

# Office Exclusive Listings

## September 2020



**East Campus Corporate Park I  
Ste 200**

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

Listing Type: Lease  
Available: Now

Total SF Available: 27,547 SF

Divisible To: -  
Rate: \$17.00 SF/Yr, NNN

**Comments:** An unforgettable Class-A office building with Mt. Rainier views. Immediate access to I-5, while still being in a quiet campus setting. Space includes two private balconies, private offices, large conference room, large open work areas, reception area, lunch/break room, and copy room.

**Mike Hemphill**  
D: (206) 336-5325  
C: (206) 550-4176  
mhempfill@andoverco.com

**Jim Bisset**  
D: (206) 336-5334  
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jbisset@andoverco.com



**15 Lake Bellevue  
1<sup>st</sup> Floor**

15 Lake Bellevue Dr  
Bellevue, WA 98005

Listing Type: Sublease  
Available: Now

Total SF Available: 12,816 SF

Divisible To: 7,456 SF  
5,360 SF  
Rate: \$40.00 SF/Yr, FS

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

**Mike Hemphill**  
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**Brian Bruininks, CCIM**  
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**Auburn Corporate Center  
Bldg II - Ste 218**

1002-1102 15<sup>th</sup> St SW  
Auburn, WA 98001

Listing Type: Lease  
Available: Now

Total SF Available: 10,803 SF

Divisible To: 5,000 SF  
Rate: \$16.50 SF/Yr, NNN

**Comments:** Strategic location with immediate access to Hwy-18, Hwy-167, and five minutes away from I-5. Located across the street from the The Outlet Collection Seattle. Space includes two private offices, large lunch room, conference room, and large open work area with excellent territorial views.

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## September 2020



**South Lind Square**  
Bldg A - Ste 425+427+429

425-429 SW 41<sup>st</sup> St  
Renton, WA 98057

Listing Type: Lease  
Available: Now

Total SF Available: 10,289 SF

Divisible To: -  
Rate: \$1.50 SF/Mo, NNN

**Comments:** Space includes multiple work areas, work rooms, private offices, server room, file room, break room, and reception area. Outside signage available. Immediate access to Hwy-167 and E Valley Hwy. 5 minutes away from Valley Medical Center.

**Mike Hemphill**  
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**Jim Bisset**  
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**East Campus Corporate Park I**  
Ste 400

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

Listing Type: Sublease  
Available: Now

Total SF Available: 7,628 SF

Divisible To: -  
Rate: \$16.00 SF/Yr, FS

**Comments:** An unforgettable Class-A office building with Mt. Rainier views. Immediate access to I-5, while still being in a quiet campus setting. Space includes 18 private offices, conference room, lunch/break room, server room, private shower, systems furniture, throughout the space.

**Mike Hemphill**  
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**Centerpointe Business Park**  
Stes 110+120

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

Listing Type: Lease  
Available: Now

Total SF Available: 7,562 SF

Divisible To: 2,919 SF  
4,643 SF  
Rate: \$15.00 SF/Yr, NNN

**Comments:** Class-A building minutes from Westfield Southcenter. Located next to Marriott TownPlace Suites, numerous restaurants and 30-mile running/bike trail. Space includes six private offices, conference room, lunch/break room, large storage room, and large open work area.

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bbruininks@andoverco.com

# Office Exclusive Listings

## September 2020



**South Lind Square**  
Bldg A - Ste 425+427

425-427 SW 41<sup>st</sup> St  
Renton, WA 98057

Listing Type: Lease  
Available: Now

Total SF Available: 6,685 SF

Divisible To: -  
Rate: \$1.50 SF/Mo, NNN

**Comments:** Medical office space. Space includes seven private exam rooms, two work areas, four private offices, server room, file room, break room, reception area, and open space. Outside signage available. Immediate access to Hwy-167 and E Valley Hwy. 5 minutes away from Valley Medical Center.

**Mike Hemphill**  
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**Jim Bisset**  
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**Thornton Creek**  
Medical/Dental Bldg

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

Listing Type: Investment Sale  
Available: Now

Total SF Available: 7,168 SF

Divisible To: -  
Sale Price: \$4,000,000.00

**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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bbruininks@andoverco.com



**South Lind Square**  
Bldg A - Ste 425

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

Listing Type: Lease  
Available: Now

Total SF Available: 4,777 SF

Divisible To: -  
Rate: \$1.50 SF/Mo, NNN

**Comments:** Medical office space. Space includes seven private exam rooms, two work areas, four private offices, server room, file room, break room, and reception area. Outside signage available. Immediate access to Hwy-167 and E Valley Hwy. 5 minutes away from Valley Medical Center.

