

Office Exclusive Listings

November 2020



**East Campus Corporate Park I
Ste 200**

32001 32nd 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
mhemphill@andoverco.com

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



**15 Lake Bellevue
1st 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
D: (206) 336-5325
C: (206) 550-4176
mhemphill@andoverco.com

Brian Bruininks, CCIM
D: (206) 336-5324
C: (206) 769-3633
bbruininks@andoverco.com



**Auburn Corporate Center
Bldg II - Ste 218**

1002 & 1102 15th 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.

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

Office Exclusive Listings

November 2020



Centerpointe Business Park
Stes 110+120

18000 72nd 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.

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

Brian Bruininks, CCIM
D: (206) 336-5324
C: (206) 769-3633
bbruininks@andoverco.com



South Lind Square
Bldg A - Ste 425+427

425-427 SW 41st 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
D: (206) 336-5325
C: (206) 550-4176
mhemphill@andoverco.com

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



Blencoe Bldg

200 S 3rd Pl
Renton, WA 98057

Listing Type: Owner/user or investor/developer
Available: Now

Total SF Available: 6,247 SF

Divisible To: -
Sale Price: \$1,149,000.00

Comments: Building designed for one to three suites. East end suite is completely separate. Great owner/user building with rehab. Price reflects underlying land value. Building being sold as-is.

Brian Bruininks, CCIM
D: (206) 336-5324
C: (206) 769-3633
bbruininks@andoverco.com

Shane Mahvi
D: (206) 336-5338
C: (858) 442-0441
smahvi@andoverco.com

Office Exclusive Listings

November 2020



**Thornton Creek
Medical/Dental Bldg**

330 NE 97th St
Seattle, WA 98115

Listing Type: Investment sale/
partial owner user
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
D: (206) 336-5324
C: (206) 769-3633
bbruininks@andoverco.com



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

425 SW 41st 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.

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



**Centerpointe Business Park
Ste 120**

18000 72nd 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.

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

Brian Bruininks, CCIM
D: (206) 336-5324
C: (206) 769-3633
bbruininks@andoverco.com

Office Exclusive Listings

November 2020



9th Ave Pavilion
Stes 106+107

33434 8th 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
D: (206) 336-5325
C: (206) 550-4176
mhemphill@andoverco.com

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



**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
C: (206) 769-3633
bbuininks@andoverco.com

Shane Mahvi
D: (206) 336-5338
C: (858) 442-0441
smahvi@andoverco.com



East Campus Corporate Park I
Ste 400

32001 32nd Ave S
Federal Way, WA

Listing Type: Sublease
Available: Now

Total SF Available: 3,150 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
D: (206) 336-5325
C: (206) 550-4176
mhemphill@andoverco.com

Office Exclusive Listings

November 2020



Centerpointe Business Park
Ste 111

18000 72nd 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
D: (206) 336-5325
C: (206) 550-4176
mhemphill@andoverco.com

Brian Bruininks, CCIM
D: (206) 336-5324
C: (206) 769-3633
bbuininks@andoverco.com



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: \$15.50 SF/Yr, NNN

Comments: Class-A suburban office building 2 minutes from 320th 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
D: (206) 336-5325
C: (206) 550-4176
mhemphill@andoverco.com

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



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: \$15.50 SF/Yr, NNN

Comments: Class-A suburban office building 2 minutes from 320th 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
D: (206) 336-5325
C: (206) 550-4176
mhemphill@andoverco.com

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

Office Exclusive Listings

November 2020



9th Ave Pavilion
Ste 107

33434 8th 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
D: (206) 336-5325
C: (206) 550-4176
mhemphill@andoverco.com

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



Centerpointe Business Park
Ste 110

18000 72nd 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
D: (206) 336-5325
C: (206) 550-4176
mhemphill@andoverco.com

Brian Bruininks, CCIM
D: (206) 336-5324
C: (206) 769-3633
bbruininks@andoverco.com



South Lind Square
Bldg B - Ste 403

403 SW 41st 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

Office Exclusive Listings

November 2020



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. Sublease ends 03/31/2022. Immediate occupancy.

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



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

Office Exclusive Listings

November 2020



South Lind Square
Bldg A - Ste 427

427 SW 41st 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



9th Ave Pavilion
Ste 106

33434 8th 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
C: (206) 550-4176
mhemphill@andoverco.com

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



Seattle Design Center

5701 6th 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) 336-5332
C: (206) 399-6218
bclarkson@andoverco.com

Office Exclusive Listings

November 2020



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
C: (206) 947-2885
asvendsen@andoverco.com



Centerpointe Business Park
Ste 170

18000 72nd 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
D: (206) 336-5325
C: (206) 550-4176
mhemphill@andoverco.com

Brian Bruininks, CCIM
D: (206) 336-5324
C: (206) 769-3633
bbuininks@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.

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

Office Exclusive Listings

November 2020



Renton Plaza
Ste 100

1400 Talbot Rd S
Renton, WA 98057

Listing Type: Lease
Available: Now

Total SF Available: 654 SF

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

Comments: Abundant parking. Small storage units available. Reception and two (2) private offices.

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



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

Office Exclusive Listings

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