



**OWNER/USER SALE
OFFICE CONDO**

SUNSET CORPORATE CENTER

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Bellevue, WA 98009 - 5003



OFFERING PRICE: \$2,550,000

Office Condo & Secured Garage: 5,294 SF

1,552 SF - 3,331 SF Available

INVESTMENT DETAILS:

- ROI of 34% per year*
*Assumes Owner/User occupies Suites 100 & 200; 1% annual appreciation plus SBA terms of 10% down, 3.5% interest rate, & 25 year amortization.
- 5.04% Proforma CAP rate**
**Assumes Suite 100/200 Owner occupied at \$29.00/SF, NNN

ADVANTAGES TO OWNERSHIP:

- Control Your Own Destiny
- Equity Build Up and Asset Appreciation
- Depreciation and Interest Tax Savings

OWNER/USER SCENARIO SUMMARY:

	Year 1	Year 10	Year 25
Mortgage Payment*	\$32.98/SF	\$32.98SF	\$32.98/SF
Market Lease Rate**	\$29.00/SF	\$37.84/SF	\$58.95/SF

*based on occupying 3,331 SF; loan terms of 10% down, 25 year amortization, 3.5% interest rate; rental income for Highgate Senior Living offsets total mortgage payment

**3% annual increases





SUITE FEATURES

SUITE 100: 1,779 SF - 3,331 SF

- Available for Owner/User
- Contiguous with Suite 200 by Internal Stairwell
- 3 Private Offices
- 1 Conference Room
- Kitchenette/Break Room
- Reception Area
- Covered Patio Area
- 3 Car Secured Garage (690 SF not included in SF above)

SUITE 200: 1,552 SF - 3,331 SF

- Available for Owner/User
- Contiguous with Suite 100 by Internal Stairwell
- 5 Private Offices
- Open Office Area
- Private Covered Balcony

SUITE 202: 1,273 SF

- Occupied by Highgate Senior Living
- Brand New Finishes Throughout



PROPERTY OVERVIEW

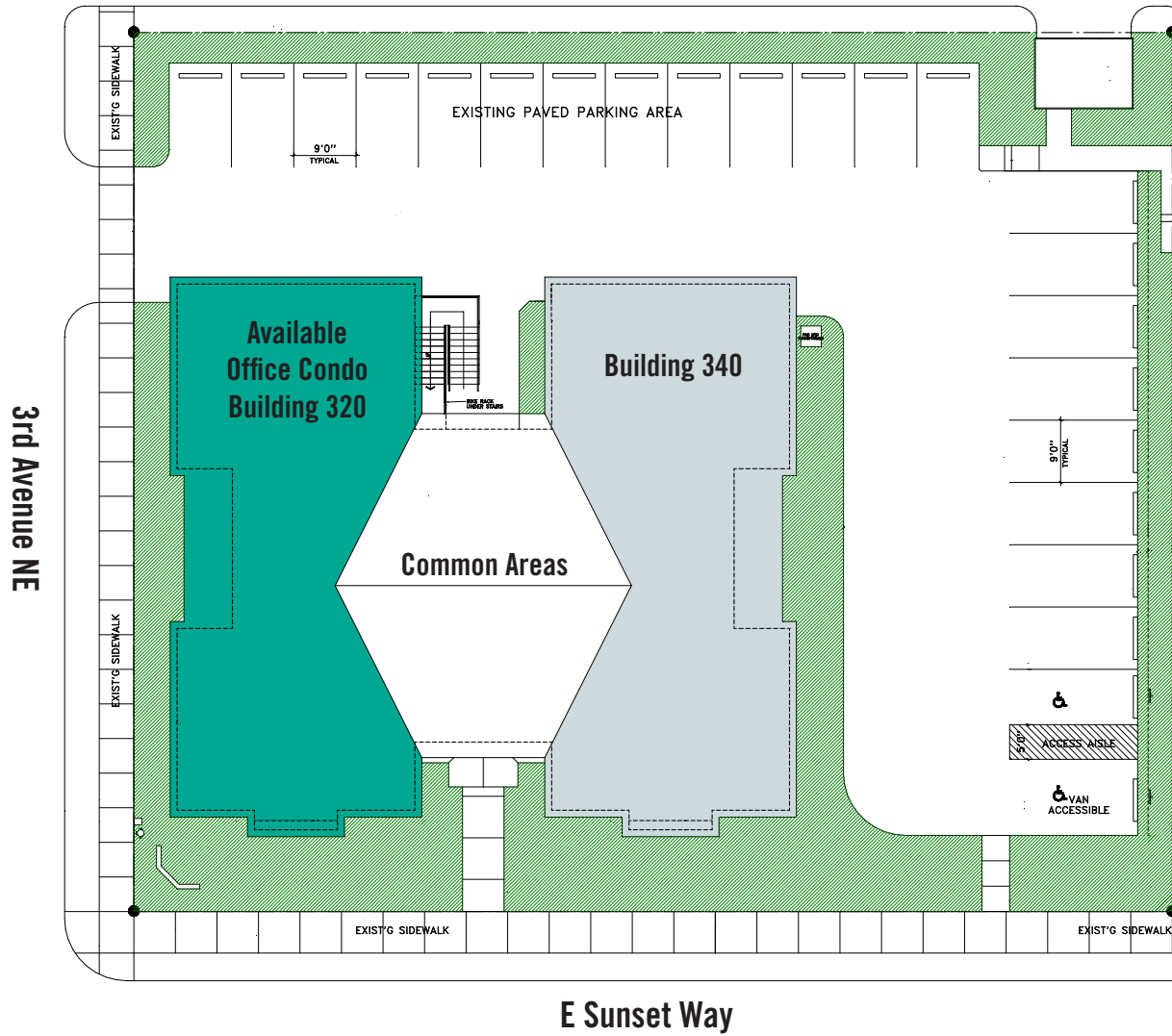
Total Land Size:	19,067 SF
Total Building SF:	10,508 SF
Condo SF:	5,294 SF (Includes 690 SF Secured Garage)
Year Built:	2008
Parcel Number:	812855-0000
Parking:	19 Building Parking Stalls 3 Private Parking Garage Stalls
Zoning:	MFH, Multifamily High



