

Office Exclusive Listings

March 2021



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: 6,000 SF
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
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mhemphill@andoverco.com

Jim Bisset
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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.

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Millennium Corporate Park
Building A

18200 NE Union Hill Rd
Redmond, WA 98052

Listing Type: Sublease
Available: Now

Total SF Available: 11,798 SF

Divisible To: N/A
Rate: \$28.00 SF/Yr, NNN

Comments: Fully furnished! 10 private offices, and 5 conference rooms. Complete with high-end finishes. Master lease expires 07/31/2024. Direct deal may be possible as well.

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Office Exclusive Listings

March 2021



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.

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Centerpointe Business Park
Stes 110+111+120

18000 72nd Ave S
Kent, WA 98032

Listing Type: Lease
Available: Now

Total SF Available: 10,412 SF

Divisible To: 2,791 SF
2,919 SF
4,643 SF
Rate: -

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. Contact brokers for rates.

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East Campus Corporate Park I
Ste 300+340

32001 32nd Ave S
Federal Way, WA

Listing Type: Lease
Available: Now

Total SF Available: 8,727 SF

Divisible To: 3,667 SF
5,060 SF
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 plenty of private offices, multiple conference rooms, and lunch/break rooms.

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Office Exclusive Listings

March 2021



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: -

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. Contact brokers for rates.

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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: 3,000 SF
Rate: \$1.50 SF/Mo, NNN

Comments: New high image improvements now underway! 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.

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Blencoe Bldg

200 S 3rd Pl
Renton, WA 98057

Listing Type: Owner/user or investor/developer
Available: Under Contract

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.

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Office Exclusive Listings

March 2021



Under Contract

Thornton Creek Medical/Dental Bldg

330 NE 97th St
Seattle WA 98115

Listing Type: Investment sale/
partial owner user
Available: Under Contract

Total SF Available: 7,168 SF
Divisible To: N/A
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.

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17750 W Valley Hwy

17750 W Valley Hwy
Tukwila, WA 98188

Listing Type: Lease
Available: Now

Total SF Available: 6,960 SF
Office SF: -
Divisible To: 2,950 SF
Zoning: C/LI
Clearance: 26'-28'
Dock Doors: -
Grade Doors: -

Shell Rate: -
Office Rate: -
Est. NNN Rate: -

Comments: Mezzanine office and storage assembly space. Contact broker for rates.

George Rockwell, SIOR
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New

East Campus Corporate Park I Ste 300

32001 32nd Ave S
Federal Way, WA

Listing Type: Lease
Available: Now

Total SF Available: 5,060 SF
Divisible To: N/A
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 numerous private offices, large conference room, and lunch/break room. Can be combined with Suite 340.

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Office Exclusive Listings

March 2021



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: 3,000 SF
Rate: \$1.50 SF/Mo, NNN

Comments: New high image improvements now underway! 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.

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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: N/A
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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Auburn Corporate Center
Bldg II - Ste 225

1002 & 1102 15th St SW
Auburn, WA 98001

Listing Type: Lease
Available: Now

Total SF Available: 4,144 SF

Divisible To: N/A
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, work/copy room, large open work area with excellent territorial views.

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Office Exclusive Listings

March 2021



East Campus Corporate Park I
Ste 340

32001 32nd Ave S
Federal Way, WA

Listing Type: Lease
Available: Now

Total SF Available: 3,667 SF

Divisible To: N/A
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 several private offices, spacious conference room, and lunch/break room. Can be combined with Suite 300.

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**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: -

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. Contact brokers for lease rates.

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**State-of-the-Art Food
Production Facility**
Bldg 1

2141 W Valley Hwy
Auburn, WA 98001

Listing Type: Lease
Available: Now

Total SF Available: 3,020 SF

Divisible To: -
Rate: \$1.25 SF/Mo, NNN

Comments: 3,020 SF of office ; well-appointed layout includes reception, private offices, open area, conference room, and restrooms; and a covered walkway between buildings. Can be leased with Bldg B for a total of 19,492 SF. Contact brokers for more details.

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Office Exclusive Listings

March 2021



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: N/A
Rate: -

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. Contact brokers for rates.

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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: N/A
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.

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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: N/A
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.

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Office Exclusive Listings

March 2021



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: N/A
Rate: -

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. Contact brokers for rates.

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South Lind Square
Bldg B - Ste 403

403 SW 41st St
Renton, WA 98057

Listing Type: Lease
Available: Now

Total SF Available: 2,768 SF

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

Comments: New high image improvements now underway! 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.

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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
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Office Exclusive Listings

March 2021



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: \$2,608.30/Mo, NNN

Comments: Finished office space. Private restrooms. End of building location. Ample parking. Sublease ends 03/31/2022. Immediate occupancy.

George Rockwell, SIOR
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Riverton Medical Center
Ste 208

13030 Military Rd S
Tukwila, WA 98168

Listing Type: Lease
Available: Now

Total SF Available: 1,953 SF

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

Comments: Numerous private offices. 100% free surface and private secured garage parking. Tukwila office zoned. Located along Military Road. Easy access to Hwy-99, I-5, and I-405.

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Dave Baumer
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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
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Jim Bisset
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Office Exclusive Listings

March 2021



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: N/A
Rate: \$1.50 SF/Mo, NNN

Comments: New high image improvements now underway! 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.

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Pending

Auburn B St Office

515 B St NE
Auburn, WA 98002

Listing Type: Lease or Sale
Available: Pending

Total SF Available: 1,820 SF

Divisible To: -
Rate: \$2,275.00
(\$1.25 SF/Mo, NNN)
Price: \$519,000.00

Comments: Move-in ready, beautifully remodeled inside and out stand-alone office space. Total of six (6) private offices, conference room, break room with kitchenette, reception area, plus open area, off-street parking in front and back of the building. The property is close to downtown and commuter trains.

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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.

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Office Exclusive Listings

March 2021



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.

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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: N/A
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.

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Riverton Medical Center
Ste 108

13030 Military Rd S
Tukwila, WA 98168

Listing Type: Lease
Available: Now

Total SF Available: 1,468 SF

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

Comments: Multiple exam rooms, reception, and private restroom. 100% free surface and private secured garage parking. Tukwila office zoned. Located along Military Road. Easy access to Hwy-99, I-5, and I-405.

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Office Exclusive Listings

March 2021



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: N/A
Rate: \$1.50 SF/Mo, NNN

Comments: New high image improvements now underway! 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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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.

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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.

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Office Exclusive Listings

March 2021



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.

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