

Office Exclusive Listings

October 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: 6,500 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.

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



Auburn Corporate Center
Bldg I - Ste 220

1102 15th St SW
Auburn, WA 98001

Listing Type: Lease
Available: Now

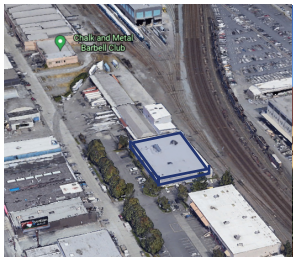
Total SF Available: 25,683 SF

Divisible To: N/A
Rate: \$17.00 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. Seven (7) private offices, three (3) conference rooms and an open office area.

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 1

2454 Occidental Ave S
Seattle, WA 98134

Listing Type: Lease
Available: Now

Total SF Available: 20,400 SF

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

Rate: \$12.00/SF/Yr + NNN

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.

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

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

Office Exclusive Listings

October 2023



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.

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



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



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.

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

Office Exclusive Listings

October 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.

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



Ridgewood Center
Ste 106 + 110

33650 6th Ave S
Federal Way, WA 98003

Listing Type: Lease
Available: Now

Total SF Available: 5,912 SF

Divisible To: -
Rate: \$17.00 SF/Yr, approx.
\$9.00 PSF/Yr NNN

Comments: Project amenities include conference room and fitness center, storage available, incoming renovations to lobby and common areas, located on main arterial; I-5 and S/99, close proximity to The Commons Shopping Mall and St. Francis Hospital, ample free surface parking, covered parking is free at 1/1,000 RSF.

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



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.

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

Office Exclusive Listings

October 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: \$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.

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



1100 SW 27th St

1100 SW 27th St
Renton, WA 98057

Listing Type: Sublease
Available: Now

Total SF Available: 5,632 SF

Divisible To: N/A
Rate: \$18.00/SF, Modified Gross

Comments: 5,632 SF office space for sublease on the second floor. Recent renovations and upgrades. 3.00/1,000 parking ratio. Quick freeway access. Long term lease in place - can be flexible on term. Executive Suite bathroom.

Jack Crane

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

Jeff Crane

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



South Lind Square - Bldg B
Ste 403 + 405

4150 Lind Ave SW
Renton, WA 98057

Listing Type: Lease
Available: Now

Total SF Available: 5,579 SF

Divisible To: N/A
Rate: \$1.50/SF/Mo for office

Comments: Office space for sublease until 7/31/26, four private offices, one conference room, lunch room, large open office.

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

October 2023



New

Auburn Corporate Center
Bldg II - Ste 230

1002 15th St SW
Auburn, WA 98001

Listing Type: Lease
Available: Now

Total SF Available: 5,495 SF

Divisible To: N/A
Rate: \$17.00 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. Five (5) private offices, lunch room and a large open office area.

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 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
mhempill@andoverco.com

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



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.

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

October 2023



Ridgewood Center
Ste 210

33650 6th Ave S
Federal Way, WA 98003

Listing Type: Lease
Available: Now

Total SF Available: 3,590 SF

Divisible To: -
Rate: \$17.00 SF/Yr, approx.
\$9.00 PSF/Yr NNN

Comments: Project amenities include conference room and fitness center, storage available, incoming renovations to lobby and common areas, located on main arterial; I-5 and S/99, close proximity to The Commons Shopping Mall and St. Francis Hospital, ample free surface parking, covered parking is free at 1/1,000 RSF.

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

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



Ridgewood Center
Ste 106

33650 6th Ave S
Federal Way, WA 98003

Listing Type: Lease
Available: Now

Total SF Available: 3,519 SF

Divisible To: -
Rate: \$17.00 SF/Yr, approx.
\$9.00 PSF/Yr NNN

Comments: Project amenities include conference room and fitness center, storage available, incoming renovations to lobby and common areas, located on main arterial; I-5 and S/99, close proximity to The Commons Shopping Mall and St. Francis Hospital, ample free surface parking, covered parking is free at 1/1,000 RSF.

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

October 2023



Auburn Corporate Center
Bldg II - Ste 208

1002 15th St SW
Auburn, WA 98001

Listing Type: Lease
Available: Now

Total SF Available: 2,820 SF

Divisible To: N/A
Rate: \$17.00 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. One (1) conference room and a large open office area.

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



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 located 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



Centerpointe Business Park
Ste 160

18000 72nd Ave S
Kent, WA 98032

Listing Type: Lease
Available: Now

Total SF Available: 2,579 SF

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

Comments: Class B building in great Southcenter location; great parking; immediate access to West Valley Highway, major freeways and SeaTac Airport; minutes from Southcenter Mall, IKEA, hotels, and restaurants; less than a mile from the Amtrak station in Tukwila. 6 Private offices, 1 conference room, and 1 breakroom with a kitchenette.

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

October 2023



Ridgewood Center
Ste 110

33650 6th Ave S
Federal Way, WA 98003

Listing Type: Lease
Available: Now

Total SF Available: 2,393 SF

Divisible To: -
Rate: \$17.00 SF/Yr, approx.
\$9.00 PSF/Yr NNN

Comments: Project amenities include conference room and fitness center, storage available, incoming renovations to lobby and common areas, located on main arterial; I-5 and S/99, close proximity to The Commons Shopping Mall and St. Francis Hospital, ample free surface parking, covered parking is free at 1/1,000 RSF.

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



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.

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 108

33434 8th Ave S
Federal Way, WA 98003

Listing Type: Lease
Available: Now

Total SF Available: 2,257 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. High end finish level, gorgeous space with lots of windows! Five (5) private offices, one (1) conference room, and kitchenette.

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

October 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: \$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.

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



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



9th Avenue Pavilion
Ste 203

33434 8th Ave S
Federal Way, WA 98003

Listing Type: Lease
Available: Now

Total SF Available: 1,519 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, six (6) private offices, open work area, many windows.

Mike Hemphill

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

Richard Raiford

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

Office Exclusive Listings

October 2023



390 Building

390 E Sunset Way
Issaquah, WA 98027

Listing Type: Sale or Lease
Available: Now

Total SF Available: 1,500 SF

Divisible To: -
Rate: \$32.00/SF/Yr + NNN
Sale Price: \$1,500,000

Comments: For Sale or Lease. 100% vacant medical office, 6 total parking stalls, excellent visibility, fiber to building, extensive remodel in 2016. Available for occupancy immediately.

Mike Hemphill

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

Shane Crook

D: (206) 336-5330
C: (206) 579-1149
scrook@andoverco.com



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.

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

Office Exclusive Listings

October 2023



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.

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



Plaze by The Green
Ste 210

24437 Russell Rd
Kent, WA 98032

Listing Type: Lease
Available: Now

Total SF Available: 768 SF

Divisible To: -
Rate: \$24/SF Full Service including janitorial

Comments: Located adjacent to riverbend golf complex. Great signage, access to I-5 and hwy-167. High visibility with good ingress/egress. Strong location at strategic intersection. Large private balcony.

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