

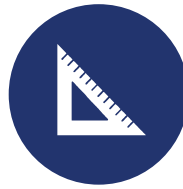
# WELLNESS PLAZA



THE ANDOVER  
COMPANY, INC.

CORFAC INTERNATIONAL





21,098 SF  
DISTINGUISHED  
CLASS A MEDICAL  
OFFICE BUILDING



MAIN LOBBY OFFERS A  
MODERN TECH LOOK



METRO BUS ROUTE  
COMES WITHIN 1 BLOCK  
OF THE BUILDING



PLENTIFUL FREE  
6.90/1,000 SF  
PARKING RATIO



STATE-OF-THE-ART  
TELECOMMUNICATION  
SERVICE THROUGH  
CENTURYLINK & COMCAST



FIVE BLOCKS  
FROM ST. FRANCIS  
HOSPITAL



5 MINUTES TO  
RHODODENDRON  
SPECIES GARDEN



PARK AND RIDE WITHIN  
1 BLOCK OF THE  
BUILDING

# Information Sheet

<b>Building Size</b>	21,098 SF on four floors.
<b>Location</b>	34617 11th Place South, Federal Way, WA 98003
<b>Communications Available</b>	State-of-the-art telecommunication service provided through CenturyLink (including CenturyLink Fiber) and Comcast Business Cable Service.
<b>Operating Expenses</b>	Operating costs and expenses shall include all expenses paid or incurred by Landlord for maintaining, operating, repairing, and administering the Building and common areas, including real property taxes, utilities, assessments, and insurance.
<b>Transit</b>	Wellness Plaza has metro bus stops three blocks away on S 348th St.
<b>Distance To</b>	St. Francis Hospital .3 miles SeaTac International Airport 8 miles









# AVAILABLE SPACES

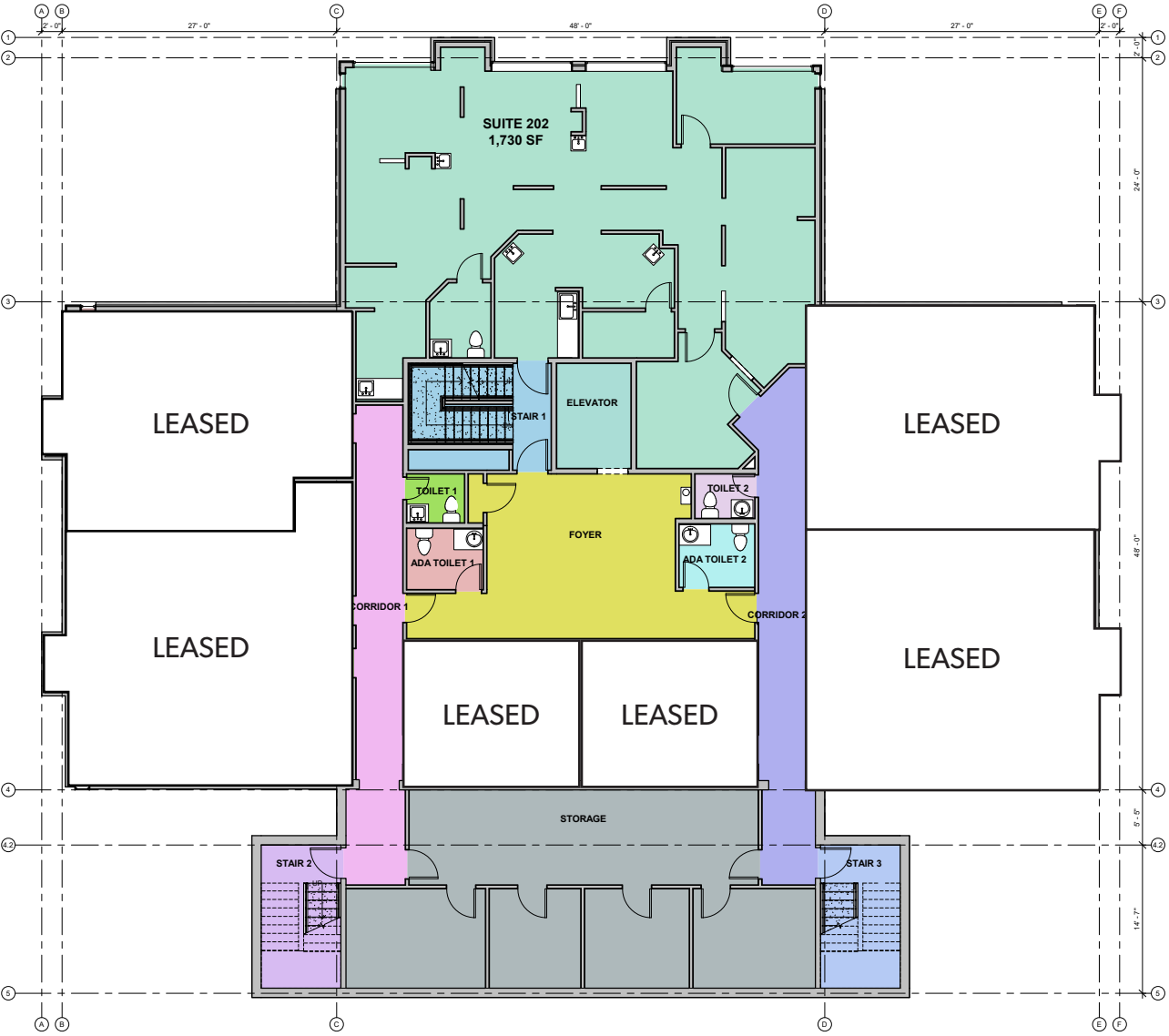
**MIKE HEMPHILL**  
(206) 336-5325  
[mhemphill@andoverco.com](mailto:mhemphill@andoverco.com)

