

ISSAQUAH, WASHINGTON

90

EAST

588,575
SQUARE FOOT
CLASS A OFFICE CAMPUS

CBRE



PROPERTY SUMMARY

90 East is a three building ±590,000 square foot Class A office campus located along the I-90 corridor, at the south end of Lake Sammamish in Issaquah, Washington. With buildings C and D potentially available for lease in Q4 2023, this +/- 415,000 square foot of office space opportunity is ideal for a large employer to experience a beautiful Eastside campus setting.

Surrounded by the regional foothills, lakes and creeks of Issaquah including views of Lake Sammamish, Cougar and Tiger Mountains, the property is close to several highly desirable Eastside neighborhoods including the Issaquah Highlands and Sammamish Plateau.



PROPERTY HIGHLIGHTS



PROJECT SIZE: 588,575 RSF



PARKING

Parking Ratio: 3.61/1,000 SF

Three connected parking structures and surface lot parking

Covered garage with direct access to building elevator lobbies

12 electric vehicle charging stations (for all three buildings)



ON SITE COVERED BIKE STORAGE AREA



29,500 - 42,500 SF
flexible floor plans



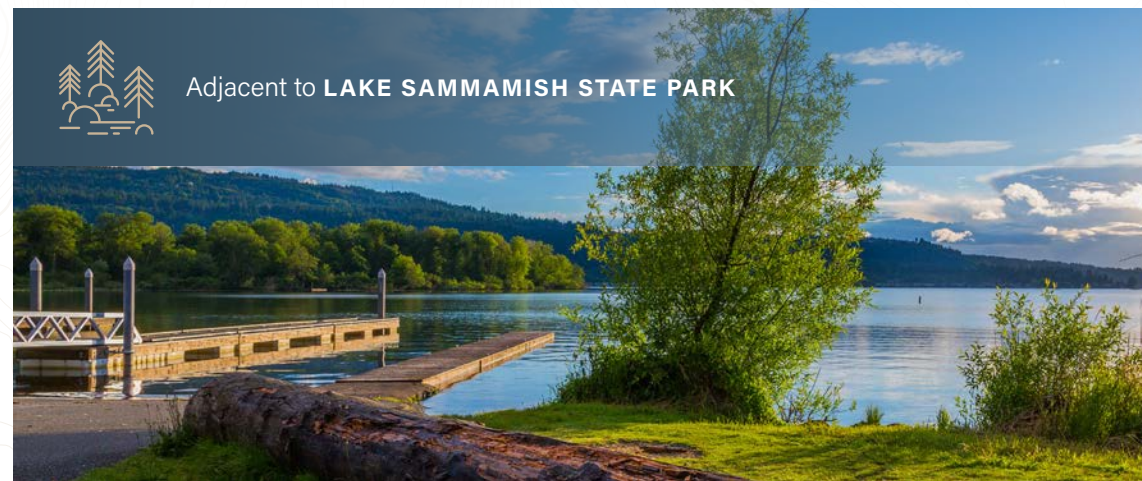
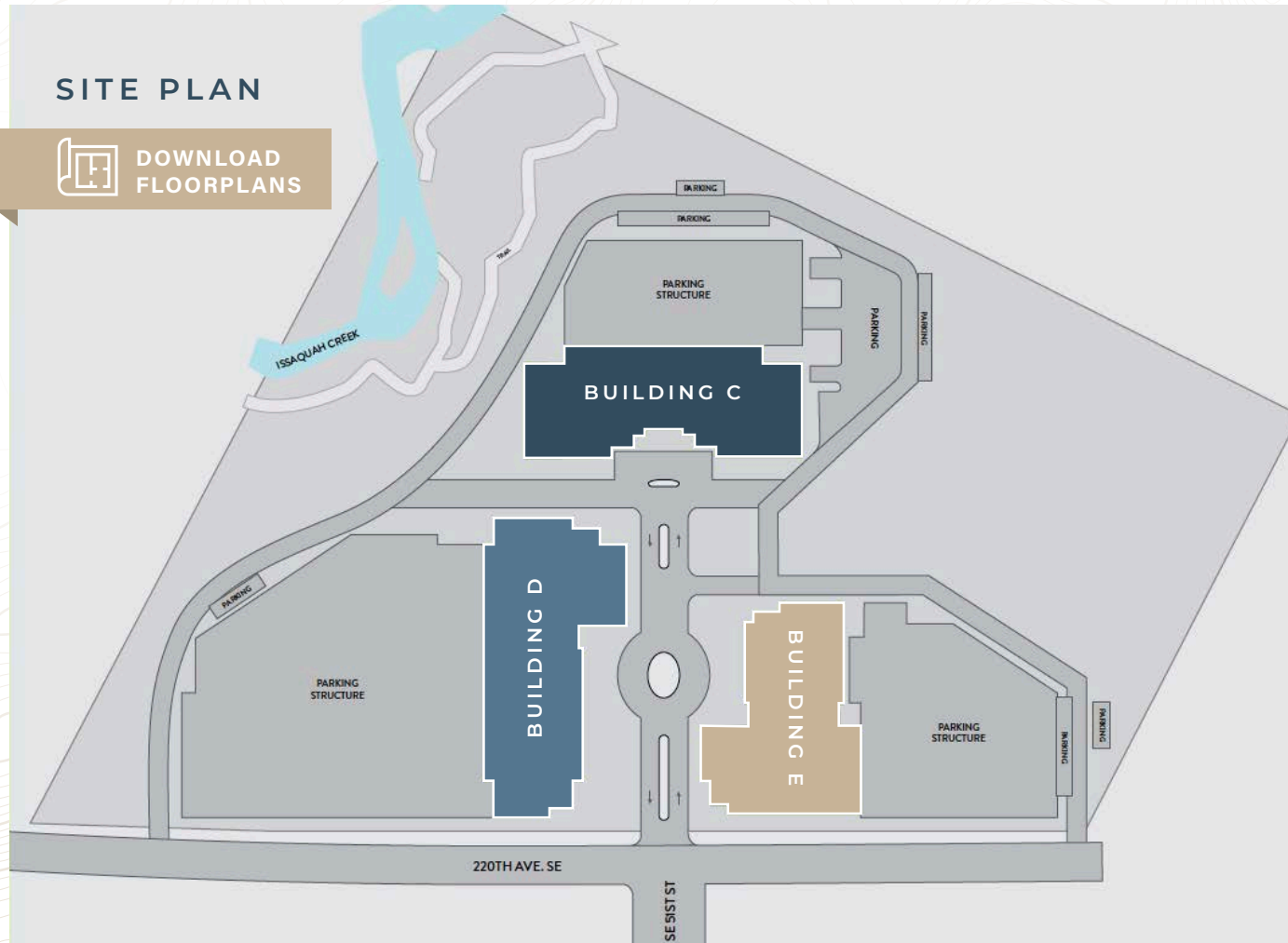
OUTDOOR SPACE in the central courtyard



