



43028

SE NORTH BEND WAY  
NORTH BEND, WA



*Basic Space For Rent,  
Including Building and Land*

*Perfect for Automotive,  
Vehicle Storage or Tow Yard*



# *FOR LEASE: 1.4 Acres Land and 950 sq ft Building*

## About North Bend

The city of North Bend is a highly livable, highly educated community that has seen a lot of growth in recent years. Located 30 miles from downtown Seattle and its ports, 35 miles from SeaTac Airport, and on the I-90 corridor, North Bend is a peak destination to relocate, grow or establish a business.

While it may not have the same level of commercial development as larger cities, North Bend presents opportunities for small businesses and startups looking to establish a presence in a growing market. North Bend also has a close-knit and supportive community that can be advantageous for businesses aiming to create a local customer base.

North Bend's median household income is \$154,392.

- 54% of its residents hold a bachelor's degree or higher
- Retail sales per capita is \$48,372 (2021)
- 52,000+ travelers each day carried via I-90
- I-90 is a major freight carrier and economic engine for WA State

This property is located just 5 minutes from I-90 and 7 minutes from downtown North Bend.

## Property Features

- High visibility with street frontage on North Bend Way
- Occupancy type classification B-Business; grandfathered tow facility/storage use
- Open concept office with restroom
- Secure fenced area
- Ample and free parking on-site
- Lot for multiple vehicle storage/parking







**For leasing  
information,  
contact:**

Kelly Richardson  
Designated Broker  
425-395-9580  
[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.





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Rowley Properties is a third-generation, family business that owns, develops and manages approximately 80 contiguous acres in downtown Issaquah and storage/commercial space in North Bend.

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