

Office Exclusive Listings

June 2023



East Campus Corporate Park I
Ste 200

32001 32nd Ave S
Federal Way, WA 98001

Listing Type: Lease
Available: Now

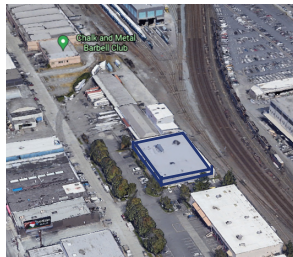
Total SF Available: 27,547 SF

Divisible To: 6,000 SF
Rate: \$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.

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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

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

Comments: Divisible to two (2) spaces. Potential storage, secured, paved area, high car parking ratio for SODO. Flexible building modifications. Many different uses including office, assembly warehousing, and flex. Over 1,600 amps of electrical power. Contact broker for more details and rates.

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Wellness Plaza

34617 11th Pl S
Federal Way, WA 98003

Listing Type: Lease
Available: Now

Total SF Available: 14,674 SF

Divisible To: 811 SF
Rate: \$26.00 Full Service

Comments: Newly renovated. Multiple medical office suites available between 811 SF - 7,617 SF.

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Office Exclusive Listings

June 2023



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: \$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.

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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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SDC Annex Building

5811 6th Ave S
Seattle, WA 98108

Listing Type: Lease
Available: Now

Total SF Available: 11,504 SF

Office SF: -
Divisible To: -
Zoning: IG-2
Clearance: 18'
Dock Doors: -
Grade Doors: -

Comments: Located in Seattle's vibrant Georgetown neighborhood. The property's corner location in the Design Center area gives tenants excellent visibility. The SDC Annex Building is easily accessible to all the major freeways with on/off ramps to I-5 and Hwy 99 less than 0.5 mile away. Many new Seattle restaurants nearby + strong retail services. Call broker for rates.

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Office Exclusive Listings

June 2023



East Campus Corporate Park I
Ste 425

32001 32nd Ave S
Federal Way, WA 98001

Listing Type: Lease
Available: Now

Total SF Available: 5,951 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. Twelve private offices, server room, and open work area.

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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: 1,369 SF
Rate: \$17.00 SF/Yr, NNN

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.

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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: \$17.00 SF/Yr, NNN

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.

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Office Exclusive Listings

June 2023



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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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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Auburn Corporate Center
Bldg I - Ste 110

1102 15th St SW
Auburn, WA 98001

Listing Type: Lease
Available: Now

Total SF Available: 4,159 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. Open office space, ready for tenant improvement.

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Office Exclusive Listings

June 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.

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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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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

June 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: \$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.

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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: 2,307 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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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: \$17.00 SF/Yr, NNN

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.

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Office Exclusive Listings

June 2023



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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Renton Business Park
Ste A203

901 Rainier Ave N
Renton, WA 98057

Listing Type: Lease
Available: Now

Total SF Available: 1,920 SF

Divisible To: -
Rate: \$1.33 SF/Mo + NNN

Comments: Second floor, 5 private offices, large open area, small open area, two bathrooms, and balcony. Ground floor spaces offer front and back entrances and second floor office suites include private balconies. For light industrial space or office space in a prestigious Renton location. Contact brokers for more information.

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Centerpointe Business Park
Ste 170

18000 72nd Ave S
Kent, WA 98032

Listing Type: Lease
Available: Now

Total SF Available: 1,518 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.

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Office Exclusive Listings

June 2023



Renton Business Park
Ste B102

901 Rainier Ave N
Renton, WA 98057

Listing Type: Lease
Available: Now

Total SF Available: 1,440 SF

Divisible To: -
Rate: \$1.25 SF/Mo + NNN

Comments: Reception, 2 private offices, 2 conference rooms. Ground floor spaces offer front and back entrances and second floor office suites include private balconies. For light industrial space or office space in a prestigious Renton location. Contact brokers for more information.

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smahvi@andoverco.com



Renton Business Park
Ste B200

901 Rainier Ave N
Renton, WA 98057

Listing Type: Lease
Available: Now

Total SF Available: 1,200 SF

Divisible To: -
Rate: \$1.30 SF/Mo + NNN

Comments: Second floor, 2 private offices, 1 conference room, kitchenette. Ground floor spaces offer front and back entrances and second floor office suites include private balconies. For light industrial space or office space in a prestigious Renton location. Contact brokers for more information.

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Centerpointe Business Park
Ste 206

18000 72nd 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.

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Office Exclusive Listings

June 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.

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Windermere Plaza
Ste 106

13106 SE 240th St
Kent, WA 98031

Listing Type: Lease
Available: Now

Total SF Available: 828 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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Sammamish Woods Medical Center
Ste C

3707 Providence Point Dr SE
Issaquah, WA 98029

Listing Type: Lease
Available: Now

Total SF Available: 572 SF

Divisible To: N/A
Rate: \$32.00 SF/Yr, NNN

Comments: Excellent location for medical use, dental use or suburban office use. Tremendous demographics in Sammamish Plateau area! Outstanding lighted tenant signage along 228th Ave SE. Enjoy the pleasant quiet sounds of birds chirping on this gorgeous forested site. Three (3) private offices, lunch room, and open area.

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Office Exclusive Listings

June 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.

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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.

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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.

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Office Exclusive Listings

June 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

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