PROJECT IMPROVEMENTS in progress including refreshed building exterior entrances and exterior paint



Appreciate the **SURROUNDING LANDSCAPE** through generous window lines that allow **ABUNDANT NATURAL LIGHT**



Adjacent to **LAKE SAMMAMISH STATE PARK**



CLOSE PROXIMITY to the major executive housing bedroom communities located on the Sammamish Plateau

BUILDING DETAILS



	BUILDING C	BUILDING D	BUILDING E
ADDRESS	21925 SE 51 St, Issaquah WA 98029	21933 SE 51 St, Issaquah WA 98029	21930 SE 51 St, Issaquah WA 98029
BUILDING SIZE	178,760 RSF	232,515 RSF	177,300 RSF
AVERAGE FLOOR PLATE	34,000 – 36,000 SF	39,000 – 42,000 SF	29,000 – 33,000 SF
YEAR BUILT	2000	2001	2001
PARKING	648 stalls 72% covered	836 stalls 64% covered	638 stalls 75% covered
FLOOR HEIGHT (Slab-Slab)	Floors 1-4: 13' 4" Floor 5: 15' 10"	Floors 1-5: 12' 4" Floor 6: 16' 0"	Floors 1-5: 12' 4" Floor 6: 16' 0"
ELECTRICAL	One 4,000-amp switchboard Two 12,470 volt substations that supply 4,000-amp, 277/480-volt, 3-phase, 4-wire main switchboards	Two 4,000-amp switchboard	Two 4,000-amp switchboards
AVAILABLE	November 1, 2023	November 1, 2023	N/A
DINING	Beautiful state of the art cafeteria	N/A	New cafeteria



