

FOR LEASE

CASCADE RIDGE BUILDING

SUBJECT
PROPERTY

34935 SE DOUGLAS ST, SNOQUALMIE, WA

km Kidder
Mathews



The Cascade Ridge Building is centrally located within the heart of Snoqualmie Ridge Business Park

38,000 SF Class-A two-story, suburban office building on 2.53 acres

Existing tenant leases entire first floor

Upstairs office space is easily divisible for up to four tenants

Grade level and dock high loading available for flex uses

Contiguous space available 4,500 SF - 13,500 SF

Zoned MU (Mixed Use) in City of Snoqualmie

Reserved parking ratio 4.0/1,000 SF

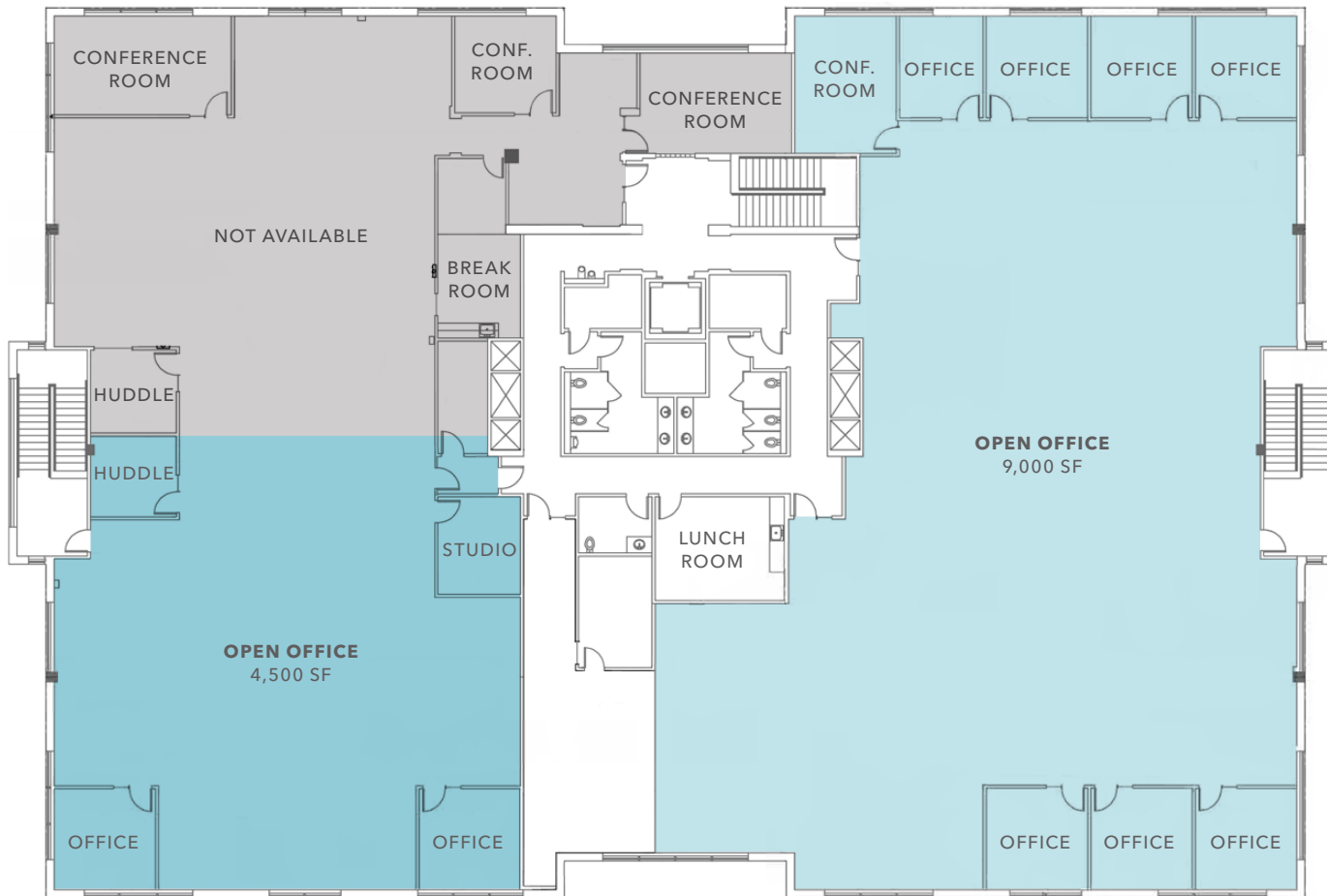
Excellent floor plan with perimeter offices and open cube area

