

EAST CAMPUS CORPORATE PARK

32001 32nd Ave S | Federal Way, WA

FOR LEASE

CLASS A OFFICE SPACE!

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THE ANDOVER
COMPANY, INC.

CORFAC INTERNATIONAL

PROPERTY HIGHLIGHTS

- Higher ceilings, larger windows and plenty of natural light create a more productive work environment.
- 480 acre neighboring corporate campus has numerous walking and biking trails.
- gorgeous views of mount rainier.
- suite 200 has private balconies on both east and west sides.
- Plentiful free 4.0/1000 sf parking ratio.
- state-of-the-art telecommunication service through centurylink and comcast business cable.



BUILDING AMENITIES



BALCONIES ON BOTH EAST AND WEST SIDES OF SUITE 200



MOUNT RAINIER VIEWS



CONFERENCE FACILITIES



CAMPUS TRAILS FOR BIKING, JOGGING AND WALKING



FREE PARKING: 4 STALLS PER 1000 SF IN TWO LIGHTED PARKING LOTS



IMMEDIATE ACCESS TO I-5; 5 MINUTES TO HWY-18



FIVE MINUTES TO FEDERAL WAY TRANSIT CENTER



KAYAKING AND PADDLEBOARDING ON NEARBY NORTH LAKE



LOCKER ROOM WITH SHOWER



FISHING ON NEARBY NORTH LAKE



RHODODENDRON SPECIES GARDEN



PACIFIC BONSAI MUSEUM



NEARBY AMENITIES

DRIVE TIMES

DOWNTOWN SEATTLE 25 MIN.

DOWNTOWN TACOMA 15 MIN.

SEATAC IN'T AIRPORT 15 MIN.



DINING

- 1. Mi Bella Honduras
- 2. Yi's Traditional Korean Beef Soup
- 3. Jasmine Mongolian Grill
- 4. Chipotle
- 5. Katsu Burger
- 6. Ivar's
- 7. Jersey Mike's
- 8. Ezell's Famous Chicken
- 9. MOD Pizza
- 10. El Rinconsito
- 11. Red Lobster
- 12. Mama Stortini's
- 13. Chick-fil-A
- 14. Black Bear Diner
- 15. Dick's Drive-In
- 16. Burger Express
- 17. Señor Taco

RETAIL/SERVICES

- 18. Walmart
- 19. Trader Joe's
- 20. TJ Maxx
- 21. Ulta Beauty
- 22. The Commons
- 23. Marlene's Market & Deli
- 24. 7-Eleven
- 25. Target
- 26. Harbor Freight Tools
- 27. Safeway
- 28. Ross
- 29. Goodwill
- 30. Grocery Outlet

COFFEE/CAFES

- 31. Barnes & Noble Cafe
- 32. 85° Bakery Cafe
- 33. Cafe Seoul
- 34. BobaLust Tea Bar
- 35. Starbucks
- 36. Panera
- 37. Cafe Elite
- 38. Onit Cafe
- 39. Starbucks
- 40. Poverty Bay Cafe

PROPERTY OVERVIEW

	Building Size	110,000 SF
	Floor Size	27,500 SF
	Design	Timeless design by Lance Mueller Architects
	Location	Building is located at the southeast corner of the I-5 and S 320th St interchange in Federal Way. Access to Seattle, Tacoma, and the airport is excellent.
	Amenities	Hotels two minutes away; multitude of restaurants, retail and other services in and around The Commons Mall half a mile away.
	Structure	<ul style="list-style-type: none"> • Cast in place columns and sill walls with post-tensioned concrete decks. • Roof features rigid insulation and built-up roofing system. • First and fourth floor, floor-to-floor height 13'6". Second and third floor, floor-to-floor height 12'6".
	Exterior	<ul style="list-style-type: none"> • Cast in place concrete columns and sill walls painted base color. • Pre-cast parapet at roof, 2nd floor balconies, and 2nd floor column caps painted accent color. • architectural reveals located on exterior walls of building.
	Parking	Surface stalls are 4/1000 SF in two lighted parking lots.
	Elevators	<ul style="list-style-type: none"> • Three oversized (7'11" x 6'3") 5,000 lb capacity hydraulic passenger elevators servicing all four floors. You will notice the expansiveness! • Travel speed 125 feet per minute. • Stainless steel doors and frames with upgraded interior finishes. • After hours access by proximity card security system.
	Lobbies & Tenant Areas	<ul style="list-style-type: none"> • Main entry lobby complete with stained concrete floors, metal base, exposed ductwork, and additional accent lighting. • Second, third and fourth floor lobbies match architectural style of main lobby. • Suspended ceiling height at 9' or 10' in tenant areas. • Common area restrooms feature Italian tile and marble countertops.
	Electrical	<ul style="list-style-type: none"> • Main building service is 3000 amps, with capabilities for future expansion to 5000 amps, 480/227 volt, 3-phase, 4 wire service; shell will accommodate tenant convenience power up to 4.17 watts per square foot. • Programmable lighting control panels have been installed on each floor to maximize code and tenant required lighting controls. • Floor power to be served by a 600 amp, 277/480-volt panel fed from 3000 amp bus duct, through each floor. Tenant to supply transformer and 120-volt power panel to each floor.

