

# Office Exclusive Listings

## March 2024



**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: 6,500 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**  
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**Jim Bisset**  
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**East Campus Corporate Park I**  
Ste 425

32001 32<sup>nd</sup> 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

## March 2024



**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.

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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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## March 2024



### 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**  
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**Mike Hemphill**  
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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.

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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: Yes  
Zoning: IG-2  
Clearance: 18'  
Dock Doors: -  
Grade Doors: -  
First Yr Introductory Rate: 6 months free, \$12.00/SF + NNN

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 more information.

**Bruce Clarkson**  
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# Office Exclusive Listings

## March 2024



### 502 54th Ave E

502 54th Ave E  
Fife, WA 98424

Listing Type: Lease  
Available: Now

Total SF Available: 6,820 SF

Office SF: -  
Divisible: Yes  
Zoning: INDUSTRIAL  
Clearance: -  
Dock Doors: -  
Grade Doors: -  
Rate: -

Comments: Currently built-out as a medical facility with over a dozen exam rooms and office areas. Perfect for a lab, veterinarian office or, occupational drug testing service. 50 exclusive parking stalls, brand new HVAC system. Close to buslines. Potential for billboard signage. Call broker for rates.

#### Bruce Clarkson

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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.

#### Jim Bisset

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#### Mike Hemphill

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### 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: -

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

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#### Shane Mahvi

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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: -

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: -

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 110  
  
33650 6th Ave S  
Federal Way, WA 98003

Listing Type: Lease  
Available: Now

Total SF Available: 2,393 SF  
  
Divisible To: -  
Rate: -

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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## March 2024



**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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**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

## March 2024



### 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.

**Mike Hemphill**  
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### 422 3rd Ave S

422 3rd Ave S  
Kent, WA 98032

Listing Type: Lease  
Available: Now

Total SF Available: 3,057 SF

Divisible To: N/A  
Rate: \$24.00/SF/Yr + NNN

**Comments:** 3,057 SF of retail or office space available for lease! 675 SF storage shed on site, on-site graveled parking, functional basement storage/production area, two-upstairs offices, two bathrooms, zoned DCE (downtown commercial enterprise).

**Jack Crane**  
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**Jeff Crane**  
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jcrane@andoverco.com



### MRH Building Office D

1103 - 1109 N 36th St  
Seattle, WA 98103

Listing Type: Lease  
Available: Now

Total SF Available: 2,530 SF

Divisible To: -  
Rate: -

**Comments:** Renovated office area, large windows, lots of natural light, unit includes full kitchen, shower, laundry, storage, and restrooms, outdoor, covered patio area, elevator and stair access.

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# Office Exclusive Listings

## March 2024



**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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**SODO Park**

3200 - 3220 1st Ave S  
Seattle, WA 98134

Listing Type: Lease  
Available: April 1st, 2024 or sooner

Total SF Available: 1,800 SF

Divisible To: N/A  
Rate: \$19.00/SF/Yr + NNN

Comments: 1,800 SF unique 2nd floor office space with private balcony. Available April 1st, 2024 or possibly sooner. Great SODO location with quick access to I-5 & I-90. 2 open work areas, kitchenette, storage closet, private restroom, and conference room. Within minutes to nearby businesses, banking, restaurants, and other retail services.

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jcrane@andoverco.com

# Office Exclusive Listings

## March 2024



**Russell Plaza**  
Ste 101

33600 6th Ave S  
Federal Way, WA 98003

Listing Type: Lease  
Available: Now

Total SF Available: 1,572 SF

Divisible To: -  
Rate: -

Comments: Class "A" suburban office space!  
Ample free surface parking, project amenities include conference room and fitness center. Located on main arterial; I-5 and Hwy-99. Close proximity to The Commons shopping mall & St. Francis Hospital.

**Shane Mahvi**  
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**Russell Plaza**  
Ste 245

33600 6th Ave S  
Federal Way, WA 98003

Listing Type: Lease  
Available: July 1st, 2024

Total SF Available: 987 SF

Divisible To: -  
Rate: -

Comments: Class "A" suburban office space!  
Ample free surface parking, project amenities include conference room and fitness center. Located on main arterial; I-5 and Hwy-99. Close proximity to The Commons shopping mall & St. Francis Hospital.

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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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scrook@andoverco.com

# Office Exclusive Listings

## March 2024



**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.

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