



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.

There is a balance of \$500,000 in system development charges pertaining to the property, which will be paid by the Seller at closing. Please see Supplemental Information Package for copies of pertinent documents.

The Seller is providing short-term seller financing, as incentive, in order to accelerate the sale of this development site at Issaquah Highlands.

LOCATION: 1100 10th Avenue N.E. – Issaquah, Washington. APN# 3630360050

PUBLISHED RESERVE: \$2,300,000

LAST ASKING: No Prior Sale

SIZE: 53,976± Square Foot Site

ZONING: Urban Village District

PROPERTY INSPECTION: At Any Time

FINANCING: Subject to Seller's approval of Purchaser's credit: A 30% down payment with the balance secured by a first deed of trust, amortized over 25 years at 6% interest, calling for monthly payments of principal and interest; all due and payable at the end of 2 years.

DESCRIPTION: This commercial development site is located at the corner of 10th Avenue N.E. and Falls Drive, next to Grand Ridge Plaza, the only major retail center in Issaquah Highlands. Grand Ridge Plaza is anchored by Safeway, Regal Cinemas, Marshall's and Dick's Sporting Goods. Issaquah Highlands is a 2,200± acre master-plan community 18 miles east of Seattle, along I-90. When complete, Issaquah Highlands is projected to contain 3,250 residential units, 2.9 million square feet of commercial use, and 425,000 square feet of retail.

Swedish Medical Center, with both hospital and medical office complex, is located at Issaquah Highlands. Bellevue College is building a new campus on a 20± acre site near-by. A 63± acre site next to Swedish Medical Center, originally purchased by Microsoft, was sold to a Seattle developer in 2013 for a mixed-use project, with both multi-family and commercial uses.

The site was originally approved, with permits, as a 111 room, five-story, Residence Inn by Marriott with parking garage.

The Seller has invested \$750,000 in site preparation, including construction of a foundation wall to be used in development of the hotel.

Permits have expired, and the site is now non-strategic to the Seller's on-going operations.

The Declarant of Use Covenant, which had restricted the site to hotel use, has been terminated, providing a new owner the option to develop the site for up to a maximum of 90,000 square feet of office and additional commercial uses.

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 18, 2015