

OWNER/USER
SALE



FORUM BUILDING

640 NW Gilman Blvd | Issaquah, WA 98027

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SALE PRICE: \$5,900,000

PRICE/SF: \$482/SF

BUILDING AREA: 12,243 SF

PROPERTY DETAILS/FEATURES:

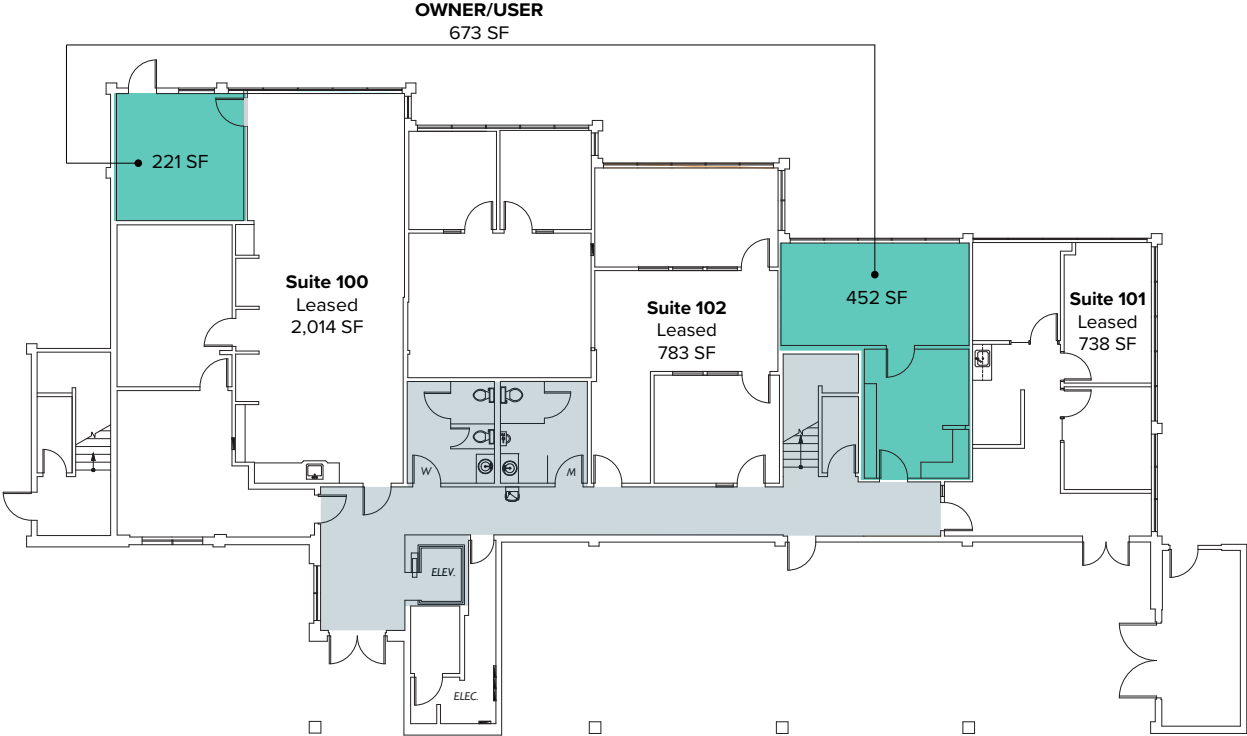
- Up to 8,704 SF Available for Owner/User*
- Quick Access to I-90
- 47 Parking Stalls, Including Some Covered Stalls
- Roof Recovered in 2019 with 15 Year Warranty
- Most of HVAC New in 2020-2021
- Zoning: Mixed Use Central Issaquah - Up to 85' Redevelopment Potential
- Second Floor Elevator Served
- Built in 1987 - Renovated in 2021
- Surrounded by Gilman Blvd Retail Amenities
- Total Land Area: 39,004 SF

**Owner-User space currently occupied by tenant paying \$35,190/Month, full service. Lease expires 12/31/2027, but tenant is willing to vacate early.*

