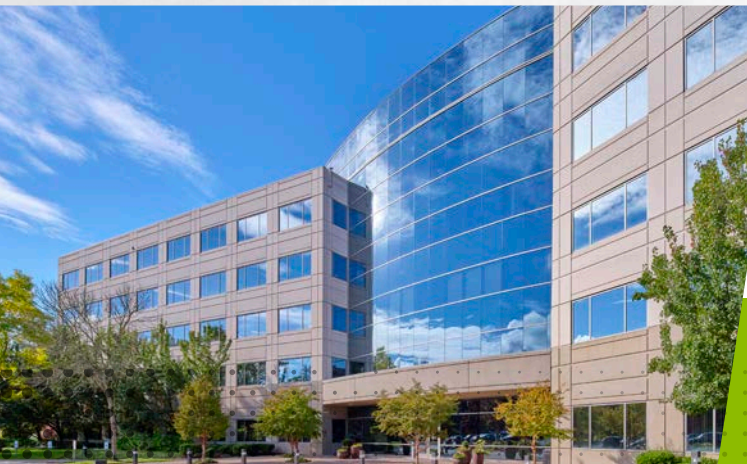
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EASTPOINTE

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

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Lake Washington
PARTNERS

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Third Floor

- » 32,519 RSF Full floor
- » Potentially divisible to 20,000 sq. ft.
- » Available now
- » 120 open office workstations & 14 private offices
- » Workstations available for purchase



FLOOR PLAN

SCALE: 1/8"=1'-0"



SUITE 120

- » 4,541 RSF
- » Available now
- » Immediate lobby exposure
- » Click floor plan for virtual tour