PROPERTY OVERVIEW



Electrical

- House power is supplied from multiple 225-amp panels at 277/480 volt for mechanical systems through the electrical room on the first and fourth floors. for miscellaneous loads.
- Site lighting has been installed with 1000-watt fixtures on 30' poles for tenant safety.



Telecommunications

- Four 4" conduits connect the building demarc room to two CenturyLink vaults.
- Telecommunication and fiber services provided by CenturyLink and Comcast Business Cable.



HVAC

- (2) Trane 130 ton, packaged rooftop VAV units, with energy saving variable frequency drives on supply and relief fans and 100% economizer capable of providing cooling via outside air when cool ambient conditions exist.
- Sized to accommodate 2.5 watts/sq ft of office equipment.
- Meets all current Washington State energy and indoor air quality codes.
- Finished HVAC system for each floor's elevator lobbies and restrooms.
- (4) series type VAV boxes per floor installed for freeze protection and future tenant use.
- DDC Energy Management and Control System provides efficient and accurate control of HVAC functions.
- Architectural and structural provisions for future equipment for tenant 7 x 24 systems such as computer rooms or server rooms.
- Building standard quick response sprinkler heads installed throughout.
- Fire alarm system and monitoring is provided in shell and core areas per City of Federal Way code.
- Fire extinguishers are provided in core areas per City of Federal Way code.



Life Safety

- Building standard quick response spinkler heads installed throughout.
- Fire alarm system and monitoring is provided in shell and core areas per City of Federal Way code.
- Fire extinguishers are provided in core areas per City of Federal Way code.



Management

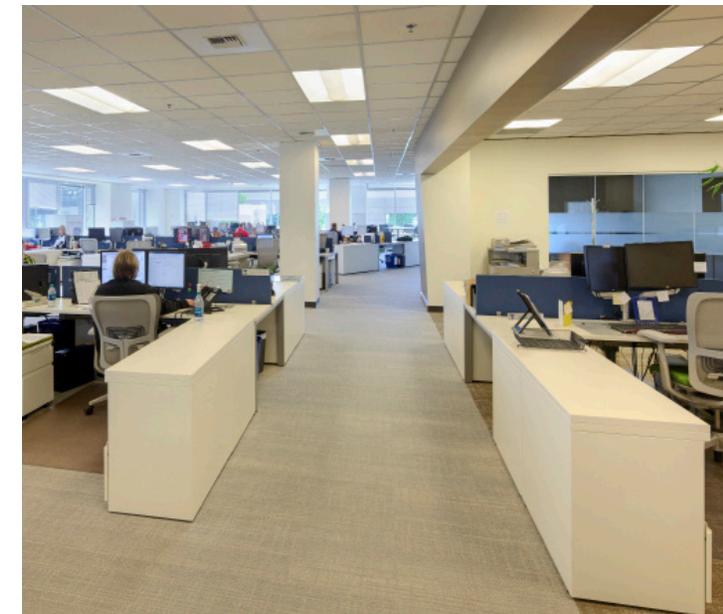
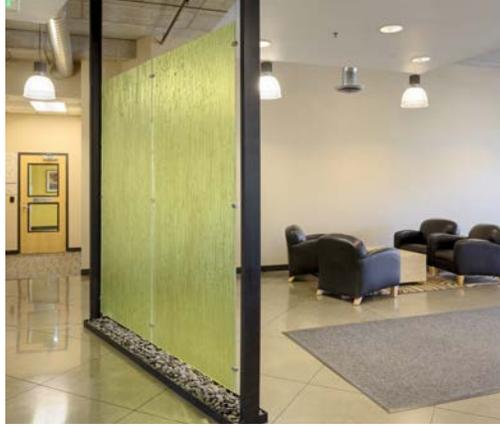
Top of class property managment and engineering provided by Sterling Realty Org. Co.