AREA HIGHLIGHTS



VIEWS of Lake Sammamish, Cougar and Tiger Mountains



Surrounding **WALKING, HIKING AND BIKING TRIALS**



PROXIMITY to several highly desirable Eastside neighborhoods including the Issaquah Highlands and Sammamish Plateau



LARGE VARIETY OF SURROUNDING FOOD OPTIONS from higher end to fast casual



Issaquah **ENTERTAINMENT** options such as Regal Issaquah Highlands Movie Theater and Village Theatre, a performing arts theatre



Numerous **FITNESS** options including boutique fitness studios to gyms



AREA AMENITIES

RESTAURANTS

- 1 Wild Fin
- 2 Coho Café
- 3 Black Duck
- 4 Tutta Bella
- 5 Red Robin
- 6 Dough Zone
- 7 Noodle Boat Thai Cuisine
- 8 Similan Thai Cuisine
- 9 Dickey's Barbeque Pit
- 10 The Boarding House
- 11 Teriyaki Bistro
- 12 Issaquah Café
- 13 Malarky's Sports Grill
- 14 Nicolino Ristorante Italiano
- 15 Jamba Juice
- 16 Chipotle
- 17 Taco Bell
- 18 Five Guys
- 19 Ivar's
- 20 Qdoba
- 21 Potbelly
- 22 Starbucks
- 23 JustPoke
- 24 Garlic Crush

GROCERS

- 1 Costco
- 2 Trader Joes
- 3 Fred Meyer
- 4 Issaquah Farmers Market
- 5 Safeway
- 6 PCC

LODGING

- 1 Hilton Garden Inn
- 2 Homewood Suites by Hilton

MISC.

- 1 Lake Sammamish State Park
- 2 Issaquah Transit Center

RETAIL

- 1 Target
- 2 Home Depot
- 3 REI
- 4 Lowes
- 5 Ross
- 6 Bartell Drugs

FITNESS

- 1 24 Hour Fitness
- 2 425 Fitness



90

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CBRE

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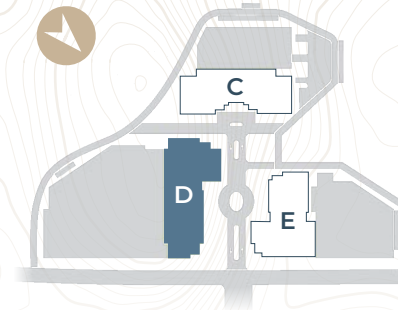
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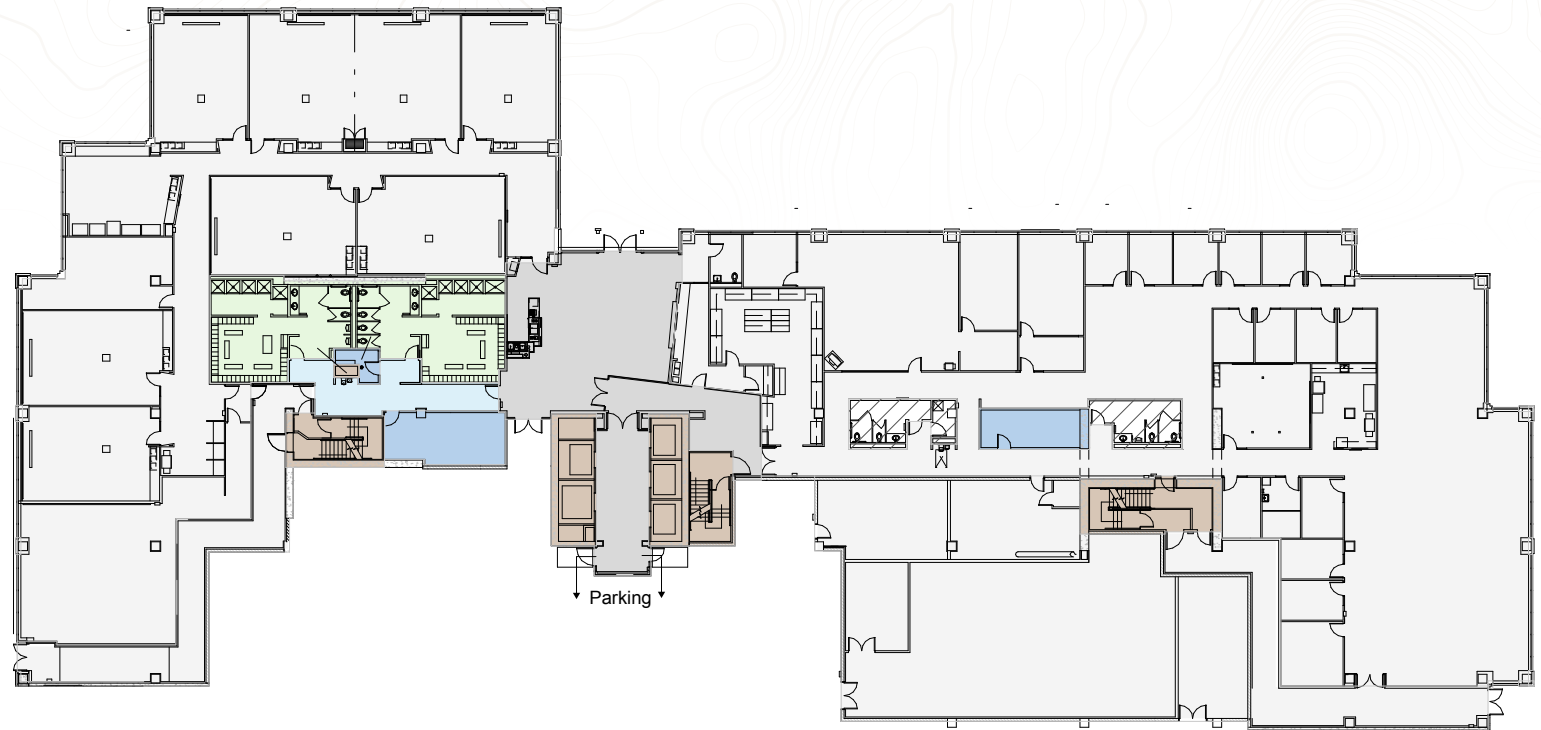
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BUILDING D

