

411,275 SF OFFICE CAMPUS

ISSAQUAH, WASHINGTON



THE PARQ



CBRE





Welcome to a workplace that's a walk in The ParQ



The ParQ knows how to balance work and play



Maximize your workday

with features that enable productivity, like flexible floor plates up to 42,000 SF and generous window lines that let in plenty of natural light.



We're close to everything

Issaquah's retail core is right next door. Take care of daily errands, meet friends for lunch, and pick up groceries on your way home with ease.



Get outside!

Outdoor activities like hiking, biking, and kayaking are just outside our doors. The ParQ is adjacent to Lake Sammamish State Park and surrounded by walking, hiking and biking trails.



Take a walk around The ParQ

Outdoor connections

- Walking trails to Issaquah Creek and Lake Sammamish State Park intersect the property
- Outdoor seating area in the central courtyard

Plenty of parking

- Parking ratio of 3.61/1,000 SF
- Three connected parking structures direct access to building elevator lobbies and surface lot parking
- 12 EV charging stations

Bring your bike

- Covered bike storage & showers on site in Building 2
- Adjacent to the East Lake Sammamish Trail, which connects to the larger regional bike trail network, including the Burke-Gilman

SITE PLAN





Inspiring views of Lake Sammamish and Cougar & Tiger Mountains



Ample natural light



Outdoor spaces for engagement



Indoor/outdoor spaces and generous window line help you enjoy The ParQ's natural setting year-round

The ParQ is all about nature

Did we mention Lake Sammamish State Park?

- 1.5 miles of biking trails
- 1.5 miles of hiking trails
- 6,858 feet of waterfront on Lake Sammamish
- Enjoy kayaking, paddle boarding, boating, water skiing, fishing, volleyball and swimming



Find your workplace at The ParQ

Building 1

ADDRESS	21925 SE 51st Street
BUILDING SIZE	178,760 RSF
AVG. FLOOR PLATE	34,000–36,000 SF
PARKING	648 stalls, 72% covered
SLAB-TO-SLAB	Floors 1-4: 13'4"; Floor 5: 15'10"
AVAILABLE	Available Now

Building 2

ADDRESS	21933 SE 51st Street
BUILDING SIZE	232,515 RSF
AVG. FLOOR PLATE	39,000–42,000 SF
PARKING	836 stalls, 64% covered
SLAB-TO-SLAB	Floors 1-5: 12'4"; Floor 6: 16'0"
AVAILABLE	Available Now





Proximity to several highly desirable Eastside neighborhoods, including Issaquah Highlands and Sammamish Plateau

Daily errands are a walk in The ParQ



RESTAURANTS

1. El Sabor Del Tio
2. McDonald's
3. Tuscan Stone Pizza
4. Zushi Sushi
5. Jenny Pho
6. Famous Kitchen
7. O'Char Thai Cuisine
8. iSushi
9. Taco Time
10. Orenji Sushi & Noodles
11. Naan Twist
12. Coho Café
13. Qdoba
14. Ivar's Seafood Bar
15. Paseo
16. Starbucks
17. Krispy Kreme
18. Fatburger
19. IHOP
20. Formula Brewing
21. Dough Zone
22. Issaquah Café
23. Garlic Crush
24. Naan N Curry
25. Gaslamp Bar & Grill
26. Top Pot Doughnuts
27. Madras Dosa Corner
28. Malarky's Sports Grill
29. WildFin American Grill
30. Big Foot Java
31. Tippy Cow
32. Dickey's Barbeque Pit
33. Noodle Boat Thai Cuisine
34. Five Guys
35. 12th Avenue Café
36. Chipotle
37. Just Poke
38. Tutta Bella
39. Maurya Indian Groceries & Eatery
40. The Black Duck Cask and Bottle
41. Nicolino Ristorante Italiano
42. The Well and Table
43. Tantalus Greek Cuisine
44. Flat Iron Grill
45. Enzo's Bistro and Bar

GROCERY & BIG BOX

1. PCC
2. Costco
3. Bartell Drugs
4. Lowe's
5. PetSmart
6. Best Buy
7. Fred Meyer
8. Home Depot
9. Walgreens
10. QFC
11. Rite Aid
12. Petco
13. Trader Joe's
14. Target
15. REI
16. Safeway

HOTELS

1. Homewood Suites by Hilton
2. Hilton Garden Inn
3. SpringHill Suites by Marriott

FITNESS

1. 24 Hour Fitness
2. 425 Fitness

Bike Trail Connections

The ParQ is adjacent to the East Lake Sammamish Trail, part of the Locks to Lakes Corridor, a 44-mile long regional trail that connects the Burke-Gilman, Sammamish River, Marymoor Connector, and Issaquah-Preston Trails, linking Seattle to the Eastside and Cascade Foothills.



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