Security System

Building security system includes proximity card access and digital camera monitoring in all public areas.

PROPERTY PHOTOS



AVAILABLE SPACES

SUITE	RENTABLE SF	RENTAL RATE/RSF (NNN)	COMMENTS
200	27,547	\$18.00/SF/YR + NNN	<ul style="list-style-type: none">Mount Rainier views, two private balconies, private offices, large conference room, large open work area, reception area, lunch/breakroom, copy room.
330	6,867	\$18.00/SF/YR + NNN	<ul style="list-style-type: none">15 private offices, large conference room, large open work area, reception area, lunch/ breakroom, copy room.
425	5,951	\$18.00/SF/YR + NNN	<ul style="list-style-type: none">12 private offices, server room, and open work area.

The information contained herein has been obtained from reliable sources, but is not guaranteed. A prospective buyer/tenant should verify each item relating to this property and all information contained herein.

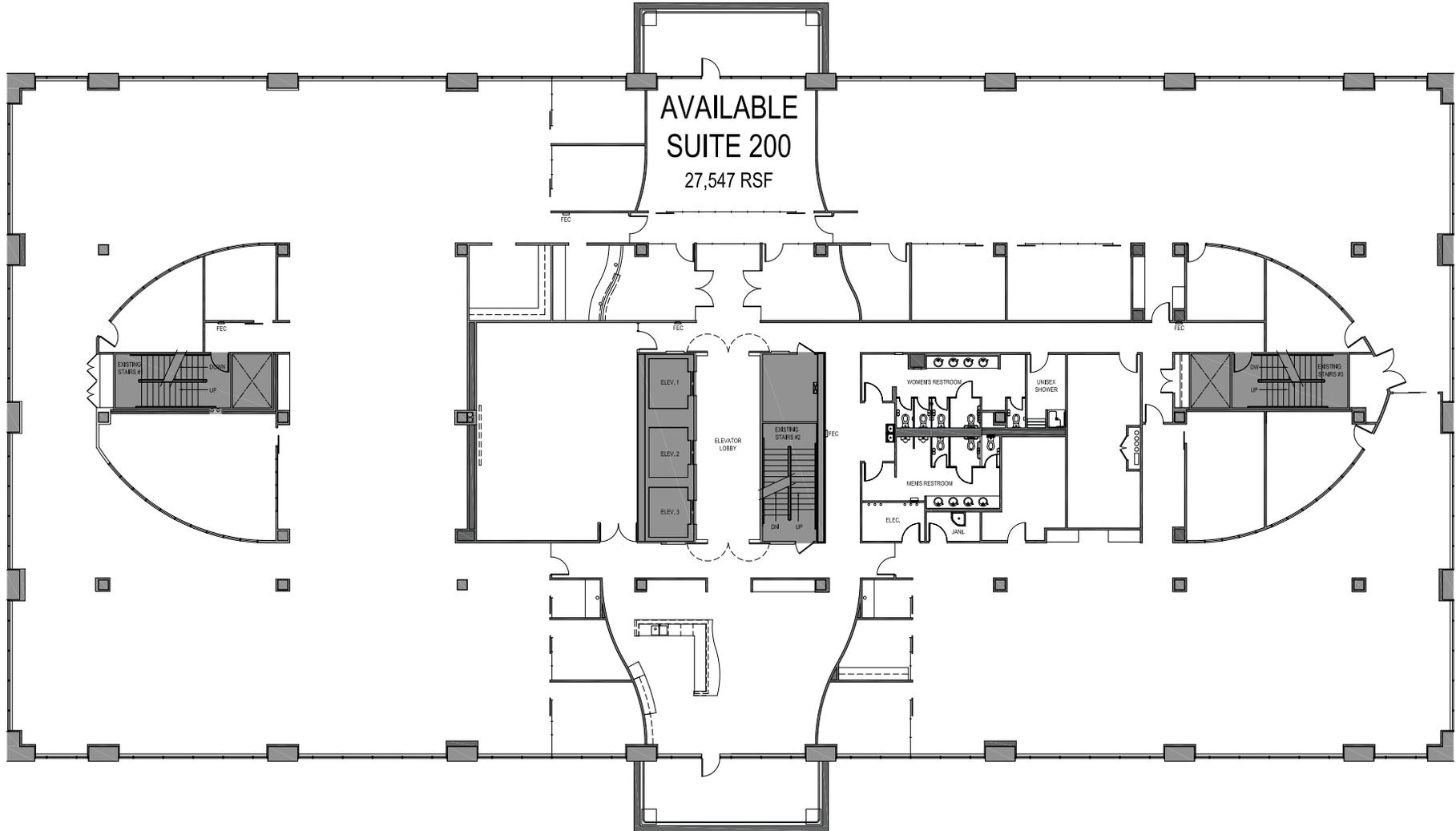


SUITE
200
SECOND FLOOR

Total SF: 27,547 (Divisible)

