

Office Exclusive Listings

January 2023



East Campus Corporate Park I
Ste 200

32001 32nd 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.

Mike Hemphill
D: (206) 336-5325
C: (206) 550-4176
mhempill@andoverco.com

Jim Bisset
D: (206) 336-5334
C: (206) 769-3633
jbisset@andoverco.com



Auburn Corporate Center
Bldg II - Ste 110 + 115 + 120

1002 15th 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.

Mike Hemphill
D: (206) 336-5325
C: (206) 550-4176
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C: (206) 769-3633
jbisset@andoverco.com



Wellness Plaza

34617 11th Pl S
Federal Way, WA 98003

Listing Type: Lease
Available: Now

Total SF Available: 21,098 SF

Divisible To: 801 SF
Rate: \$25.00 Full Service

Comments: Newly renovated. Multiple medical office suites available between 801 SF - 7,617 SF.

Richard Raiford
D: (206) 357-5486
C: (843) 442-0150
rraiford@andoverco.com

Mike Hemphill
D: (206) 336-5325
C: (206) 550-4176
mhempill@andoverco.com

Jim Bisset
D: (206) 336-5334
C: (206) 769-3633
jbisset@andoverco.com

Office Exclusive Listings

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Occidental Business Park
Building 1

2454 Occidental Ave S
Seattle, WA 98134

Listing Type: Lease
Available: June 2023

Total SF Available: 20,400 SF

Divisible To: See comments
Rate: -

Comments: Many different uses including office, assembly warehousing, and flex. Contact broker for more details and rates.

George Rockwell, SIOR
D: (206) 336-5328
C: (206) 679-7625
grockwell@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: \$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.

Mike Hemphill
D: (206) 336-5325
C: (206) 550-4176
mhempill@andoverco.com

Brian Bruininks, CCIM
D: (206) 336-5324
C: (206) 769-3633
bbruininks@andoverco.com



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 320th 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.

Jim Bisset
D: (206) 336-5334
C: (206) 769-3633
jbisset@andoverco.com

Mike Hemphill
D: (206) 336-5325
C: (206) 550-4176
mhempill@andoverco.com

Office Exclusive Listings

January 2023



East Campus Corporate Park I
Ste 300

32001 32nd 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.

Mike Hemphill
D: (206) 336-5325
C: (206) 550-4176
mhemphill@andoverco.com

Jim Bisset
D: (206) 336-5334
C: (206) 769-3633
jbisset@andoverco.com



Auburn Corporate Center
Bldg II - Ste 210 + 212

1002 15th 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.

Mike Hemphill
D: (206) 336-5325
C: (206) 550-4176
mhemphill@andoverco.com

Jim Bisset
D: (206) 336-5334
C: (206) 769-3633
jbisset@andoverco.com



Auburn Corporate Center
Bldg II - Ste 120 + 120A

1002 15th 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.

Mike Hemphill
D: (206) 336-5325
C: (206) 550-4176
mhemphill@andoverco.com

Jim Bisset
D: (206) 336-5334
C: (206) 769-3633
jbisset@andoverco.com

Office Exclusive Listings

January 2023



Occidental Business Park
Building 3, Ste 3B

2454 Occidental Ave S
Seattle, WA 98134

Listing Type: Lease
Available: Now

Total SF Available: 4,465 SF

Office SF: -
Warehouse SF: ~2,000 SF
Divisible To: -
Zoning: IG1-U85
Clearance: -
Dock Doors: -
Grade Doors: GL loading

Shell Rate: -
Office Rate: -
Est. NNN Rate: -

Comments: Approx. 2,000 SF of warehouse space. Ground level loading. Contact broker for more details.

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



Auburn Corporate Center
Bldg II - Ste 225

1002 15th 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.

Mike Hemphill
D: (206) 336-5325
C: (206) 550-4176
mhempfill@andoverco.com

Jim Bisset
D: (206) 336-5334
C: (206) 769-3633
jbisset@andoverco.com



Occidental Business Park
Building 3, Ste 3C

2454 Occidental Ave S
Seattle, WA 98134

Listing Type: Lease
Available: Now

Total SF Available: 3,951 SF

Office SF: 3,201 SF
Storage SF: 750 SF
Divisible To: -
Zoning: IG1-U85
Clearance: -
Dock Doors: -
Grade Doors: -

Shell Rate: -
Office Rate: -
Est. NNN Rate: -

Comments: 3,201 SF of air conditioned office. 750 SF of high bay storage. Immediate occupancy. Contact broker for more details.

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

Office Exclusive Listings

January 2023



South Lind Square
Bldg A - Ste 429

429 SW 41st St
Renton, WA 98057

Listing Type: Lease
Available: Now

Total SF Available: 3,604 SF

Divisible To: N/A
Rate: \$1.67 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.

