



# 1700

NW GILMAN BLVD.  
SUITE 220  
ISSAQUAH, WA



*Join Us at the  
Gateway to Issaquah*

For Lease  
4,094 sq. ft.  
Class A Office Space

# FOR LEASE: 4,094 SF Class A Office Space

## Neighborhood Amenities

- 20 minutes to Seattle, 15 minutes to Bellevue and 5 minutes to the trails
- Located at the Gateway to Issaquah at I-90 Exit 15
- Excellent Access via SR 900, Gilman Blvd. and I-90
- Electrical vehicle charging stations nearby
- Over 4000 sf of collaborative space, event/conference, and banquet room space nearby
- Adjacent to Sound Transit Park & Ride, ¼ mile walking/biking distance
- Walking distance to restaurants, banks, fitness, Formula Brewing & dog daycare

## Building Amenities

- LEED Gold Building
- Energy efficient systems equate to low operating costs
- MERV 13 filters throughout offer fresh filtered air
- Showers and bike parking onsite
- Controlled access
- Stairs/elevator access
- Ample Parking

## Space Features

- Approximately 4,094 SF; will be re-measured when space is built
- Second floor location with high ceilings throughout
- Space overlooks SR900 at corner of Gilman Blvd.
- Corner suite offers panoramic mountain views
- Large operable windows offer ample natural light and fresh air
- Private offices and/or conference rooms
- Lobby/Reception Area
- Kitchenette/Breakroom

## Property Facts

- Building height: 3 stories
- Parking: 50 surface parking spaces, under building parking
- Building size: 27,400 SF
- Typical floor size: 12,252 SF
- Circulation facilities adjacent: Gilman, SR900, w/128k vehicles/day



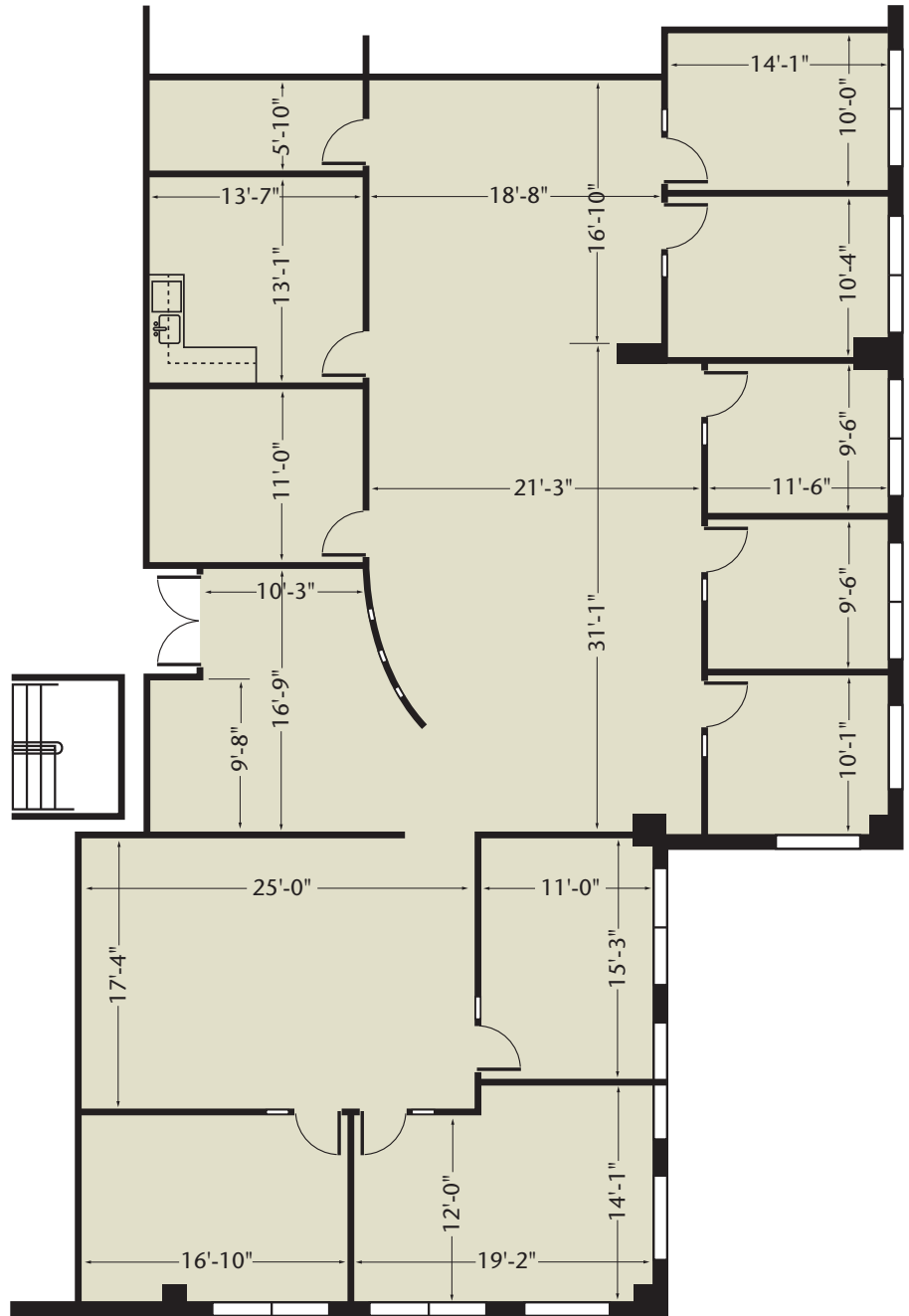
Contact us to lease office space  
in this timeless building.

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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Property listed through  
Rowley Agency, LLC  
Kelly Richardson  
Designated Broker  
425-395-9577  
[kellyr@rowleyproperties.com](mailto:kellyr@rowleyproperties.com)



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

Nobody knows Issaquah better than Rowley Properties.

Rowley Properties  
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8:00am-5:00pm

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