

# Office Exclusive Listings

## August 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**  
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**Jim Bisset**  
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jbisset@andoverco.com



**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: \$23.00 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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## August 2021



**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: 10,370 SF

Divisible To: 2,132 SF  
2,791 SF  
5,447 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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**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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**Evergreen Eye Center  
Medical Building**

700 M St NE  
Auburn, WA 98002

Listing Type: Investment sale  
Available: Now

Total SF Available: 8,396 SF

Divisible To: N/A  
Sale Price: \$3,770,000

Comments: Fully leased to Evergreen Eye Center. January 1, 2020 through December 31, 2029. Five, (5) year options to renew. Minimal Landlord responsibility. Tenant is responsible and pays directly all operating expenses including real estate taxes, utilities, insurance, and HVAC repairs and replacement.

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**Centerpointe Business Park**  
Stes 111+120

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

Listing Type: Lease  
Available: Now

Total SF Available: 7,579 SF

Divisible To: 2,132 SF  
5,447 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: 9,189 SF

Divisible To: 3,000 SF  
Rate: \$16.00 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. Two (2) private offices. Great open work space with plenty of natural light. Contact brokers for lease rates.

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# Office Exclusive Listings

## August 2021



**Centerpointe Business Park**  
Ste 120

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

Listing Type: Lease  
Available: Now

Total SF Available: 5,447 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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**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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**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

## August 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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**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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# Office Exclusive Listings

## August 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: \$22.50 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. Contact brokers for NNN 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.

**Mike Hemphill**  
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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: 3,150 SF

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

Comments: Sublease term until January 31, 2024. 9 private offices, conference room, lunch/break room, server room. High quality systems furniture throughout the space available to new tenant.

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# Office Exclusive Listings

## August 2021



**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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C: (206) 947-2885  
asvendsen@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 111

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

Listing Type: Lease  
Available: Now

Total SF Available: 2,132 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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# Office Exclusive Listings

## August 2021



**Plaza by the Green**  
Ste 112

24437 Russell Rd  
Kent, WA 98032

Listing Type: Lease  
Available: Now

Total SF Available: 2,304 SF

Divisible To: -  
Rate: -

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

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



**Occidental Business Park**  
Building 3, Ste A-2

2454 Occidental Ave S  
Seattle, WA 98134

Listing Type: Lease  
Available: Now

Total SF Available: 2,145 SF

Divisible To: -  
Rate: \$2.00/Mo, NNN

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

**George Rockwell, SIOR**  
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grockwell@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**  
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# Office Exclusive Listings

## August 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.

**Arne Svendsen**  
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C: (206) 947-2885  
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**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.

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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.

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

## August 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.

**Jim Bisset**

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**Mike Hemphill**

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**825 Legion Bldg**

825 Legion Way SE  
Olympia, WA 98501

Listing Type: For Lease  
Available: Now

Total SF Available: 200 SF

Divisible: -  
Rate: \$650.00/Month

Comments: Just remodeled executive office suite with access to common entry seating, large break room, and remodeled restrooms. Nighttime security is provided, with new HVAC to each space, and new monument sign installed for building.

**Mike Ewing**

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