Rental Rate : \$18/SF/YR + NNN

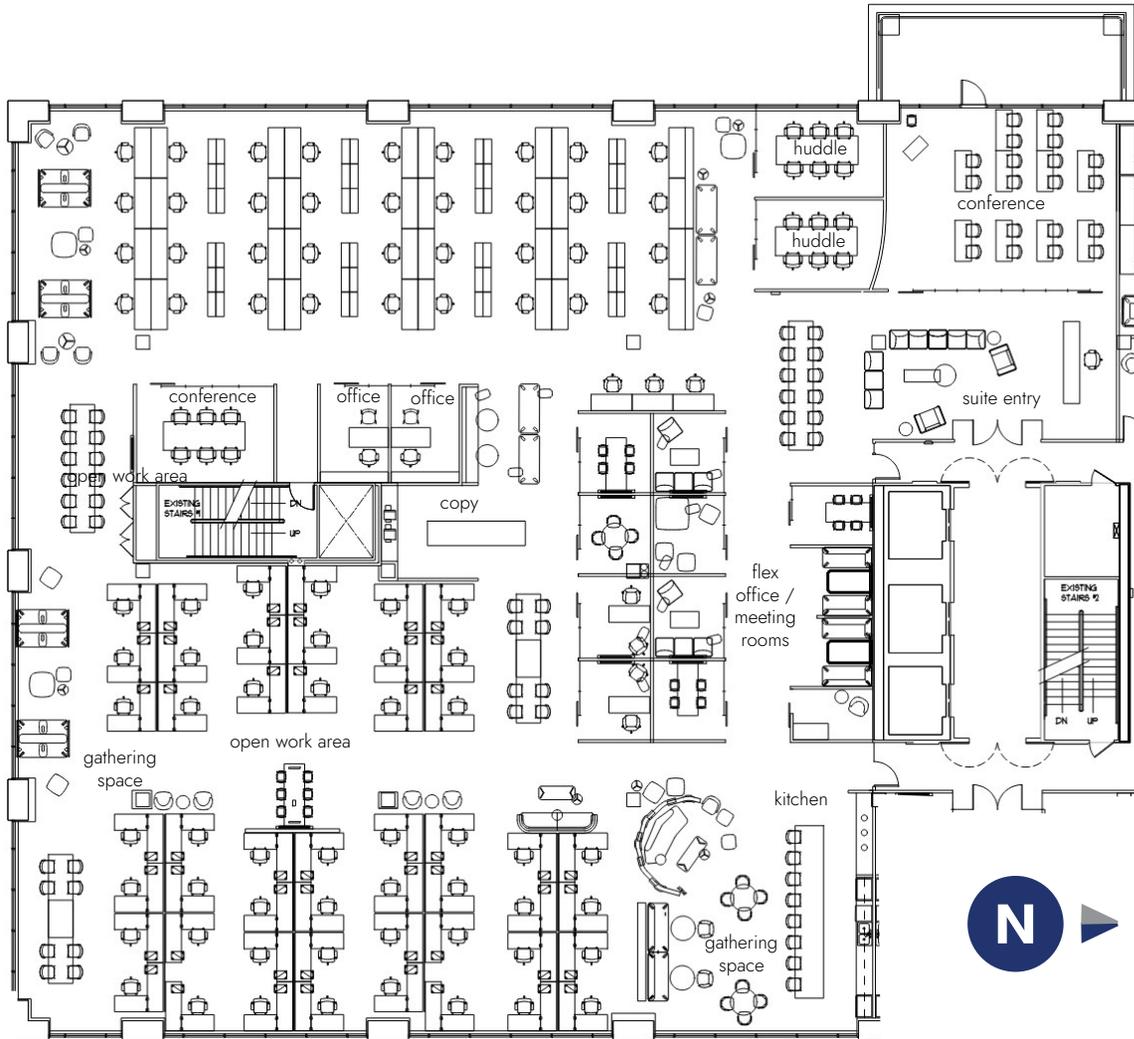
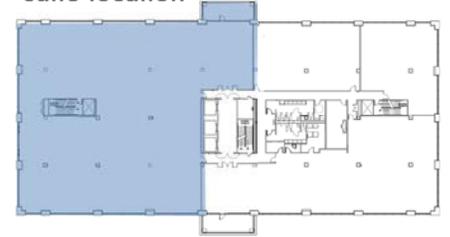
Mount Rainier views, two private balconies, private offices, large conference room, large open work area, reception area, Lunch/breakroom, copy room.



