

# Office Exclusive Listings

## June 2021



**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: 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**  
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: 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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**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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**CenterPointe Business Park**  
Stes 110+111+120

18000 72<sup>nd</sup> 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 32<sup>nd</sup> 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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## June 2021



**CenterPointe Business Park**  
Stes 111+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: \$15.50 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. Contact brokers for rates.

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Under Contract

**Thornton Creek  
Medical/Dental Bldg**

330 NE 97<sup>th</sup> 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.

**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: 6,345 SF

Divisible To: 3,000 SF  
Rate: ----

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. Two (2) private offices. Great open work space with plenty of natural light. Contact brokers for lease rates.

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**East Campus Corporate Park I**  
Ste 300

32001 32<sup>nd</sup> 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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**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: N/A  
Rate: \$15.50 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 212

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

Listing Type: Lease  
Available: Now

Total SF Available: 4,446 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 seven private offices, lunch room, conference room, work/copy room, large open work area, storage space, and excellent territorial views.

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# Office Exclusive Listings

## June 2021



**Auburn Corporate Center**  
Bldg II - Ste 225

1002 & 1102 15<sup>th</sup> 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.

**Mike Hemphill**  
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**Jim Bisset**  
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C: (206) 769-3633  
jbisset@andoverco.com



**Occidental Business Park**  
Ste 3C

2454 Occidental Ave S  
Seattle, WA 98134

Listing Type: Lease  
Available: Now

Total SF Available: 3,970 SF

Divisible To: -  
Rate: \$1.75 SF/Mo, NNN

Comments: 3,970 SF total. 3,250 SF of air-conditioned office space. 720 SF oh high bay storage. Excellent SODO location. Great access to I-5, I-90, and SR-99. Contact broker for more details.

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



**East Campus Corporate Park I**  
Ste 340

32001 32<sup>nd</sup> 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.

**Mike Hemphill**  
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## June 2021



### 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.

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



### 3721 Talbot Rd S

3721 Talbot Rd S  
Renton, WA 98055

Listing Type: Lease  
Available: Now

Total SF Available: 3,200 SF

Divisible To: 1,400 SF  
Rate: \$25.00 SF/Yr, NNN

Comments: Medical space next to UW Medicine | Valley Medical Center's main campus. High profile location, exterior building signage available. 3.5/1,000 SF parking ratio.

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mhempfill@andoverco.com



### West Valley Highway Office 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.

**Arne Svendsen**  
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**Dave Baumer**  
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dbaumer@andoverco.com

# Office Exclusive Listings

## June 2021



**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: N/A  
Rate: \$15.50 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. Contact brokers for rates.

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bbruininks@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: N/A  
Rate: \$15.50 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. Contact brokers for rates.

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**CenterPointe Business Park**  
Ste 180

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

Listing Type: Lease  
Available: Now

Total SF Available: 2,760 SF

Divisible To: N/A  
Rate: \$15.50 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 five private offices and a lunch/break room.

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# Office Exclusive Listings

## June 2021



**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



**Occidental 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**  
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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.

**Richard Raiford**  
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**Dave Baumer**  
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# Office Exclusive Listings

## June 2021



### 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) 336-5332  
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  
C: (206) 947-2885  
asvendsen@andoverco.com



### 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: N/A  
Rate: \$15.50 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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bbuininks@andoverco.com

# Office Exclusive Listings

## June 2021



**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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dbaumer@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: 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.

**Jim Bisset**  
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**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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