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## September 2020



**Centerpointe Business Park**  
Ste 120

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

Listing Type: Lease  
Available: Now

Total SF Available: 4,643 SF

Divisible To: -  
Rate: \$15.00 SF/Yr, NNN

**Comments:** Class-A building minutes from Westfield Southcenter. Located next to Marriott TownPlace Suites, numerous restaurants and 30-mile running/bike trail. Space includes four private offices, conference room, lunch/break room, and large open work area.

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bbruininks@andoverco.com



**9<sup>th</sup> Ave Pavilion**  
Stes 106+107

33434 8<sup>th</sup> Ave S  
Federal Way, WA 98003

Listing Type: Lease  
Available: Now

Total SF Available: 4,603 SF

Divisible To: 1,802 SF  
2,801 SF  
Rate: \$27.00 SF/Yr, FS

**Comments:** Prestigious corporate image with a superb lobby that features a glass atrium. Space includes a reception area, nine private offices, open work area, lunchroom, and IT room. Floor to ceiling windows throughout provides abundant natural daylight.

**Mike Hemphill**  
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mhemphill@andoverco.com

**Richard Raiford**  
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C: (843) 442-0150  
rraiford@andoverco.com



**South Lind Square**  
Bldg A - Ste 429

429 SW 41<sup>st</sup> St  
Renton, WA 98057

Listing Type: Lease  
Available: Now

Total SF Available: 3,604 SF

Divisible To: -  
Rate: \$1.50 SF/Mo, NNN

**Comments:** Space includes two open work areas, two work rooms, four private offices, server room, file room, break room, and reception area. Outside signage available. Immediate access to Hwy-167 and E Valley Hwy. 5 minutes away from Valley Medical Center.

**Mike Hemphill**  
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## September 2020



**Queen Anne  
Creative Office Space**

1905 Queen Anne Ave N  
Seattle, WA 98109

Listing Type: Lease  
Available: Now

Total SF Available: 3,581 SF

Divisible To: -  
Rate: \$30.00 SF/Yr, NNN

**Comments:** Full third floor with territorial view. Excellent, open creative space with multiple balconies. Could also be medical/dental space. Landlord will help to reconfigure the space based on credit and term.

**Brian Bruininks, CCIM**  
D: (206) 336-5324  
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**Shane Mahvi**  
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C: (858) 442-0441  
smahvi@andoverco.com



**Centerpointe Business Park  
Ste 111**

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

Listing Type: Lease  
Available: Now

Total SF Available: 2,919 SF

Divisible To: -  
Rate: \$15.00 SF/Yr, NNN

**Comments:** Class-A building minutes from Westfield Southcenter. Located next to Marriott TownPlace Suites, numerous restaurants and 30-mile running/bike trail. Space includes two private offices, kitchenette, storage room, and open work area.

**Mike Hemphill**  
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mhemphill@andoverco.com

**Brian Bruininks, CCIM**  
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**East Campus Plaza  
Ste 101**

32129 Weyerhaeuser Way S  
Federal Way, WA 98001

Listing Type: Lease  
Available: Now

Total SF Available: 2,916 SF

Divisible To: -  
Rate: \$15.00 SF/Yr, NNN

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

**Mike Hemphill**  
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# Office Exclusive Listings

## September 2020



**East Campus Plaza**  
Ste 100  
  
32129 Weyerhaeuser Way S  
Federal Way, WA 98001

Listing Type: Lease  
Available: Now

Total SF Available: 2,844 SF  
  
Divisible To: -  
Rate: \$15.00 SF/Yr, NNN

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

**Mike Hemphill**  
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**9th Ave Pavilion**  
Ste 107  
  
33434 8<sup>th</sup> Ave S  
Federal Way, WA 98003

Listing Type: Lease  
Available: Now

Total SF Available: 2,801 SF  
  
Divisible To: -  
Rate: \$27.00 SF/Yr, FS

Comments: Prestigious corporate image with a superb lobby that features a glass atrium. Space includes reception, five private offices, large conference room, and IT room. Lunch room can easily be added.

