

±21,019-40,032 RSF AVAILABLE FOR SUBLEASE

MAPLE STREET BUILDING

1180 NW MAPLE STREET, ISSAQUAH, WA 98027

CBRE

SUBLEASE

HIGHLIGHTS

- Rare large-block sublease opportunity in the heart of Issaquah
- Master lease expires August 31, 2027 - Longer term available direct through Landlord
- Call for rate
- Parking: 3.3/1,000 SF including 0.5/1,000 SF covered & reserved stalls in the parking garage
- On-site cardio room, bike storage and showers/lockers
- Convenient freeway access
- Minutes from Issaquah Transit Center and desirable mix of restaurants and shopping at Issaquah Commons

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±136
OPEN OFFICE CUBICLES

±40
PRIVATE OFFICES

±10
CONFERENCE ROOMS



FLOOR PLAN



VIEW
VIRTUAL TOUR

- Divisible to ±21,019 RSF (Green)
- Large 40,032 RSF Floor Plate
- Existing FF&E available for a plug & play solution
- High-end finishes
- Desirable mix private offices, open office and large and small conference rooms
- Large Kitchen & Break Room



Suite 200: ±21,019-40,032 RSF



- [1] Kitchen / Lounge
- [2] Executive Reception
- [3] Waiting Area
- [4] Team / Conference Room
- [5] Open Office Area

±21,019-40,032 RSF

NEIGHBORHOOD MAP

MAPLE STREET BUILDING - ISSAQUAH

900

MEADOWS SHOPPING CENTER



COSTCO CORPORATE HEADQUARTERS



TOWN & COUNTRY SQUARE



TOP POT



MAPLE STREET BUILDING

ISSAQUAH COMMONS

ISSAQUAH TRANSIT CENTER

SPRINGHILL SUITES

Destination	Miles	Travel Time
I-90 On-ramp	~ 1	3 Minutes
Issaquah Transit Center	~ 0.3	5 Minutes (Walk)
Costco Corporate Offices	~ 1.5	5 Minutes
Factoria / I-405 Interchange	~ 7	9 Minutes
Downtown Bellevue	~10	13 Minutes
Seattle	~ 15	20 Minutes
Lake Sammamish State Park	~ 2	7 Minutes
Issaquah Commons	~ 0.3	5 Minutes (Walk)

Source: Google Maps





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