

FOR SALE

1040

Former GE Healthcare Building  
Existing Flex Office, Warehouse and Lab  
Building

12th Avenue NW | Issaquah, WA



NEWMARK

## Investment

# Overview



GE Healthcare

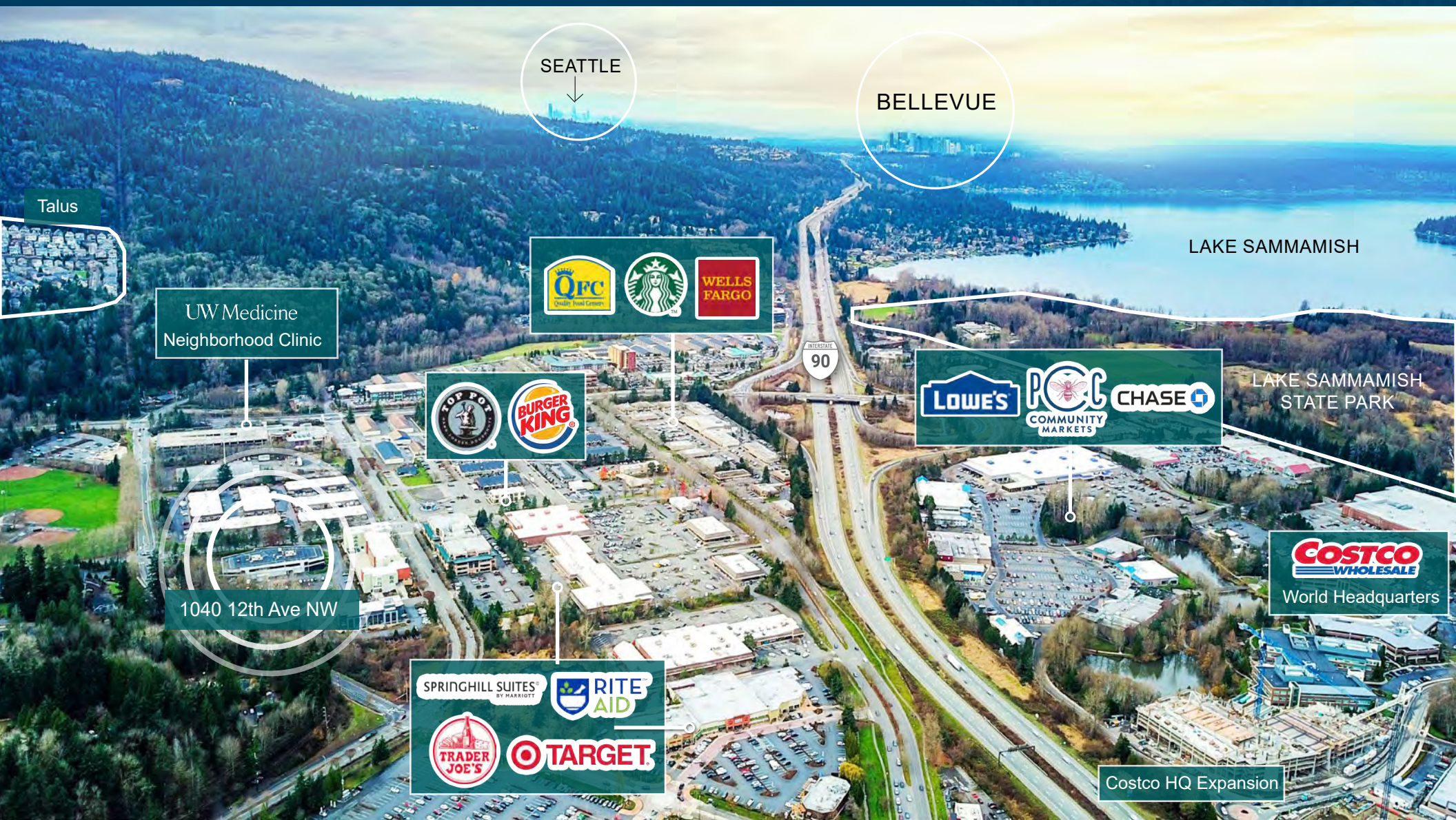
Sales Price	\$17,000,000
Address	1040 12th Ave NW Issaquah, Washington
Zoning	UC (Urban Core), City of Issaquah, King County
Year Built	1987
NRSF	53,555
Floors	two (2) floors
Land Area	176,567 (4.05 AC)
Loading	4 Grade level loading doors
Parcel	362930-0020
Parking	154 parking spaces
HVAC	7 Gas Fired roof mounted package units
Electrical	600 Amps, 277/480 Vtd Three Phase