PROPOSED FLOOR PLAN A

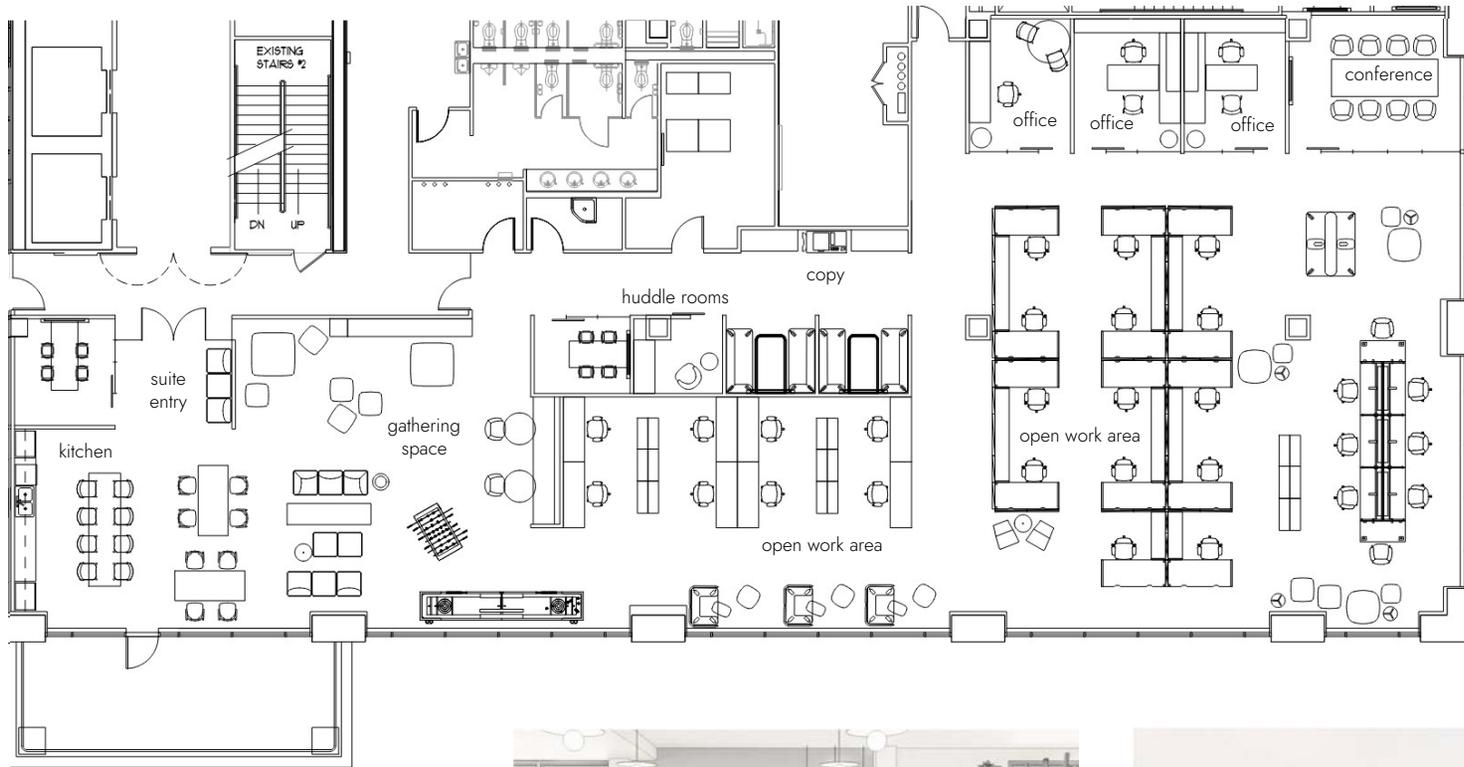
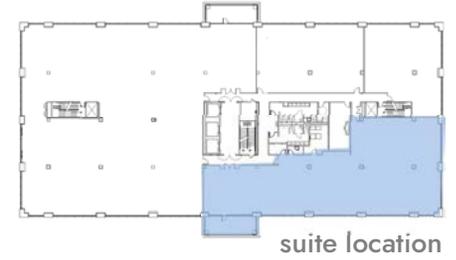
SECOND FLOOR - SUITE A