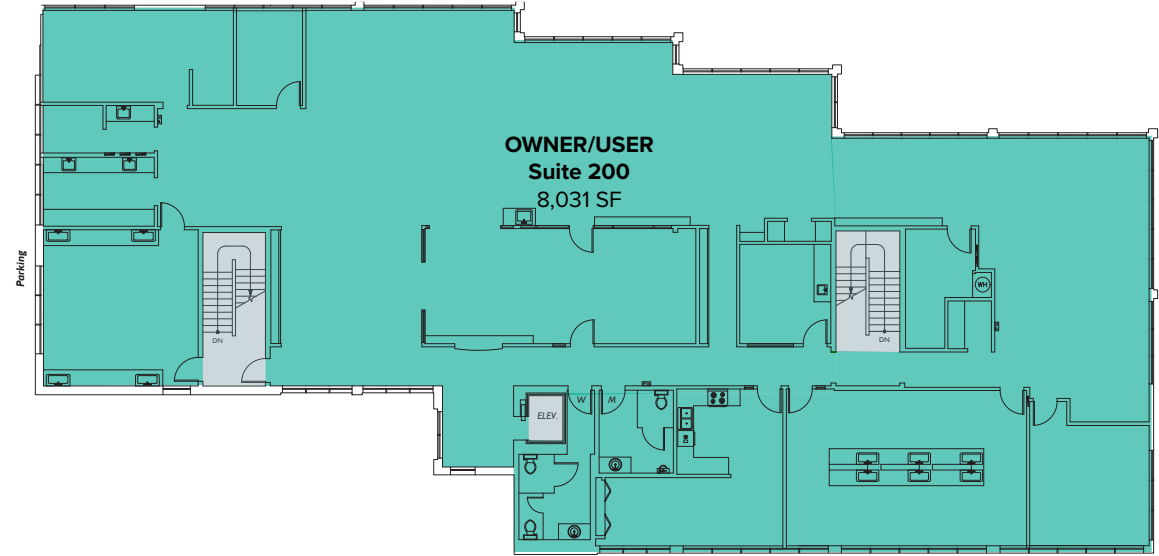


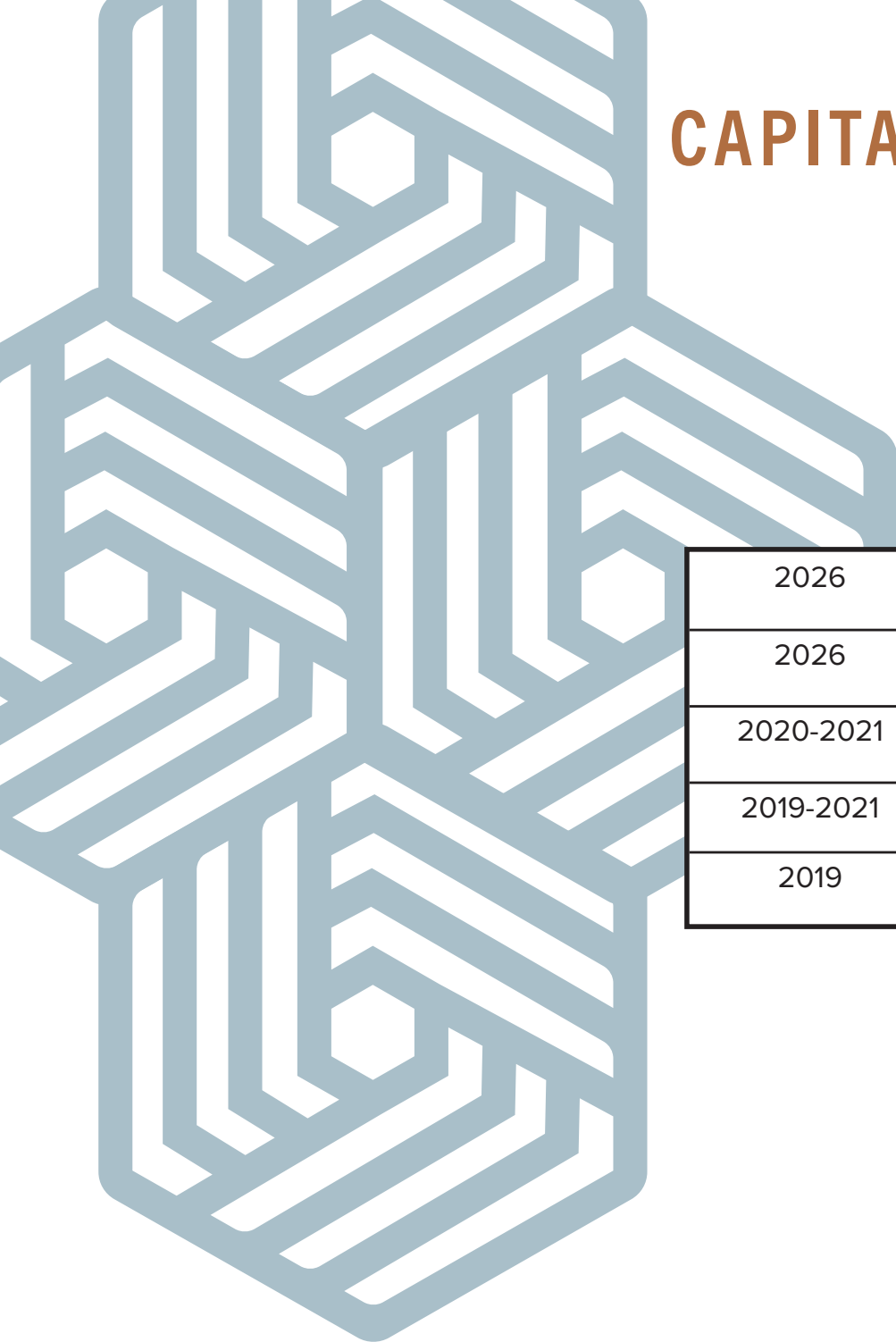
BUILDING SITE PLAN

FIRST FLOOR:



SECOND FLOOR:





CAPITAL EXPENDITURES

2026	Exterior Painting
2026	Asphalt Repair
2020-2021	Most of HVAC Replaced
2019-2021	Common Areas Renovation
2019	Roof Recover (with 15 year warranty)

LOCATION MAP