Adjacent to the new Snoqualmie Ridge Business Park Retail Center

2.53
ACRE SITE

ZONING
MIXED-USE (MU)

SECOND FLOOR | 2 SUITE DEMISING OPTION



*4,500 SF UP
TO 13,500 SF*

AVAILABLE

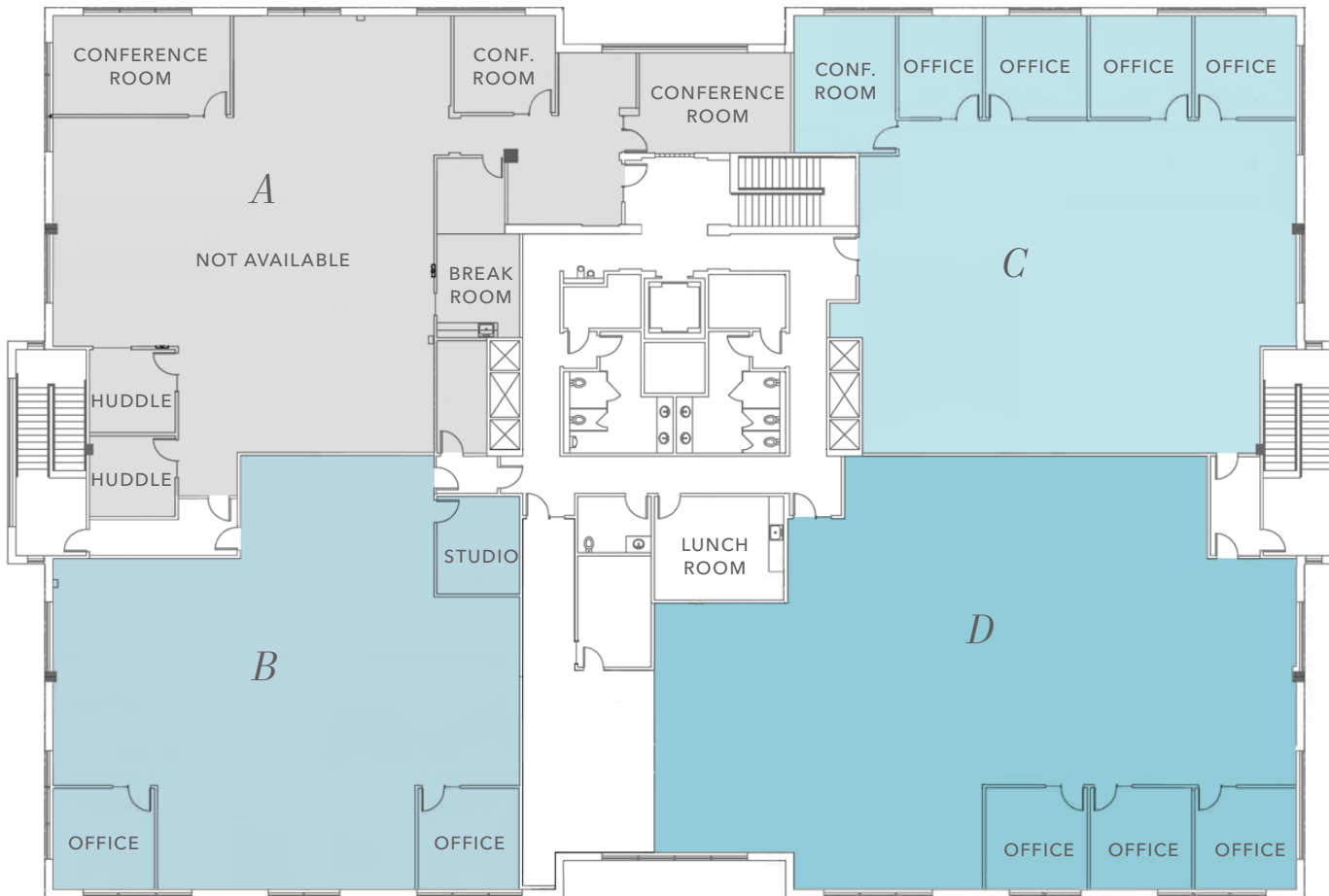
AVAILABLE

NOW

*CONTACT
BROKERS*

FOR RENTAL RATES

SECOND FLOOR | 3 SUITE DEMISING OPTION



*4,500 SF UP
TO 13,500 SF*

AVAILABLE