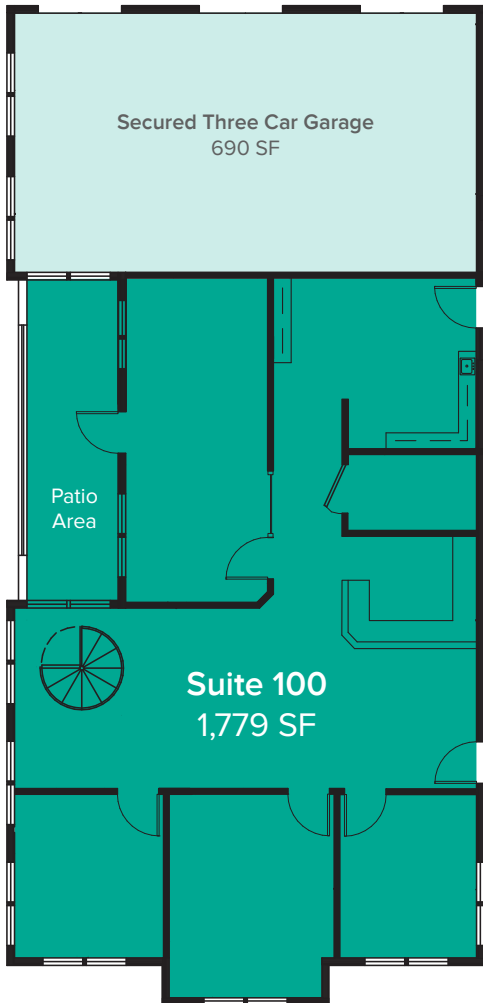
ATTRIBUTES & AMENITIES

- Immediate Access to I-90
- Blocks from Front Street
- Abundant Street Parking
- Reverse Commute
- Minutes from Costco Headquarters

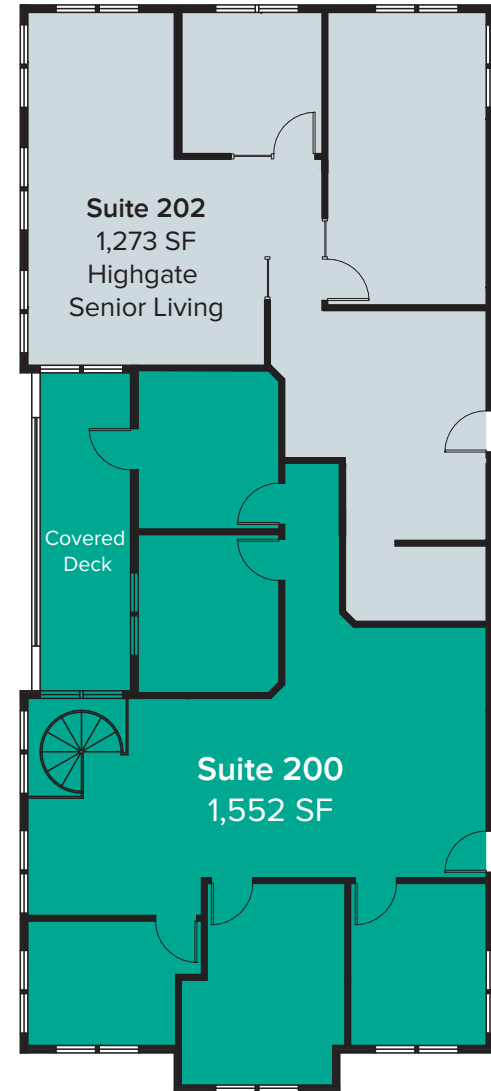
SITE PLAN



FIRST LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN



LOCATION MAP



LOCATION MAP

