

Office Exclusive Listings

February 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.

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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.

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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: 801 SF
Rate: \$25.00 Full Service

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

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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.

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**East Campus Corporate Park I
Ste 100**

32001 32nd Ave S
Federal Way, WA 98001

Listing Type: Lease
Available: Now

Total SF Available: 12,115 SF

Divisible To:
Rate: \$17.00 SF/Yr, NNN

Comments: Cool open grid high ceiling areas mixed with dropped ceiling area, 24 private offices, two conference rooms, lunch room, work rooms and high ceiling open work areas. This space is divisible.

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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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Office Exclusive Listings

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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 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.

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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.

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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.

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Office Exclusive Listings

February 2023



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.

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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.

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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.

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Office Exclusive Listings

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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.

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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.

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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.

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Shane Mahvi
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February 2023



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.

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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.

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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.

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Office Exclusive Listings

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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.

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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.

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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.

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Office Exclusive Listings

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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.

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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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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.

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Office Exclusive Listings

February 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.

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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/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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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.

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Office Exclusive Listings

February 2023



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

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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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Office Exclusive Listings

February 2023



New

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.

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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.

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