FLOOR 1

±24,835 SF



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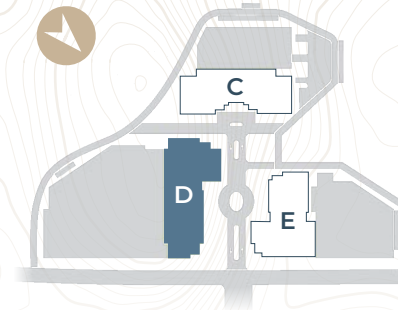
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BUILDING D

FLOOR 2

±40,752 SF



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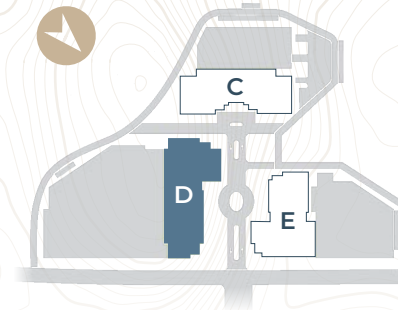
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BUILDING D

FLOOR 3

±42,643 SF



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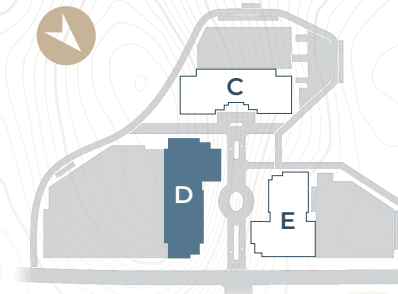
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BUILDING D

FLOOR 4

±42,521 SF



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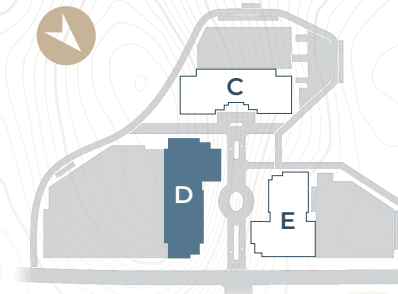
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BUILDING D

FLOOR 5

±42,484 SF



90 EAST

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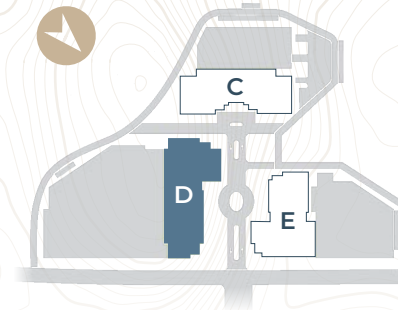
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BUILDING D

FLOOR 6

±29,314 SF

