

# Office Exclusive Listings

## December 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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**Auburn Corporate Center**  
Bldg I - Ste 102

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

Listing Type: Lease  
Available: Now

Total SF Available: 25,075 SF

Divisible To: 10,499 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. Open space plan now, landlord will build to tenants need. 5.0 parking stalls per 1,000 SF, with more capacity.

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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: \$21.00 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 15<sup>th</sup> St SW  
Auburn, WA 98001

Listing Type: Lease  
Available: Now

Total SF Available: 10,799 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. 5.0 parking stalls oer 1,000 SF.

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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: 10,370 SF

Divisible To: 2,132 SF  
2,791 SF  
5,447 SF  
Rate: \$16.00 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. Contact brokers for rates.

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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: \$16.00 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. Contact brokers for rates.

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## December 2021



**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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**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: \$16.00 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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**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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## December 2021



**Auburn Corporate Center**  
Bldg II - Ste 212

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

Listing Type: Lease  
Available: Now

Total SF Available: 4,685 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. 5.0 parking stalls per 1,000 SF.

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**Centerpointe Business Park**  
Ste 200

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

Listing Type: Lease  
Available: Now

Total SF Available: 4,246 SF

Divisible To: N/A  
Rate: \$16.00 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. Contact brokers for rates.

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**Brian Bruininks, CCIM**  
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**Auburn Corporate Center**  
Bldg II - Ste 225

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

Listing Type: Lease  
Available: Now

Total SF Available: 4,240 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, and large open work area with excellent territorial views. 5.0 parking stalls per 1,000 SF.

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# Office Exclusive Listings

## December 2021



**Occidental Business Park**  
Building 3, Ste C

2454 Occidental Ave S  
Seattle, WA 98134

Listing Type: Lease  
Available: Now

Total SF Available: 3,951 SF

Divisible To: -  
Rate: \$1.65/Mo, NNN

Comments: 3,951 SF total, 3,201 SF of air-conditioned office, and 750 SF of high bay storage. Contact broker for more details.

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

New



**812 Central Ave N**

812 Central Ave N  
Kent, WA 98032

Listing Type: Lease  
Available: Now

Total SF Available: 3,850 SF

Divisible To: Front Bldg - 1,994 SF  
Back Bldg - 1,856 SF  
Rate: -

Comments: Front Bldg - ideal for medical or general office use. 10 parking stalls in front on Central. Back Bldg - Contractor/Storage Bldg with Fenced Yard. 14 ft Grade Level Door. Take either back or front bldg or both. 17,350 SF total lot area. Zoned GCMU. Central Kent location. Excellent access to SR-167 and SR-516. Contact broker for breakdown of rates.

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

New



**812 Central Ave N - Back Bldg**

812 Central Ave N  
Kent, WA 98032

Listing Type: Lease  
Available: Now

Total SF Available: 3,850 SF

Divisible To: Front Bldg - 1,994 SF  
Back Bldg - 1,856 SF  
Rate: -

Comments: Front Bldg - ideal for medical or general office use. 10 parking stalls in front on Central. Back Bldg - Contractor/Storage Bldg with Fenced Yard. 14 ft Grade Level Door. Take either back or front bldg or both. 17,350 SF total lot area. Zoned GCMU. Central Kent location. Excellent access to SR-167 and SR-516. Contact broker for breakdown of rates.

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# Office Exclusive Listings

## December 2021



**Plaza by the Green**  
Ste 200

24437 Russell Rd  
Kent, WA 98032

Listing Type: Lease  
Available: Now

Total SF Available: 4,815 SF

Divisible To: 1,116 SF  
Rate: \$19.50/SF Full  
Service Gross

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**  
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C: (206) 947-2885  
asvendsen@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: \$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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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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# Office Exclusive Listings

## December 2021



**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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C: (206) 769-3633  
jbisset@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: \$16.00 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. 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: \$16.00 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. Contact brokers for rates.

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# Office Exclusive Listings

## December 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: \$19.50/SF Full  
Service Gross

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**  
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asvendsen@andoverco.com



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

2454 Occidental Ave S  
Seattle, WA 98134

Listing Type: Lease  
Available: Now

Total SF Available: 2,123 SF

Divisible To: -  
Rate: \$1.75/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

## December 2021



**Windermere Plaza**  
Ste 204

13106 SE 240th St  
Kent, WA 98031

Listing Type: Lease  
Available: Now

Total SF Available: 904 SF

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

**Comments:** Main lobby offers a modern quality image. All spaces have large windows and lots of glass line that provides plenty of natural light that creates a more productive work environment. Plentiful free 5.13/1,000 SF parking ratio.

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**Jeff Crane**  
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jcrane@andoverco.com



**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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