Mike Hemphill
D: (206) 336-5325
C: (206) 550-4176
mhempill@andoverco.com

Jim Bisset
D: (206) 336-5334
C: (206) 769-3633
jbisset@andoverco.com



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
D: (206) 336-5324
C: (206) 769-3633
bbruininks@andoverco.com

Shane Mahvi
D: (206) 336-5338
C: (858) 442-0441
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/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
D: (206) 336-5331
C: (206) 947-2885
asvendsen@andoverco.com

Richard Raiford
D: (206) 357-5486
C: (843) 442-0150
rraiford@andoverco.com

Office Exclusive Listings

January 2023



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
D: (206) 336-5331
C: (206) 947-2885
asvendsen@andoverco.com



New

Kent Business Center

25530 74th Ave S
Kent, WA 98032

Listing Type: Sublease
Available: Now

Total SF Available: 2,670 SF

Office SF: 2,214 SF
Divisible To: -
Zoning: M2
Clearance: -
Dock Doors: -
Grade Doors: 1

Monthly Rate: \$2,797.00/Mo + NNN

Comments: The Kent Valley Business Center is centrally location with convenient freeway access to SR-167 and I-5, and within walking distance to park and interurban trail. Warehouse: 456 SF, 1 grade level door, sublease through January 31st, 2024. Direct lease possible.

Shane Mahvi
D: (206) 336-5338
C: (858) 442-0441
smahvi@andoverco.com



New

Occidental Business Park Building 3, Ste 3D

2454 Occidental Ave S
Seattle, WA 98134

Listing Type: Lease
Available: Now

Total SF Available: 2,550 SF

Office SF: -
Warehouse SF: -
Divisible To: -
Zoning: IG1-U85
Clearance: -
Dock Doors: -
Grade Doors: -

Shell Rate: -
Office Rate: -
Est. NNN Rate: -

Comments: 2,550 SF of finished office space. Contact broker for more details.

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

Office Exclusive Listings

January 2023



East Campus Corporate Park I
Ste 320

32001 32nd 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
D: (206) 336-5325
C: (206) 550-4176
mhempfill@andoverco.com

Jim Bisset
D: (206) 336-5334
C: (206) 769-3633
jbisset@andoverco.com



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. 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
D: (206) 336-5336
C: (206) 949-4339
jcrane@andoverco.com

Jack Crane
D: (206) 258-3159
C: (206) 446-6699
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
D: (206) 336-5331
C: (206) 947-2885
asvendsen@andoverco.com

Richard Raiford
D: (206) 357-5486
C: (843) 442-0150
rraiford@andoverco.com

Office Exclusive Listings

January 2023



Occidental Business Park
Building 3, Ste 3A

2454 Occidental Ave S
Seattle, WA 98134

Listing Type: Lease
Available: Now

Total SF Available: 2,123 SF

Office SF: -
Divisible To: -
Zoning: IG1-U85
Clearance: -
Dock Doors: -
Grade Doors: -

Shell Rate: -
Office Rate: -
Est. NNN Rate: -

Comments: 2,123 SF of finished office space.
End of building location.
Immediate occupancy. Contact
broker for more details.

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



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.

Mike Hemphill
D: (206) 336-5325
C: (206) 550-4176
mhempfill@andoverco.com

Richard Raiford
D: (206) 357-5486
C: (843) 442-0150
rraiford@andoverco.com



9th Avenue Pavilion
Ste 106

33434 8th Ave S
Federal Way, WA 98003

Listing Type: Lease
Available: Now

Total SF Available: 1,802 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, five (5) private offices,
open work area, conference
room, lunch/break room.

Mike Hemphill
D: (206) 336-5325
C: (206) 550-4176
mhempfill@andoverco.com

Richard Raiford
D: (206) 357-5486
C: (843) 442-0150
rraiford@andoverco.com

Office Exclusive Listings

January 2023



Centerpointe Business Park
Ste 171

18000 72nd 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.

Mike Hemphill
D: (206) 336-5325
C: (206) 550-4176
mhemphill@andoverco.com

Brian Bruininks, CCIM
D: (206) 336-5324
C: (206) 769-3633
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.

Arne Svendsen
D: (206) 336-5331
C: (206) 947-2885
asvendsen@andoverco.com

Richard Raiford
D: (206) 357-5486
C: (843) 442-0150
rraiford@andoverco.com



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
D: (206) 336-5332
C: (206) 399-6218
bclarkson@andoverco.com

Office Exclusive Listings

January 2023



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
D: (206) 336-5331
C: (206) 947-2885
asvendsen@andoverco.com



Postal Station
Ste 102

2445 4th Ave S
Seattle, WA 98134

Listing Type: Lease
Available: Fully Leased

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
D: (206) 336-5332
C: (206) 399-6218
bclarkson@andoverco.com



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.

Mike Hemphill
D: (206) 336-5325
C: (206) 550-4176
mhempfill@andoverco.com

Jeff Crane
D: (206) 336-5336
C: (206) 949-4339
jcrane@andoverco.com

Jack Crane
D: (206) 258-3159
C: (206) 446-6699
jacklc@andoverco.com

Office Exclusive Listings

January 2023



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.

Mike Hemphill
D: (206) 336-5325
C: (206) 550-4176
mhempfill@andoverco.com

Jeff Crane
D: (206) 336-5336
C: (206) 949-4339
jcrane@andoverco.com

Jack Crane
D: (206) 258-3159
C: (206) 446-6699
jacklc@andoverco.com



Cascade Plaza
Ste 202

903 E Main St
Auburn, WA 98002

Listing Type: Lease
Available: Now

Total SF Available: 227 SF

Divisible To: -
Rate: \$358/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.

Arne Svendsen
D: (206) 336-5331
C: (206) 947-2885
asvendsen@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
D: (206) 357-5483
C: (206) 595-2103
mewing@andoverco.com