

Office Exclusive Listings

December 2023



East Campus Plaza
Ste 103 & 104

32129 Weyerhaeuser Way S
Federal Way, WA 98001

Listing Type: Lease
Available: Now

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.

Jim Bisset

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mhemphill@andoverco.com



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.

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East Campus Plaza
Ste 201

32129 Weyerhaeuser Way S
Federal Way, WA 98001

Listing Type: Lease
Available: Now

Total SF Available: 6,447 SF

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. Mixture of private offices and conference rooms.

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Office Exclusive Listings

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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.

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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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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.

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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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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.

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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.

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Office Exclusive Listings

December 2023



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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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: \$0.70/SF/Mo + NNN

Comments: 20,400 SF of built-out office space. High car parking ratio. Flexible building modifications, landlord can reconfigure the interior to suit tenant requirements. 16' - 18' clear height to the underside of the roof. Fenced/secured building and parking area.

Shane Mahvi
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George Rockwell, SIOR
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grockwell@andoverco.com



505 Strander Building

505 - 525 Strander Blvd
Tukwila, WA 98188

Listing Type: Sale
Available: Now

Total SF Available: 19,244 SF

Divisible To: -
Zoning: TUC-TOD
Clearance: -
Dock Doors: -
Grade Doors: -

Sale Price: \$5,300,000

Comments: Showroom/flex & dental space near Westfield Southcenter for sale! Located one block from Westfield Southcenter, the largest shopping mall in the Pacific Northwest. Tenant is responsible and pays directly all operating expenses including real estate taxes, utilities, insurance, and HVAC repairs and replacement. Traffic count of over 30,000 vehicles per day.

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Office Exclusive Listings

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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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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

December 2023



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.

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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.

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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.

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Office Exclusive Listings

December 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.

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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.

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Jeff Crane
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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.

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Office Exclusive Listings

December 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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rraiford@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.

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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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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

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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.

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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

December 2023



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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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.

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3721 Talbot Rd S

3721 Talbot Rd S
Renton, WA 98055

Listing Type: Lease
Available: Now

Total SF Available: 3,200 SF

Divisible To: 1,400 SF
Rate: \$16.50 SF/Yr, NNN

Comments: Immediately adjacent to the UW Medicine/Valley Medical main hospital campus in Renton, right off Highway 167, quality suburban office building. Great medical space located on the first floor! Exterior building signage available. High profile and easy to find for patients.

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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.

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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.

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Taschner Building

2107 S 12th St
Tacoma, WA 98405

Listing Type: Sale
Available: Now

Total SF Available: 1,418 SF

Divisible To: -
Rate: -
Sale Price: \$475,000

Comments: Great central location with easy access to Hwy-16/I-5. New roof, commercial uses/possible residential. Owner/user opportunity. Recently replaced carpet and air conditioner.

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Office Exclusive Listings

December 2023



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.

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Cascade Plaza
Ste 210

903 E Main St
Auburn, WA 98002

Listing Type: Lease
Available: Now

Total SF Available: 229 SF

Divisible To: -
Rate: \$368/SF/Mo
Full Service

Comments: One secure office, lots of windows! Quick access to Hwy-18 and Hwy-167, Close to downtown Auburn. Within walking distance to area amenities. Ample free parking.

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