

# Office Exclusive Listings

## November 2022



**East Campus Corporate Park I**  
Ste 200

32001 32<sup>nd</sup> Ave S  
Federal Way, WA 98001

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.

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**Jim Bisset**  
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**Auburn Corporate Center**  
Bldg II - Ste 110 + 115 + 120

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

Listing Type: Lease  
Available: Now

Total SF Available: 21,277 SF

Divisible To: 3,389 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 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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**Wellness Plaza**

34617 11th Pl S  
Federal Way, WA 98003

Listing Type: Lease  
Available: Now

Total SF Available: 21,098 SF

Divisible To: 271 SF  
Rate: \$25.00 Full Service

Comments: Newly renovated. Multiple medical office suites available between 271 SF - 7,617 SF.

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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: \$16.75 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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**East Campus Plaza  
Ste 101**

32129 Weyerhaeuser Way S  
Federal Way, WA 98001

Listing Type: Lease  
Available: Now

Total SF Available: 6,072 SF

Divisible To: 2,500 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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**East Campus Corporate Park I  
Ste 300**

32001 32<sup>nd</sup> Ave S  
Federal Way, WA 98001

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 210 + 212

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

Listing Type: Lease  
Available: Now

Total SF Available: 4,686 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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**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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**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

## November 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**  
D: (206) 336-5328  
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grockwell@andoverco.com



**South Lind Square**  
Bldg A - Ste 429

429 SW 41st St  
Renton, WA 98057

Listing Type: Sublease  
Available: Until 3/31/26

Total SF Available: 3,604 SF

Divisible To: N/A  
Rate: \$1.60 SF/Mo, NNN

Comments: Sublease until 3/31/26. Landlord will entertain longer term or a direct lease. High image showroom + office space, open large showroom, small showroom, three private offices, lunch room and server room.

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**Queen Anne Creative Office Space**  
Ste 300

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 lease rates.

**Brian Bruininks, CCIM**  
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**Shane Mahvi**  
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smahvi@andoverco.com

# Office Exclusive Listings

## November 2022



**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/dental office with exam rooms, other office uses such as salon, spa and esthetician office, nearby medical centers include: St. Anne Hosp., Franciscan Health & Kaiser Permanente, W/S/G included in NNN, free on-site parking, convenient to all freeways, close to SeaTac Airport, close to Tukwila Station Commuter Rail.

**Arne Svendsen**  
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**Richard Raiford**  
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rraiford@andoverco.com



**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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**East Campus Corporate Park I**  
Ste 320

32001 32<sup>nd</sup> Ave S  
Federal Way, WA 98001

Listing Type: Lease  
Available: Now

Total SF Available: 2,387 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 six private offices, lunch room, and a large storage room.

**Mike Hemphill**  
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### SODO Park

3200 - 3220 1st Ave S  
Seattle, WA 98134

Listing Type: Lease  
Available: Now

Total SF Available: 2,200 SF

Divisible To: -  
Rate: -

Comments: 2,200 SF unique, historical 2nd floor office space. Available December 1st, 2022. Great view of downtown Seattle and T-Mobile Park. Within minutes to nearby businesses, banking, restaurants, and retail services. 3 private offices, kitchenette, storage closet, and private restroom. Call brokers for rates.

#### Jeff Crane

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jcrane@andoverco.com

#### Jack Crane

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jacklc@andoverco.com



### 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/dental office with exam rooms, other office uses such as salon, spa and esthetician office, nearby medical centers include: St. Anne Hosp., Franciscan Health & Kaiser Permanente, W/S/G included in NNN, free on-site parking, convenient to all freeways, close to SeaTac Airport, close to Tukwila Station Commuter Rail.

#### Arne Svendsen

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#### Richard Raiford

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rraiford@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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## November 2022



**9th Avenue Pavilion**  
Ste 101

33434 8th Ave S  
Federal Way, WA 98003

Listing Type: Lease  
Available: Now

Total SF Available: 1,926 SF

Divisible To: N/A  
Rate: \$27.50 SF/Yr,  
Full Service

Comments: Minutes away from shopping and amenities at Federal Way Commons. Close proximity to Metro Transit stops. Ample parking ratio of 3.2 stalls per 1,000 SF of building area. Reception, three (3) private offices, open work area, custom built furniture and workstations.

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**Centerpointe Business Park**  
Ste 171

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

Listing Type: Lease  
Available: Now

Total SF Available: 1,423 SF

Divisible To: N/A  
Rate: \$17.00 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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bbruininks@andoverco.com



**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/dental office with exam rooms, other office uses such as salon, spa and esthetician office, nearby medical centers include: St. Anne Hosp., Franciscan Health & Kaiser Permanente, W/S/G included in NNN, free on-site parking, convenient to all freeways, close to SeaTac Airport, close to Tukwila Station Commuter Rail.

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## November 2022



**Postal Station**  
Ste 100

2445 4th Ave S  
Seattle, WA 98134

Listing Type: Lease  
Available: Now

Total SF Available: 1,063 SF

Divisible To: -

Rate: -

Comments: Spaces can be combined for a total of 2,085 SF. High identity location near Starbucks Headquarters. Available for retail or office use. On-site parking. Easy access to I-5 & Hwy 99. Local ownership offering flexible lease terms. Excellent signage. Contact broker for breakdown of rates.

**Bruce Clarkson**  
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**Plaza by The Green**  
Ste 205

24437 Russell Rd  
Kent, WA 98032

Listing Type: Lease  
Available: Now

Total SF Available: 1,053SF

Divisible To: -

Rate: \$24.00/SF/Yr,  
Full Service including  
Janitorial

Comments: Well maintained center, high traffic counts - 38,283 cars daily, located adjacent to riverbend golf complex, strong location at strategic intersection, high visibility with good ingress/egress, great signage access to I-5 and Hwy-167.

**Arne Svendsen**  
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**Postal Station**  
Ste 102

2445 4th Ave S  
Seattle, WA 98134

Listing Type: Lease  
Available: October 1st

Total SF Available: 1,022 SF

Divisible To: -

Rate: -

Comments: Spaces can be combined for a total of 2,085 SF. High identity location near Starbucks Headquarters. Available for retail or office use. On-site parking. Easy access to I-5 & Hwy 99. Local ownership offering flexible lease terms. Excellent signage. Contact broker for breakdown of rates.

**Bruce Clarkson**  
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# Office Exclusive Listings

## November 2022



**Windermere Plaza**  
Ste 106

13106 SE 240th St  
Kent, WA 98031

Listing Type: Lease  
Available: Now

Total SF Available: 948 SF

Divisible To: N/A  
Rate: \$18.00 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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**Jack Crane**  
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**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: \$18.00 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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**Cascade Plaza**  
Ste 203

903 E Main St  
Auburn, WA 98002

Listing Type: Lease  
Available: Now

Total SF Available: 324 SF

Divisible To: -  
Rate: \$488/Mo, Full Service

Comments: 1 secure office, lots of windows! Full HVAC throughout the building, abundant free parking 4:1,000 SF, adjacent to downtown revitalization, building and street signage available. Quick access to Hwy-18 and Hwy-167, close to downtown auburn. Within walking distance to area amenities.

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# Office Exclusive Listings

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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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