

# Office Exclusive Listings

## April 2023



**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: \$18.00 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 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.

**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



**Wellness Plaza**

34617 11th Pl S  
Federal Way, WA 98003

Listing Type: Lease  
Available: Now

Total SF Available: 15,475 SF

Divisible To: 801 SF  
Rate: \$26.00 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

## April 2023



**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



**East Campus Corporate Park I  
Ste 100**

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

Listing Type: Lease  
Available: Now

Total SF Available: 12,115 SF

Divisible To:  
Rate: \$18.00 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.

**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



**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  
mhempfill@andoverco.com

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

# Office Exclusive Listings

## April 2023



**East Campus Plaza**  
Ste 100

32129 Weyerhaeuser Way S  
Federal Way, WA 98001

Listing Type: Lease  
Available: Now

Total SF Available: 6,072 SF

Divisible To: 3,000 SF  
Rate: -

**Comments:** East Campus Plaza provides high-quality office space in the esteemed East Campus neighborhood; Great open work space with plenty of natural light. This space is divisible to 3,000 SF. It has lobby exposure and can offer exterior building signage for larger tenants. Contact brokers for 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



**East Campus Plaza**  
Ste 103 & 104

32129 Weyerhaeuser Way S  
Federal Way, WA 98001

Listing Type: Lease  
Available: October 1st, 2023

Total SF Available: 5,203 SF

Divisible To: 3,000 SF  
Rate: -

**Comments:** East Campus Plaza provides high-quality office space in the esteemed East Campus neighborhood; Great open work space with plenty of natural light. This space is divisible to 1,369 SF. It has lobby exposure and can offer exterior building signage for larger tenants. Available 3rd Quarter 2023. Contact brokers for 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



**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: \$18.00 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  
mhempill@andoverco.com

**Jim Bisset**

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

# Office Exclusive Listings

## April 2023



**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.

**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 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.

**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



**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

# Office Exclusive Listings

## April 2023



**Centerpointe Business Park**  
Ste 100

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

Listing Type: Lease  
Available: Now

Total SF Available: 4,333 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 7 private offices, lunch room, and conference room. Contact brokers for rates.

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

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



**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.

**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

## April 2023



**Queen Anne Top Floor 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: \$20.00 SF/Yr, NNN

Comments: Full third floor with territorial view, multiple balconies, elevator and stair access, could also be medical/dental space, 3 secured garage stalls on site (additional cost, next to multiple restaurants, street retail, and bus lines on upper Queen Anne, landlord will help to reconfigure the space based on credit and term, contact brokers for additional information.

**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



**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

# Office Exclusive Listings

## April 2023



### 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



### 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



### 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: \$18.00 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  
mhemphill@andoverco.com

### Jim Bisset

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

# Office Exclusive Listings

## April 2023



**East Campus Plaza**  
Ste 200

32129 Weyerhaeuser Way S  
Federal Way, WA 98001

---

Listing Type: Lease  
Available: October 1st, 2023

Total SF Available: 2,233SF

Divisible To: -  
Rate: -

Comments: East Campus Plaza provides high-quality office space in the esteemed East Campus neighborhood; Great open work space with plenty of natural light. It has lobby exposure and can offer exterior building signage for larger tenants. Available 3rd Quarter 2023. Contact brokers for rates.

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

**Mike Hemphill**  
D: (206) 336-5325  
C: (206) 550-4176  
mhemphill@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



**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



# Office Exclusive Listings

## April 2023



**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  
mhemphill@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  
mhemphill@andoverco.com

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



**Centerpointe Business Park**  
Ste 206

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

Listing Type: Lease  
Available: Now

Total SF Available: 1,150 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 2 private offices and an open work space. 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

# Office Exclusive Listings

## April 2023



**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



**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  
mhemphill@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

## April 2023



New

**Cascade Plaza**  
Ste 206

903 E Main St  
Auburn, WA 98002

Listing Type: Lease  
Available: Now

Total SF Available: 326 SF

Divisible To: -  
Rate: \$498/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



New

**Cascade Plaza**  
Ste 205

903 E Main St  
Auburn, WA 98002

Listing Type: Lease  
Available: Now

Total SF Available: 288 SF

Divisible To: -  
Rate: \$448/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



New

**Cascade Plaza**  
Ste 204

903 E Main St  
Auburn, WA 98002

Listing Type: Lease  
Available: Now

Total SF Available: 230 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

# Office Exclusive Listings

## April 2023



### 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