suite location



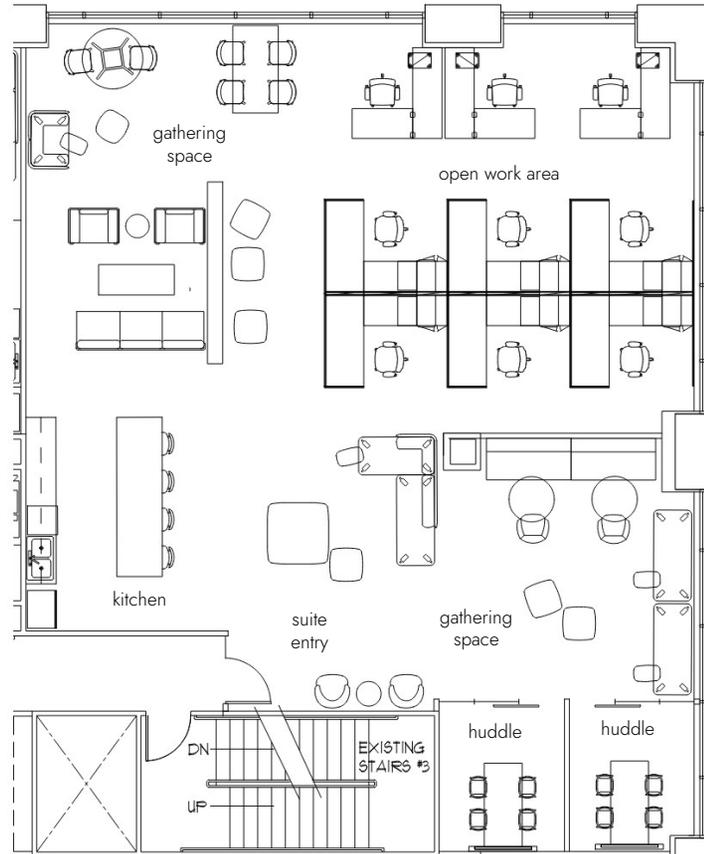
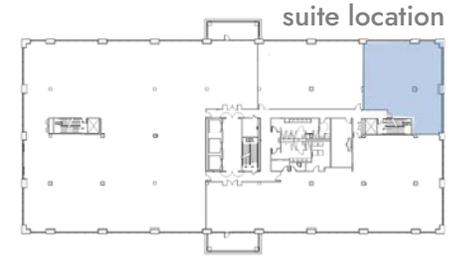
PROPOSED FLOOR PLAN B