AVAILABLE

NOW

*CONTACT
BROKERS*

FOR RENTAL RATES

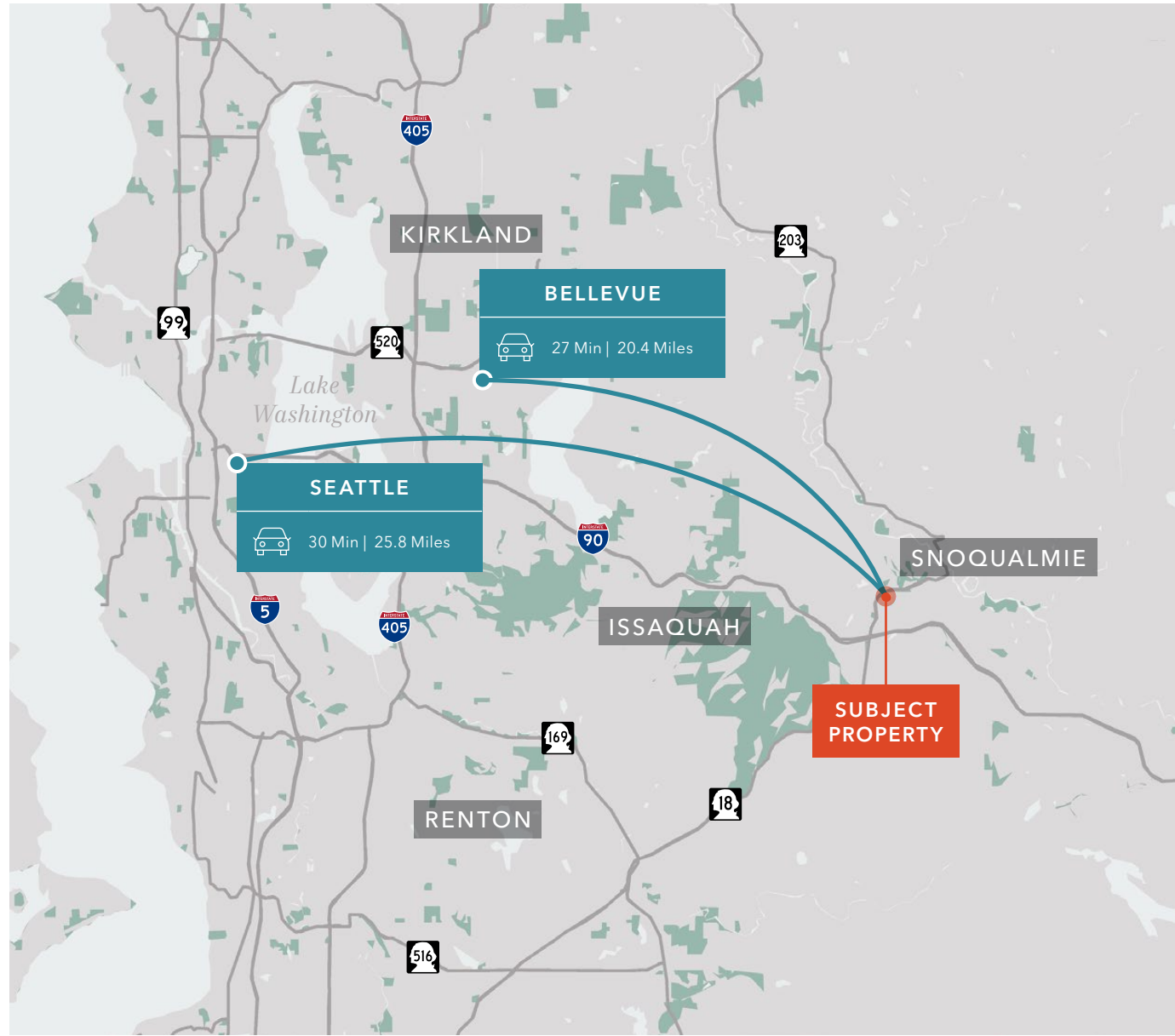
HIGHLY- ACCESSIBLE LOCATION

Close proximity to Seattle and Bellevue

Conveniently located off I-90 and new
Highway 18 interchange

30 MIN
SEATTLE CBD

27 MIN
BELLEVUE CBD



CASCADE RIDGE BUILDING

Exclusively leased by

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