**JIM BISSET**  
(206) 336-5334  
[jbisset@andoverco.com](mailto:jbisset@andoverco.com)

FLOOR	SUITE	RENTABLE SF
2	202	1,730
3	300	1,500
	303	811
	300 + 303	2,311
4	405	7,617



# Available Spaces - 2<sup>nd</sup> Floor



## RENTABLE AREA LEGEND

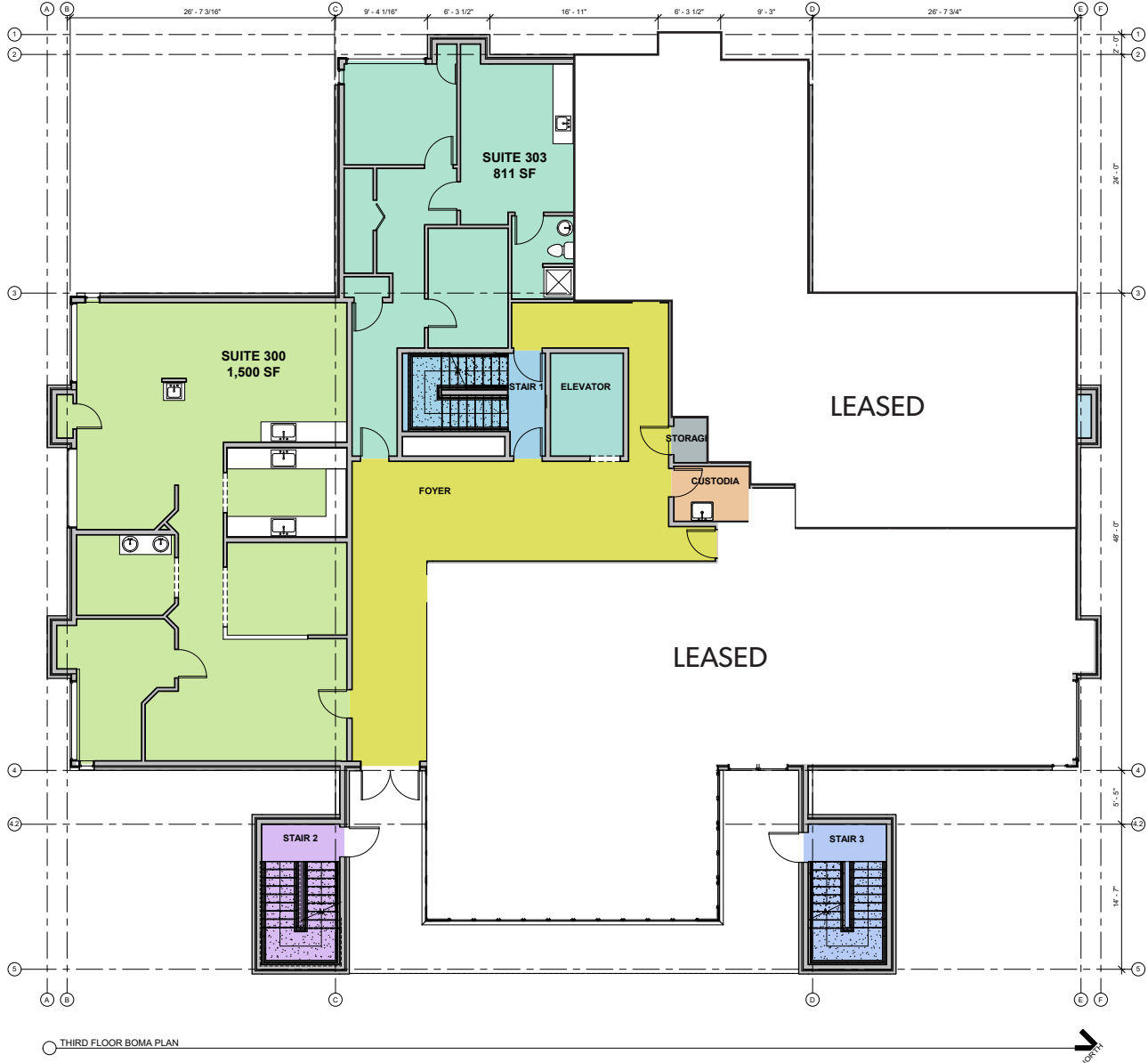
SUITE 202 1,730 SF

○ SECOND FLOOR BOMA PLAN





# Available Spaces - 3<sup>rd</sup> Floor



## RENTABLE AREA LEGEND

- SUITE 300 1,500 SF
- SUITE 303 811 SF
- SUITE 300 + 303 2,311 SF