**Mike Hemphill**  
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**Richard Raiford**  
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rraiford@andoverco.com



**Centerpointe Business Park**  
Ste 110  
  
18000 72<sup>nd</sup> Ave S  
Kent, WA 98032

Listing Type: Lease  
Available: Now

Total SF Available: 2,791 SF  
  
Divisible To: -  
Rate: \$15.00 SF/Yr, NNN

Comments: Class-A building minutes from Westfield Southcenter. Located next to Marriott TownPlace Suites, numerous restaurants and 30-mile running/bike trail. Space includes a conference room, lunch/break room, and a large open work area.

**Mike Hemphill**  
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**Brian Bruininks, CCIM**  
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# Office Exclusive Listings

## September 2020



**South Lind Square**  
Bldg B - Ste 403

403 SW 41<sup>st</sup> St  
Renton, WA 98057

Listing Type: Lease  
Available: 11/01/2020

Total SF Available: 2,768 SF

Divisible To: -  
Rate: \$1.50 SF/Mo, NNN

**Comments:** Space includes multiple private offices, lunch room, open work space, and two private restrooms. Outside signage available. Immediate access to Hwy-167 and E Valley Hwy. 5 minutes away from Valley Medical Center.

**Mike Hemphill**  
D: (206) 336-5325  
C: (206) 550-4176  
mhemphill@andoverco.com

**Jim Bisset**  
D: (206) 336-5334  
C: (206) 769-3633  
jbisset@andoverco.com



**Plaza by the Green**  
Ste 112

24437 Russell Rd  
Kent, WA 98032

Listing Type: Lease  
Available: Now

Total SF Available: 2,424 SF

Divisible To: -  
Rate: -

**Comments:** Located adjacent to Riverbend Golf Complex. Good access to I-5 and Hwy-167. Space includes two private offices, two work areas, storage room, two private restrooms, and reception.

**Arne Svendsen**  
D: (206) 336-5331  
C: (206) 947-2885  
asvendsen@andoverco.com



**South Lander Business Park**  
Ste 3A-2

2454 Occidental Ave S  
Seattle, WA 98134

Listing Type: Sublease  
Available: Now

Total SF Available: 2,145 SF

Divisible To: -  
Rate: \$3,108.30/Mo, NNN

**Comments:** Finished office space. Private restrooms. End of building location. Ample parking. Immediate occupancy.

**George Rockwell, SIOR**  
D: (206) 336-5328  
C: (206) 679-7625  
grockwell@andoverco.com

# Office Exclusive Listings

## September 2020



**Renton Plaza**  
Ste 200

1400 Talbot Rd S  
Renton, WA 98057

Listing Type: Lease  
Available: See Comments

Total SF Available: 1,940 SF

Divisible To: -  
Rate: \$20.00 SF/Yr, FS

**Comments:** Abundant parking. Small storage units available. Space includes reception/open area, four private offices, and conference/break room. Available with 30-days notice.

**Dave Dunn, CCIM**  
D: (206) 336-5326  
C: (206) 459-3383  
ddunn@andoverco.com

**Jim Bisset**  
D: (206) 336-5334  
C: (206) 769-3633  
jbisset@andoverco.com



**South Lind Square**  
Bldg A - Ste 427

427 SW 41<sup>st</sup> St  
Renton, WA 98057

Listing Type: Lease  
Available: Now

Total SF Available: 1,908 SF

Divisible To: -  
Rate: \$1.50 SF/Mo, NNN

**Comments:** Open space; waiting for tenant plan! Outside signage available. Immediate access to Hwy-167 and E Valley Hwy. 5 minutes away from Valley Medical Center.

**Mike Hemphill**  
D: (206) 336-5325  
C: (206) 550-4176  
mhemphill@andoverco.com

**Jim Bisset**  
D: (206) 336-5334  
C: (206) 769-3633  
jbisset@andoverco.com



**Renton Plaza**  
Ste 203

1400 Talbot Rd S  
Renton, WA 98057

Listing Type: Lease  
Available: Now

Total SF Available: 1,900 SF

Divisible To: -  
Rate: \$20.00 SF/Yr, FS

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

**Dave Dunn, CCIM**  
D: (206) 336-5326  
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ddunn@andoverco.com

**Jim Bisset**  
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jbisset@andoverco.com



# Office Exclusive Listings

## September 2020



**9th Ave Pavilion**  
Ste 106  
  
33434 8<sup>th</sup> Ave S  
Federal Way, WA 98003

Listing Type: Lease  
Available: Now

Total SF Available: 1,802 SF

Divisible To: -  
Rate: \$27.00 SF/Yr, FS

**Comments:** Prestigious corporate image with a superb lobby that features a glass atrium. Space includes reception, four private offices, conference room, and lunchroom.

