

# Office Exclusive Listings

## March 2022



**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. Divisible to approx. 10,000 RSF.

**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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**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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**Mike Hemphill**

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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.

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**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: 4,687 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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**816 Central Ave N**

816 Central Ave N  
Kent, WA 98032

Listing Type: Lease  
Available: Now

Total SF Available: 4,600 SF

Office SF 2,300 ± SF  
Divisible To: -  
Zoning: GCMU  
Clearance: -  
Dock Doors: -  
Grade Doors: 4

Comments: 60 ft. frontage on Central Ave N. 2,300 ± SF shop. Nicely built offices, 3 private offices, conference room, kitchen & reception. Within minutes to nearby businesses, banking, restaurants, and retail services. Excellent access to SR-167 and SR-516. GCMU zoning allows for many commercial uses. Contact broker for breakdown of rates.

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**15203 - 15211 8th Ave S**  
**Ste 15203 + 15211**

15203 - 15211 8th Ave S  
Burien, WA 98148

Listing Type: Lease  
Available: Now

Total SF Available: 4,600 SF

Divisible To: -  
Rate: \$18.00/SF/Yr + NNN

Comments: Medical office build out with exam rooms. Other office uses possible. W/S/G included in NNN. Parking is free. Convenient to all freeways. Close to SeaTac Airport.

**Arne Svendsen**  
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asvendsen@andoverco.com

# Office Exclusive Listings

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**Auburn Corporate Center**  
Bldg II - Ste 120 + 120A

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

Listing Type: Lease  
Available: Now

Total SF Available: 4,481 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. Includes 5 private offices, break/copy room, conference room and server room.

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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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**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

## March 2022



**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**  
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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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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

## March 2022



**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



**15203 - 15211 8th Ave S  
Ste 15209 + 15211**

15203 - 15211 8th Ave S  
Burien, WA 98148

Listing Type: Lease  
Available: Now

Total SF Available: 3,400 SF

Divisible To: -  
Rate: \$18.00/SF/Yr + NNN

Comments: Medical office build out with exam rooms. Other office uses possible. W/S/G included in NNN. Parking is free. Convenient to all freeways. Close to SeaTac Airport.

**Arne Svendsen**  
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**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

## March 2022



### 4818 Evergreen Way

4818 Evergreen Way  
Everett, WA 98203

Listing Type: Lease  
Available: Now

Total SF Available: 2,880 SF

Divisible To: -  
Rate: \$20.00/SF Gross

Comments: Full HVAC office, full remodel in 2015. Multiple uses: retail, office manufacturing, parking: on-site (8-10), front street (3-5), signage on evergreen way - excellent exposure. Close to freeway at 41st. Includes an outdoor patio.

**Arne Svendsen**  
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### 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.

**Mike Hemphill**  
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### 15203 - 15211 8th Ave S Ste 15203 + 15209

15203 - 15211 8th Ave S  
Burien, WA 98148

Listing Type: Lease  
Available: Now

Total SF Available: 2,400 SF

Divisible To: -  
Rate: \$18.00/SF/Yr + NNN

Comments: Medical office build out with exam rooms. Other office uses possible. W/S/G included in NNN. Parking is free. Convenient to all freeways. Close to SeaTac Airport.

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# Office Exclusive Listings

## March 2022



**15203 - 15211 8th Ave S  
Ste 15211**

15203 - 15211 8th Ave S  
Burien, WA 98148

Listing Type: Lease  
Available: Now

Total SF Available: 2,200 SF

Divisible To: -  
Rate: \$18.00/SF/Yr + NNN

Comments: Medical office build out with exam rooms. Other office uses possible. W/S/G included in NNN. Parking is free. Convenient to all freeways. Close to SeaTac Airport.

**Arne Svendsen**  
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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.

**Mike Hemphill**  
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**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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# Office Exclusive Listings

## March 2022



### 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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### 15203 - 15211 8th Ave S Ste 15209

15203 - 15211 8th Ave S  
Burien, WA 98148

Listing Type: Lease  
Available: Now

Total SF Available: 1,200 SF

Divisible To: -  
Rate: \$18.00/SF/Yr + NNN

Comments: Medical office build out with exam rooms. Other office uses possible. W/S/G included in NNN. Parking is free. Convenient to all freeways. Close to SeaTac Airport.

**Arne Svendsen**  
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### 15203 - 15211 8th Ave S Ste 15203

15203 - 15211 8th Ave S  
Burien, WA 98148

Listing Type: Lease  
Available: Now

Total SF Available: 1,200 SF

Divisible To: -  
Rate: \$18.00/SF/Yr + NNN

Comments: Medical office build out with exam rooms. Other office uses possible. W/S/G included in NNN. Parking is free. Convenient to all freeways. Close to SeaTac Airport.

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# Office Exclusive Listings

## March 2022



**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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