SECOND FLOOR - SUITE B



PROPOSED FLOOR PLAN C

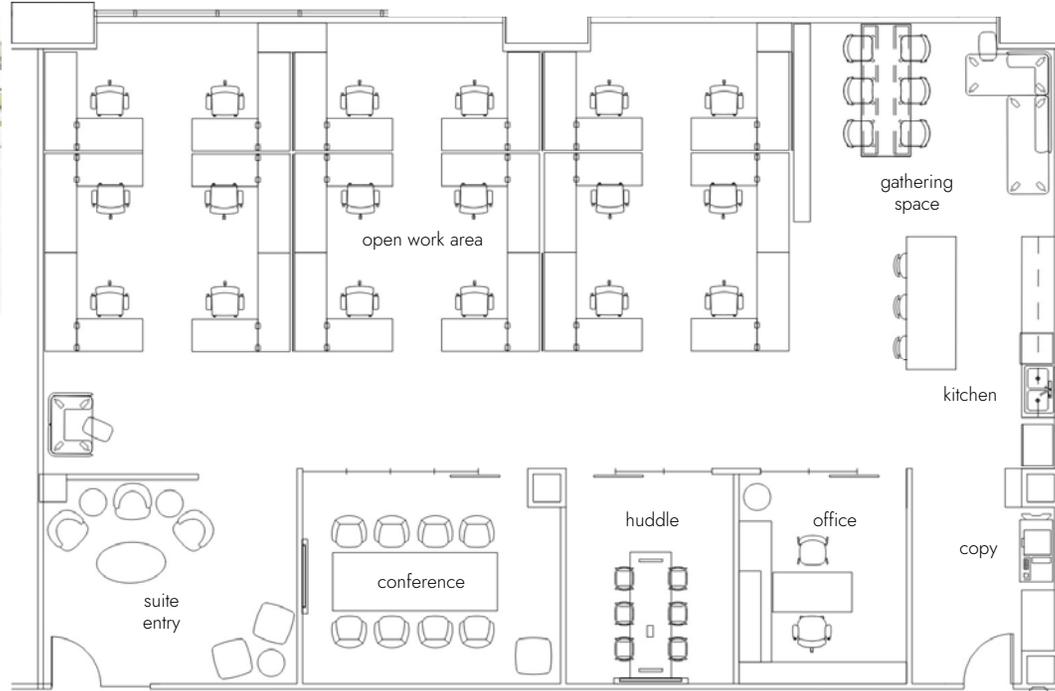
SECOND FLOOR - SUITE C



PROPOSED FLOOR PLAN D

SECOND FLOOR - SUITE D

suite location

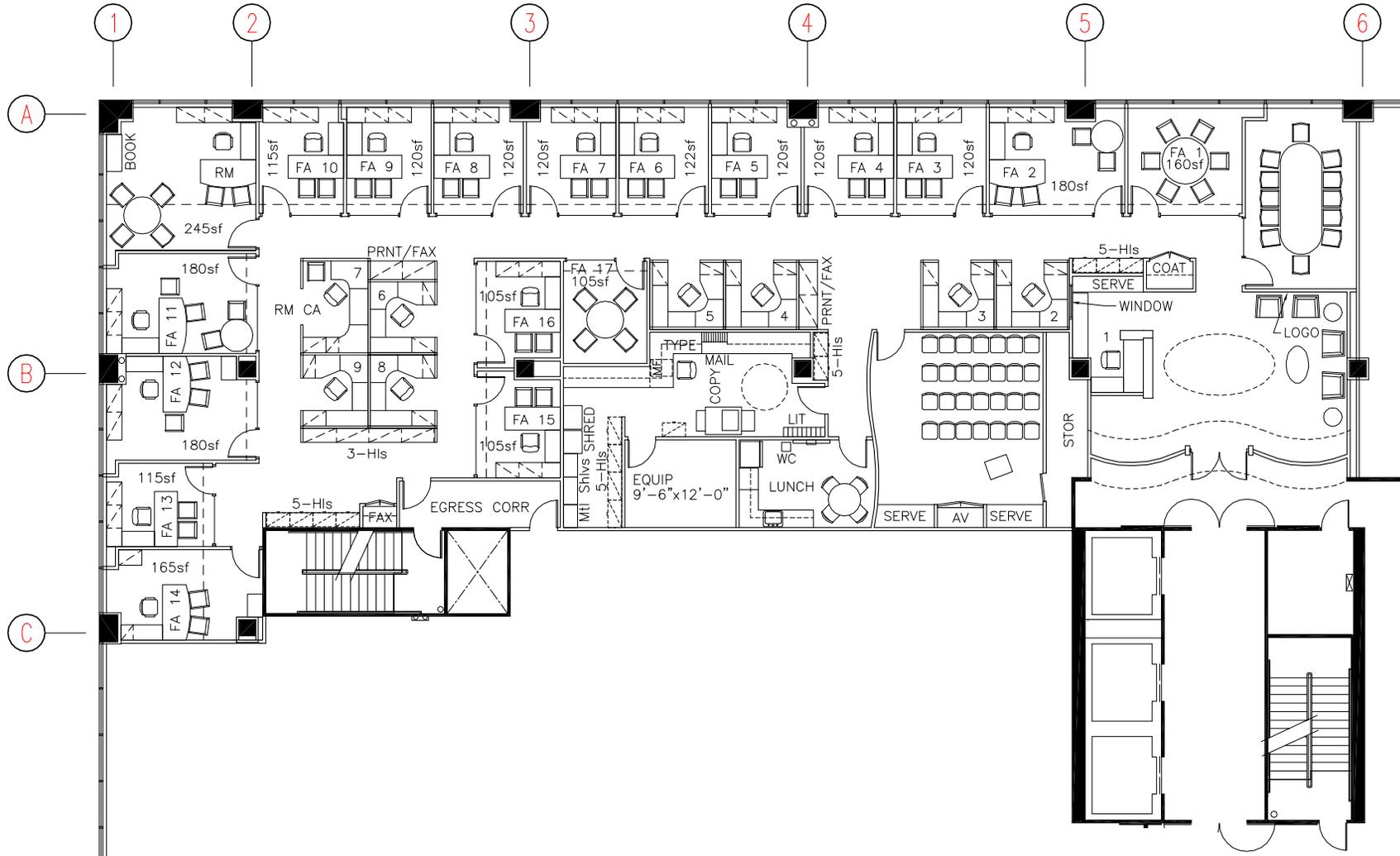


SUITE
330
 THIRD FLOOR

Total SF: 6,867

Rental Rate : \$18/SF/YR + NNN

15 private offices, large conference room, large open work area, reception area, Lunch/breakroom, copy room.