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# Neighborhood

# Overview



SEATTLE

BELLEVUE

Talus

LAKE SAMMAMISH

UW Medicine  
Neighborhood Clinic



LAKE SAMMAMISH  
STATE PARK



1040 12th Ave NW

**COSTCO**  
WHOLESALE  
World Headquarters

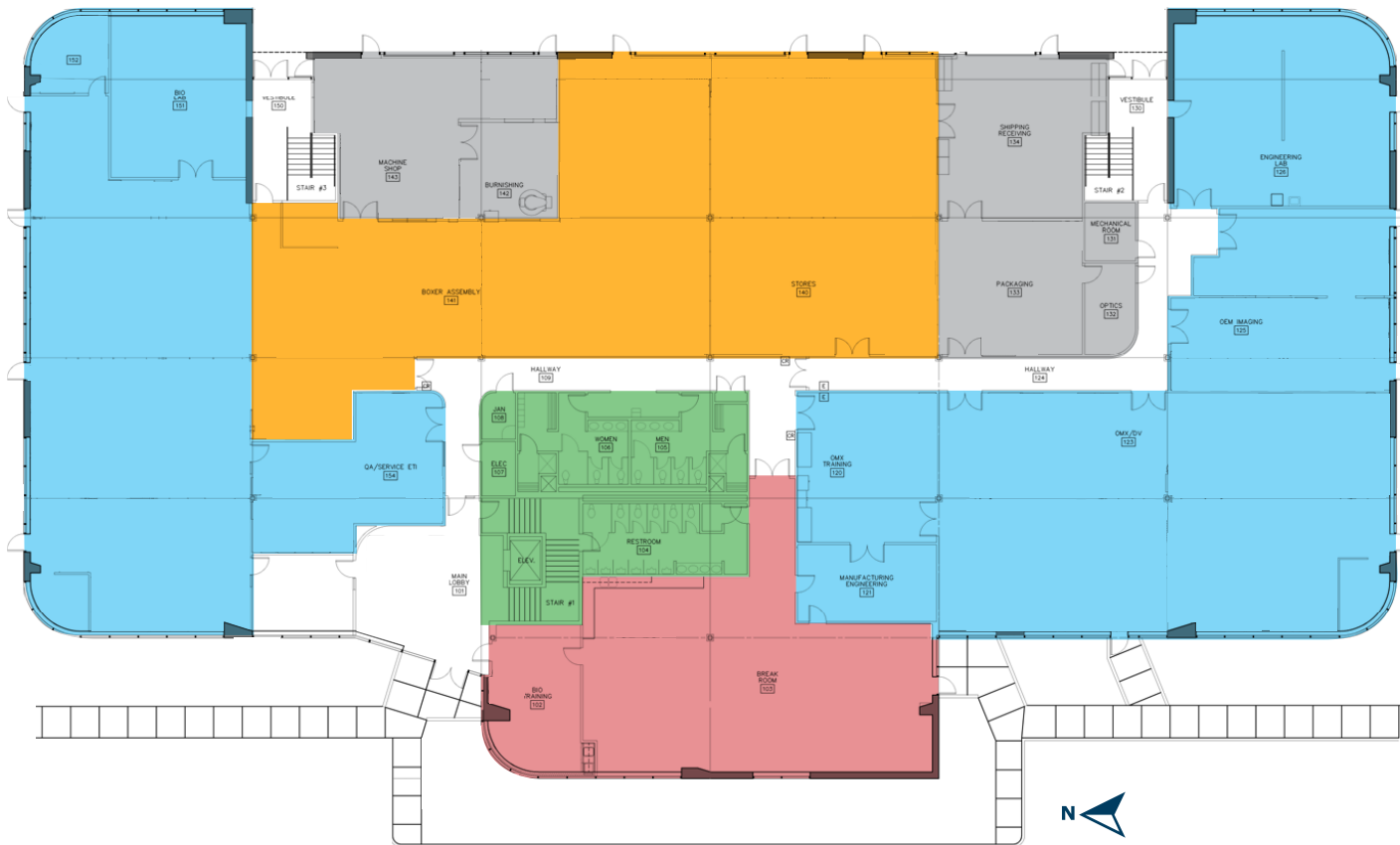


Costco HQ Expansion

# Floor plan

# First floor

- Laboratory
- Assembly
- Shipping & Receiving
- Cafeteria
- Restrooms



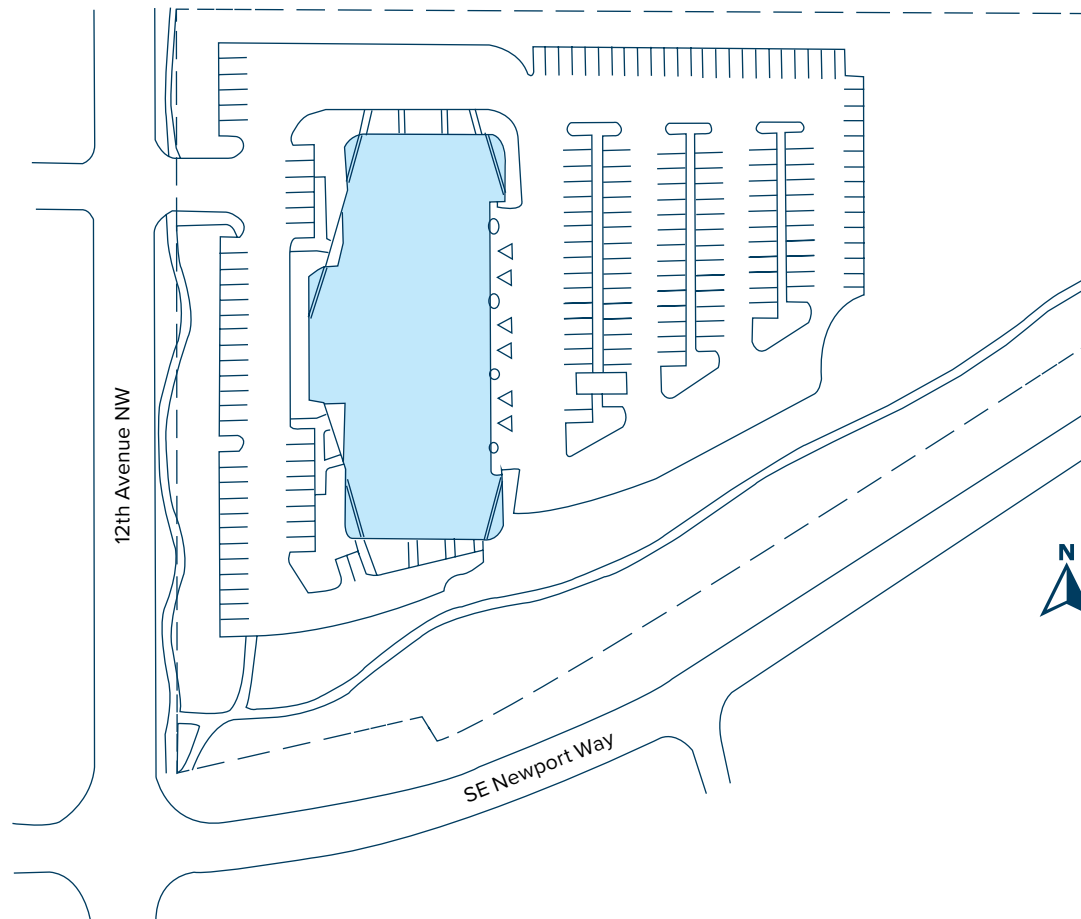
# Floor plan

# Second floor

Office



# Site plan



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Prospective purchasers should consult legal counsel with respect to the zoning and development potential of the Property, and with other consultants of potential purchaser's choice with regard to all aspects of the Property, including without limitation its physical and legal condition, the presence or absence of hazardous materials, its compliance with the Americans With Disabilities Act, and other matters that may affect its value, desirability and/or utility. Unless otherwise agreed in writing by Seller and its broker, (a) prospective purchaser's broker shall look solely to its client for the payment of any real estate commission, fee or other compensation for that broker's services, and (b) Seller and its broker shall not be liable for the payment of any such real estate commission, fee or other compensation.

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