

# OFFICE EXCLUSIVE LISTINGS

## FEBRUARY 2020



### East Campus Corporate Park I

32001 32nd Ave S  
Federal Way, WA 98001

Listing Type: **For Lease**  
Available: **Now - Mid 2020**

Total SF Available: **33,498 SF**

Ste 200 : **27,547 SF**  
Ste 425: **5,951 SF**

Divisible: **Yes (Ste 425)**  
Rate: **\$17.00 SF/YR, NNN**

Comments: **An unforgettable Class A office building to house your employees! Your company will find employee recruiting and retention enhanced by the immediate access to I-5 in Federal Way, while still being in a quiet campus setting.**

**Ste 200 available mid 2020.**  
**Ste 425 available now.**

**Mike Hemphill**

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**Jim Bisset**

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### 15 Lake Bellevue

15 Lake Bellevue Drive  
Bellevue, WA 98005

Listing Type: **For Sublease**  
Available: **Now**

Total SF Available: **12,816 SF**

Divisible: **Yes (7,456 SF and 5,360 SF)**

Rate: **\$40.00 SF/YR, Full Service**

Comments: **Sublease term until 06/30/2021. Direct 1<sup>st</sup> floor lobby access and exposure. High end finishes in excellent condition. Exterior decks with lake views. Free parking at 4.0/1,000 RSF. Direct lease transaction possible with landlord for longer term.**

**Mike Hemphill**

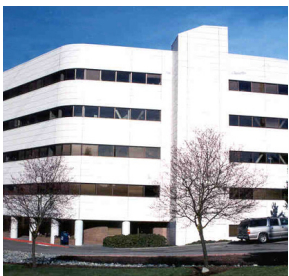
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**Brian Bruininks, CCIM**

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### Renton Plaza

1400 Talbot Rd S  
Renton, WA 98055

Listing Type: **For Lease**  
Available: **Now**

Total SF Available: **11,204 SF**

Ste 203: **1,900 SF**  
Ste 301: **2,240 SF**  
Ste 400: **3,228 SF**  
Ste 460: **3,836 SF**

Divisible: **No**  
Rate: **Call Broker**

Comments: **Abundant parking. Small storage units available.**

**Dave Dunn, CCIM**

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### Centerpointe Business Park

18000 72<sup>nd</sup> Ave S  
Kent, WA 98032

Listing Type: **For Lease**  
Available: **Now**

Total SF Available: **8,712 SF**

Ste 111: **2,919 SF**  
Ste 120: **4,643 SF**  
Ste 206: **1,150 SF**

Divisible: **No**  
Rate: **\$15.00 SF/YR, NNN**

Comments: **Class A building close to Southcenter. Shower and locker facilities on site. Located next to Starbucks, Marriott TownPlace Suites, numerous restaurants and 30 mile running/bike trail. Suites 111 and 120 can be combined for a total of 7,562 SF.**

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### East Campus Corporate Park I

32001 32<sup>nd</sup> Ave S  
Federal Way, WA 98001

Listing Type: **For Sublease**  
Available: **Now**

Total SF Available: **7,628 SF**

Divisible: **No**

Rate: **\$16.00 SF/YR, NNN**

Comments: **Mount Rainier views, 18 private offices, conference room, lunch/break room, server room, private shower, systems furniture throughout the space.**

**Mike Hemphill**  
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### Thornton Creek Medical/Dental Building

320 NE 97<sup>th</sup> St  
Seattle, WA 98115

Listing Type: **For Sale**  
Available: **Now**

Total SF Available: **7,168 SF**

Divisible: **No**

Price: **\$4,000,000**

Comments: **Four-tenant building. 100% leased. 27 parking stalls. New light rail station 4 blocks north. Seller needs to complete a 1031 tax deferred exchange in order to sell this property. Located just south of Northgate Shopping Center, minutes from I-5.**

**Brian Bruininks, CCIM**

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### South Lind Square - Building A

425-441 SW 41<sup>st</sup> St  
Renton, WA 98057

Listing Type: **For Lease**  
Available: **Now**

Total SF Available: **6,685 SF**

Ste 427 : **1,908 SF**  
Ste 425: **4,777 SF**

Divisible: **No**  
Rate: **\$1.42 SF/MO**

Comments: **Outside signage available. Immediate access to Hwy-167 and E Valley Hwy. 5 minutes from Valley Medical Center. Located next to the new IKEA store, walkable amenities include numerous restaurants, Starbucks, and hotels. Excellent parking ratio of 4.2/1,000 SF.**

**Mike Hemphill**  
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### Second & Seneca Building

1191 2<sup>nd</sup> Ave  
Seattle, WA 98101

Listing Type: **For Sublease**  
Available: **Now**

Total SF Available: **6,384 SF**

Divisible: **No**

Rate: **\$36.00 SF/YR, Full Service**

Comments: **Thirteen private offices, conference room, lunch break room, open work area and server room.**

**Mike Hemphill**  
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### Plaza by the Green

24437 Russell Rd  
Kent, WA 98032

Listing Type: **For Lease**  
Available: **Now**

Total SF Available: **5,585 SF**

Ste 106: **1,524 SF**  
Ste 112: **2,424 SF**

Divisible: **Yes (Ste 112)**  
Rate: **Call Broker**

Comments: **Abundant parking. Small storage units available.**

**Arne Svendsen**  
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## FEBRUARY 2020



### East Campus Plaza

32129 Weyerhaeuser Way S  
Federal Way, WA 98001

Listing Type: **For Lease**  
Available: **Now**

Total SF Available: **2,916 SF**  
Divisible: **No**  
Rate: **\$15.50 SF/YR, NNN**

Comments: **Class A suburban office building 2 minutes off 320th off ramp of I-5. Quiet setting and only a 5 minute drive to Federal Way Commons for restaurants, banking, and shopping.**

**Mike Hemphill**  
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### Seattle Design Center

5701 6<sup>th</sup> Ave S  
Seattle, WA 98108

Listing Type: **For Sublease**  
Available: **Sublease through 05/31/2023**

Total SF Available: **1,733 SF**  
Divisible: **No**  
Rate: ---

Comments: **Located in Seattle's vibrant Georgetown neighborhood. Call broker for rates.**

**Bruce Clarkson**  
206-336-5332  
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### Windermere Plaza

13106 SW 240<sup>th</sup> St  
Kent, WA 98031

Listing Type: **For Lease**  
Available: **Now**

Total SF Available: **904 SF**  
Divisible: **No**  
Rate: **\$21.00 SF/YR, NNN**

Comments: **Three (3) private offices, conference room, and storage room.**

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### Riverton Medical Center

13030 Military Rd S  
Tukwila, WA 98168

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Listing Type: **For Lease**  
Available: **Now**

Total SF Available: **709 SF**  
Divisible: **No**  
Rate: **\$24.00 SF/YR, NNN**

Comments: **Located on Military Road with  
easy access to Hwy-99, I-5 and I-405.  
Adjacent to Highline Medical Center.**

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