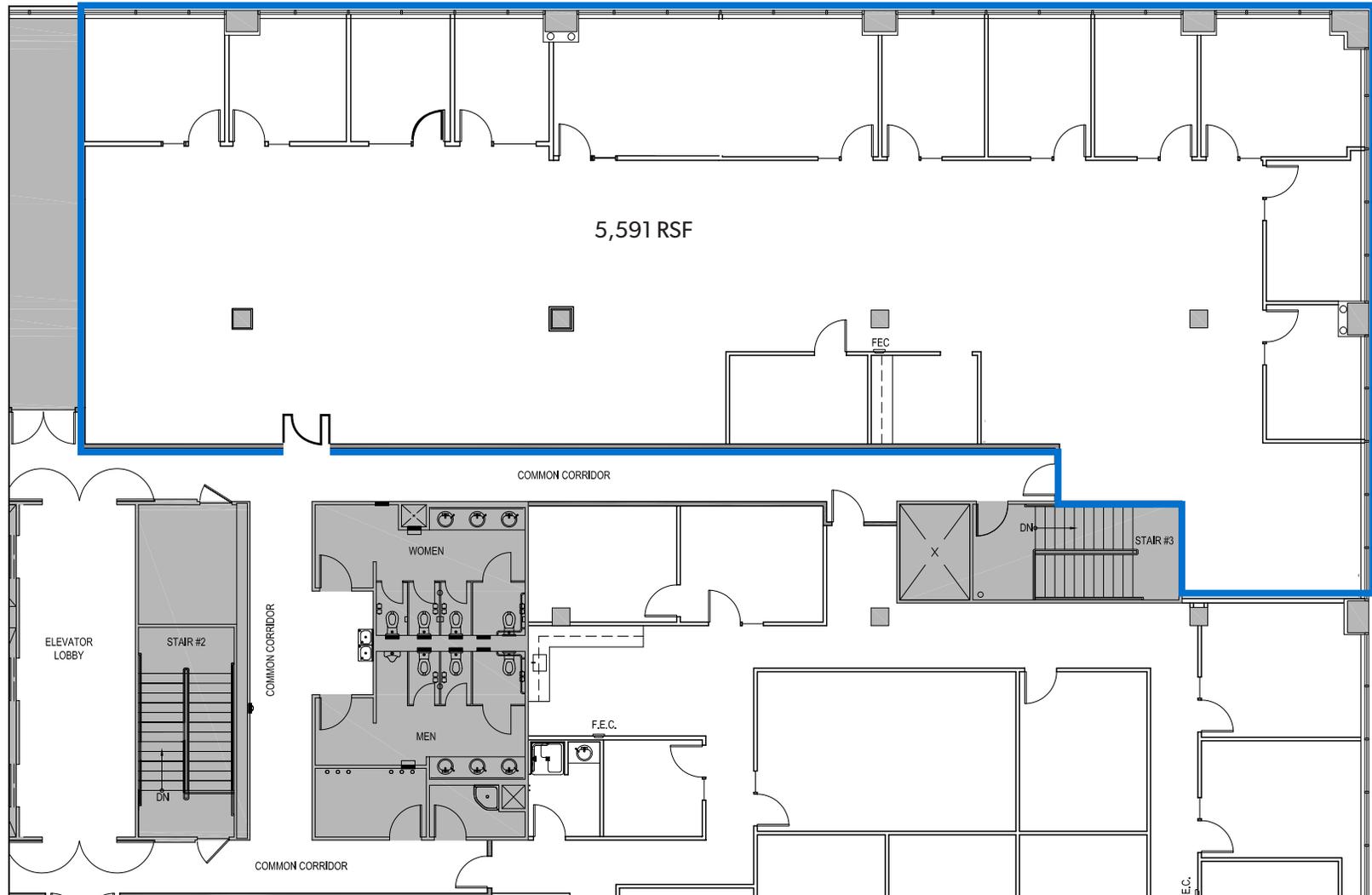


SUITE
425
FOURTH FLOOR

Total SF: 5,951

Rental Rate : \$18/SF/YR + NNN

Twelve private offices,
server room, and open
work area.





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