# Available Spaces - 4<sup>th</sup> Floor



## RENTABLE AREA LEGEND

SUITE 405 7,617 SF

FOURTH FLOOR BOMA PLAN





St. Francis  
Hospital

**WELLNESS  
PLAZA**

S Federal  
Way Park & Ride

Celebration  
Park

SOUTH 348<sup>TH</sup> ST

SOUTH 320<sup>TH</sup> ST

Federal Way  
Transit Center

99

99

5

5

5

< TO TACOMA

TO SEATTLE >

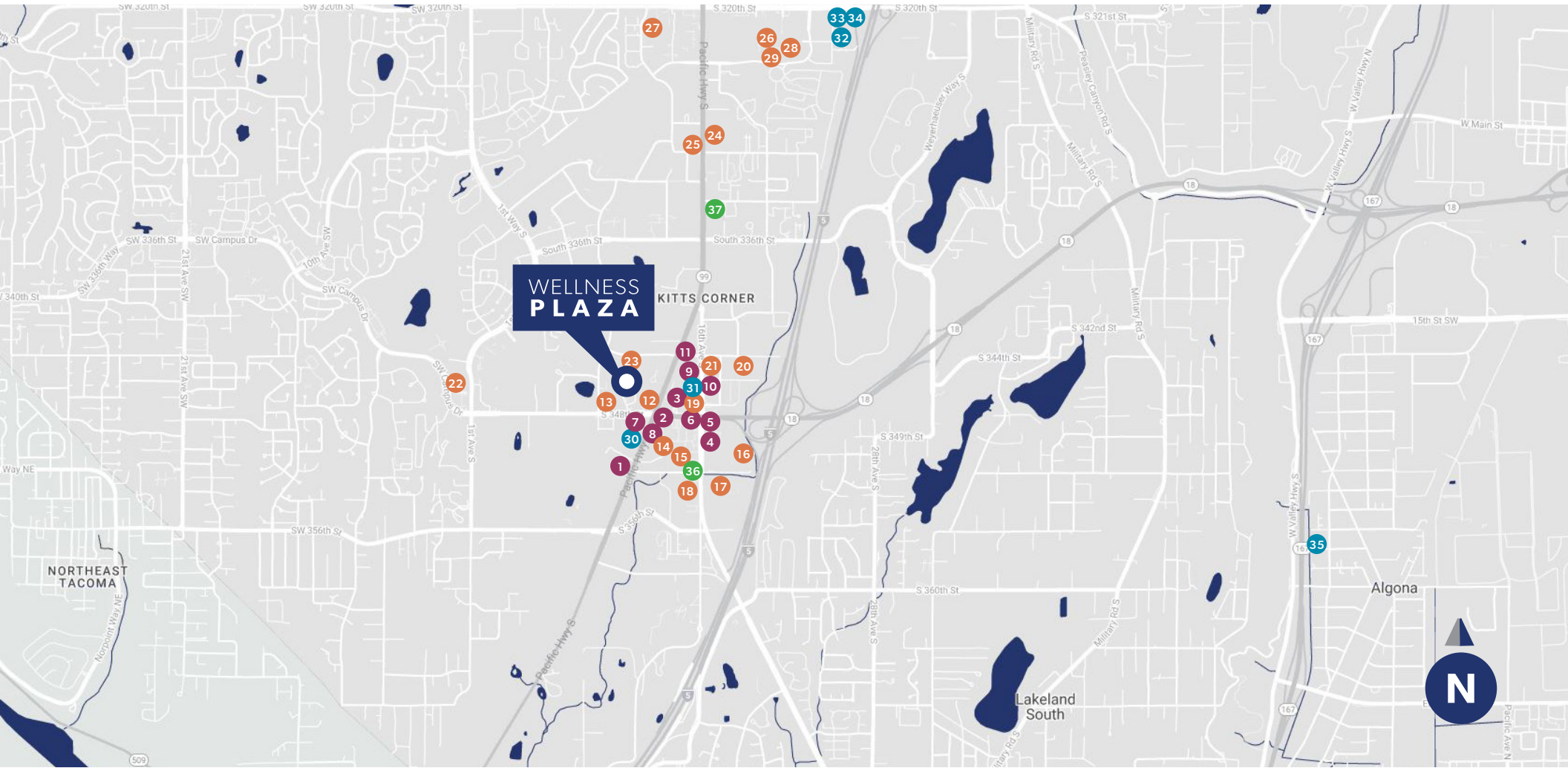
Rhododendron  
Species Botanical Garden

18

N



# Area Amenities



**DINING**

- 1. Ban Som Tum
- 2. McDonald's
- 3. Taco Bell
- 4. Olivie Garden
- 5. Popeyes
- 6. The Rock Wood Pizza
- 7. Burger King
- 8. J. Mac's Roadhouse
- 9. Time Out Ale House
- 10. Del Taco
- 11. Euro Food & Deli

**RETAIL/SERVICES**

- 12. Chevron
- 13. Wells Fargo Bank
- 14. Sportsman's W.
- 15. BECU
- 16. Costco
- 17. Home Depot
- 18. Lowe's
- 19. Shell
- 20. Walmart Supercenter
- 21. Discount Tire
- 22. WinCo Foods
- 23. St. Francis Hosp.
- 24. Jiffy Lube
- 25. Grocery Outlet
- 26. The Commons
- 27. Safeway
- 28. Target
- 29. Kohl's

