

# 1875

SUITE 2  
NW POPLAR WAY  
ISSAQUAH, WA



*Premier Issaquah Retail  
Unmatched Visibility from  
I-90 & SR-900*

*For Lease  
3,510 sf Retail Space*

*Strong traffic counts  
& demographics*

*Steps from Formula Brewing*



# FOR LEASE: 3,510 SF Retail / Showroom Space

## Neighborhood Amenities

- Located along the I-90 corridor with strong regional connectivity
- 20 minutes to Seattle and 15 minutes to Bellevue
- Immediate access via I-90, SR 900 and NW Gilman Blvd
- Excellent visibility with over 140,000 vehicles per day along I-90
- Walking distance to restaurants, banks, fitness options and retail
- Close proximity to the Issaquah Transit Center
- Active commercial district with strong retail and service businesses
- Entertainment and recreation nearby including Lake Sammamish and Tibbetts Valley Park

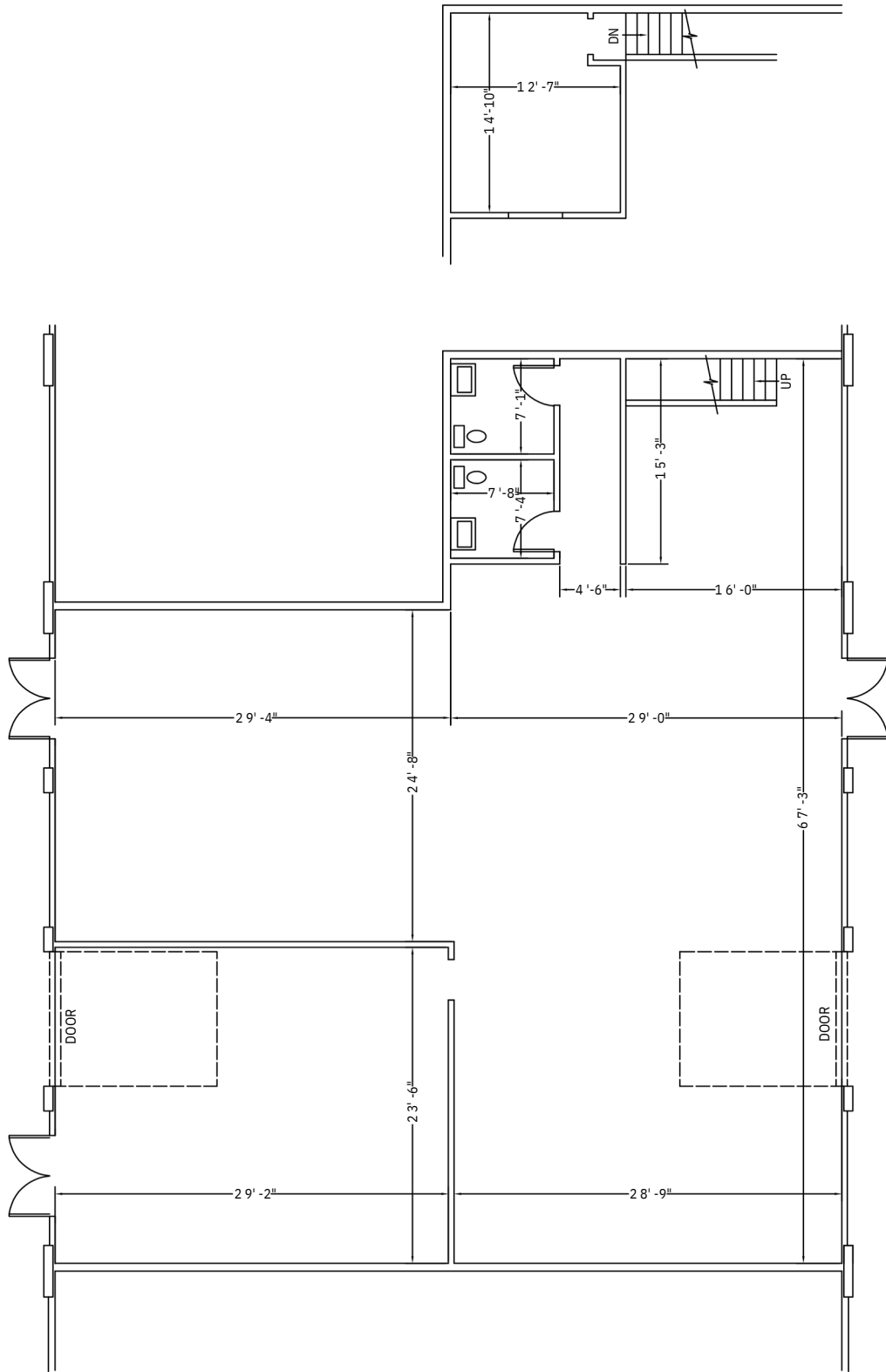
## Space Features

- Flexible 3,510 SF retail or showroom space
- Large open showroom with approximately 15 ft ceilings
- Two roll up glass garage doors for indoor / outdoor functionality
- Upper loft area for office or additional workspace
- Double glass storefront entry doors
- Abundant natural light throughout the space
- Multiple exterior entry points for operational flexibility
- Two private restrooms

## Building Amenities

- Located in the Hyla Crossing commercial neighborhood
- Excellent I-90 visibility and exposure
- Ample on site parking with 4/1000 parking ratio
- Newly updated building with modern storefront presence
- Utility connections including water and sewer access





For leasing information,  
contact:

Kelly Richardson  
Designated Broker  
425-395-9577

[kellyr@rowleyproperties.com](mailto:kellyr@rowleyproperties.com)

The information contained herein has been obtained from reliable sources, but is not guaranteed. Photos may not reflect available space.

*Hyla Crossing's beautiful setting serves as the inspiration for a special kind of creativity, entrepreneurialism and innovation that is manifested in this neighborhood community. Residents will be drawn by the convenient location, peaceful environment, neighborhood amenities and access to recreational opportunities.*



Community known for innovation & start-ups



Close to upscale hotels and dining



Adjacent to Transit Center



20 minutes to Seattle, 15 minutes to Bellevue

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*The Right Space in The Right Place*

Rowley Properties is a third-generation, family business that owns, develops and manages approximately 80 contiguous acres in downtown Issaquah.

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8:00am-5:00pm

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