**Mike Hemphill**  
D: (206) 336-5325  
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mhemphill@andoverco.com

**Richard Raiford**  
D: (206) 357-5486  
C: (843) 442-0150  
rraiford@andoverco.com



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

Listing Type: Sublease  
Available: See Comments

Total SF Available: 1,733 SF

Divisible To: -  
Rate: -

**Comments:** Located in Seattle's vibrant Georgetown neighborhood. Sublease through 05/31/2023. Contact broker for rates and further details.

**Bruce Clarkson**  
D: (206) 336-5324  
C: (206) 399-6218  
bclarkson@andoverco.com



**Plaza by the Green**  
Ste 106  
  
24437 Russell Rd  
Kent, WA 98032

Listing Type: Lease  
Available: Now

Total SF Available: 1,524 SF

Divisible To: -  
Rate: -

**Comments:** Located adjacent to Riverbend Golf Complex. Good access to I-5 and Hwy-167.

**Arne Svendsen**  
D: (206) 336-5331  
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asvendsen@andoverco.com

# Office Exclusive Listings

## September 2020



**Centerpointe Business Park**  
Ste 170

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

Listing Type: Lease  
Available: Now

Total SF Available: 1,518 SF

Divisible To: -  
Rate: \$15.00 SF/Yr, NNN

**Comments:** Class-A building minutes from Westfield Southcenter. Located next to Marriott TownPlace Suites, numerous restaurants and 30-mile running/bike trail. Space includes three private offices, conference room, and open work area.

**Mike Hemphill**  
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**Windermere Plaza**  
Ste 204

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

Listing Type: Lease  
Available: Now

Total SF Available: 904 SF

Divisible To: -  
Rate: \$21.00 SF/Yr, NNN

**Comments:** Class-A office building in Kent East Hill. Space includes three private offices, conference room, and storage room.

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**Jeff Crane**  
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C: (206) 949-4339  
jcrane@andoverco.com



**South Lind Square**  
Bldg C - Ste 4176

4176 Lind Ave SW  
Renton, WA 98057

Listing Type: Lease  
Available: Now

Total SF Available: 868 SF

Divisible To: -  
Rate: \$1.50 SF/Mo, NNN

**Comments:** Space includes one private office, open work area, and one private restroom. Outside signage available. Immediate access to Hwy-167 and E Valley Hwy. 5 minutes away from Valley Medical Center.

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# Office Exclusive Listings

## September 2020



**Riverton Medical Center**  
Ste 105

13030 Military Rd S  
Tukwila, WA 98168

Listing Type: Lease  
Available: Now

Total SF Available: 709 SF

Divisible To: -  
Rate: \$26.00 SF/Yr, NNN

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

**Richard Raiford**  
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rraiford@andoverco.com

**Dave Baumer**  
D: (206) 336-5327  
C: (206) 948-8779  
dbaumer@andoverco.com



**Rainer Bldg**  
Ste 200

455 Rainier Blvd N  
Issaquah, WA 98027

Listing Type: Lease  
Available: Now

Total SF Available: 627 SF

Divisible To: -  
Rate: \$2,000.00/Mo, Gross

Comments: Downtown Issaquah. Front street view. Two private offices and one conference room.

**Jake Monroe**  
D: (206) 357-5482  
C: (206) 579-4074  
jmonroe@andoverco.com



**Rainer Bldg**  
Ste 150

455 Rainier Blvd N  
Issaquah, WA 98027

Listing Type: Lease  
Available: Now

Total SF Available: 219 SF

Divisible To: -  
Rate: \$850.00/Mo, Gross

Comments: Downtown Issaquah. Front street view. Open work area.

**Jake Monroe**  
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C: (206) 579-4074  
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# Office Exclusive Listings

## September 2020



**Rainer Bldg**  
Ste 250

455 Rainier Blvd N  
Issaquah, WA 98027

Listing Type: Lease  
Available: Now

Total SF Available: 183 SF

Divisible To: -  
Rate: \$750.00/Mo, Gross

Comments: Downtown Issaquah. Rare executive office space. Small reception area.

**Jake Monroe**  
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