**HOTELS**

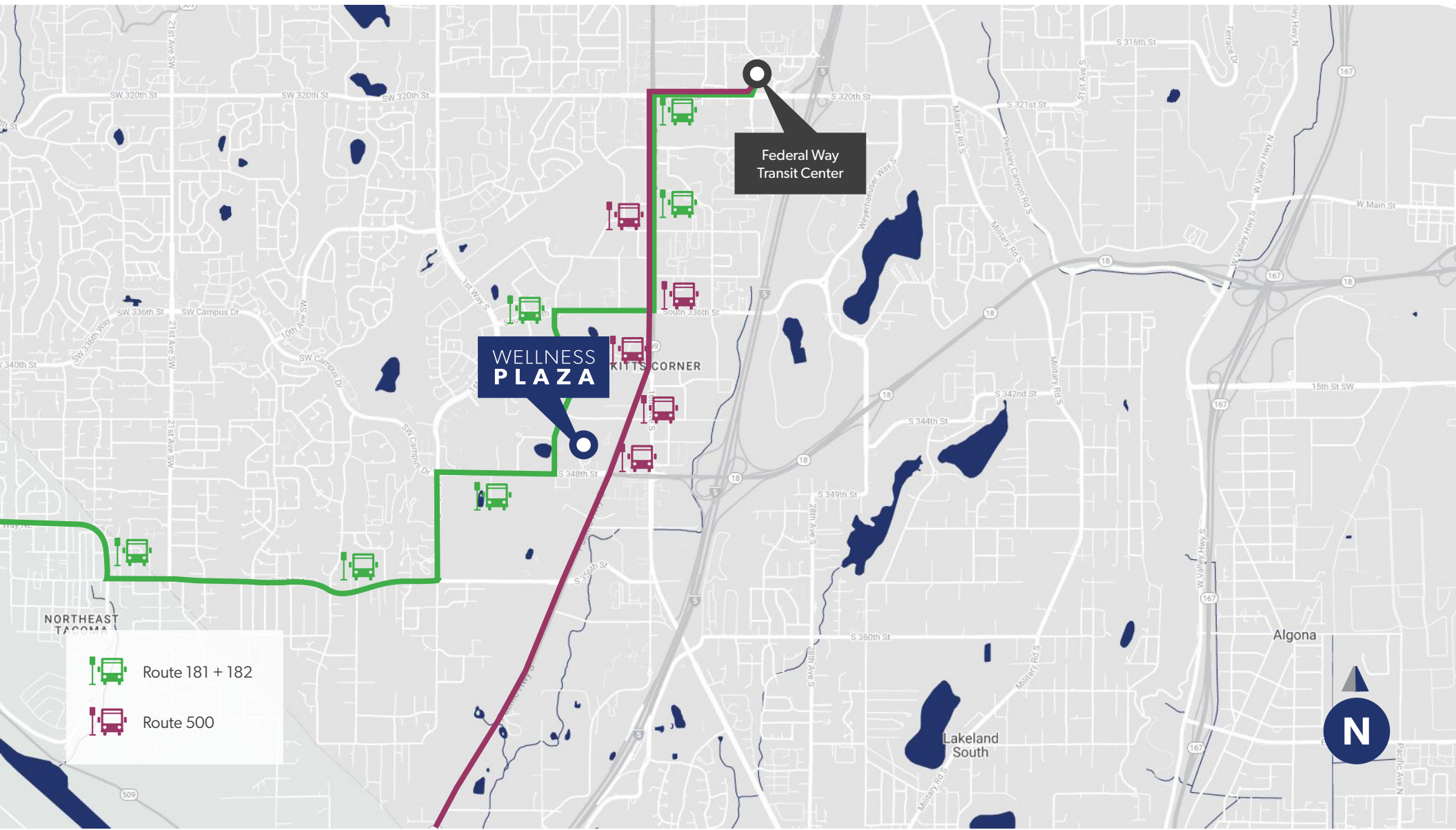
- 30. Days Inn
- 31. Quality Inn Suites
- 32. Evergreen Inn & Suites
- 33. Courtyard By Marriott
- 34. Hampton Inn & Suites
- 35. Comfort Inn & Suites

**COFFEE/CAFES**

- 36. Buscuits Cafe
- 37. Cafe Noir

Wellness Plaza | 34617 11th Place South, Federal Way, WA | The Andover Company, Inc.

# Area Transit Routes







**MIKE HEMPHILL**  
(206) 336-5325  
[mhemphill@andoverco.com](mailto:mhemphill@andoverco.com)

**JIM BISSET**  
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