

# 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



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



IMMEDIATE ACCESS TO I-5; 5 MINUES 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"> <li>• Cast in place columns and sill walls with post-tensioned concrete decks.</li> <li>• Roof features rigid insulation and built-up roofing system.</li> <li>• First and fourth floor, floor-to-floor height 13'6". Second and third floor, floor-to-floor height 12'6".</li> </ul>
	Exterior	<ul style="list-style-type: none"> <li>• Cast in place concrete columns and sill walls painted base color.</li> <li>• Pre-cast parapet at roof, 2nd floor balconies, and 2nd floor column caps painted accent color.</li> <li>• architectural reveals located on exterior walls of building.</li> </ul>
	Parking	Surface stalls are 4/1000 SF in two lighted parking lots.
	Elevators	<ul style="list-style-type: none"> <li>• Three oversized (7'11" x 6'3") 5,000 lb capacity hydraulic passenger elevators servicing all four floors. You will notice the expansiveness!</li> <li>• Travel speed 125 feet per minute.</li> <li>• Stainless steel doors and frames with upgraded interior finishes.</li> <li>• After hours access by proximity card security system.</li> </ul>
	Lobbies & Tenant Areas	<ul style="list-style-type: none"> <li>• Main entry lobby complete with stained concrete floors, metal base, exposed ductwork, and additional accent lighting.</li> <li>• Second, third and fourth floor lobbies match architectural style of main lobby.</li> <li>• Suspended ceiling height at 9' or 10' in tenant areas.</li> <li>• Common area restrooms feature Italian tile and marble countertops.</li> </ul>
	Electrical	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Programmable lighting control panels have been installed on each floor to maximize code and tenant required lighting controls.</li> <li>• 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.</li> </ul>

# 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 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.



## Management

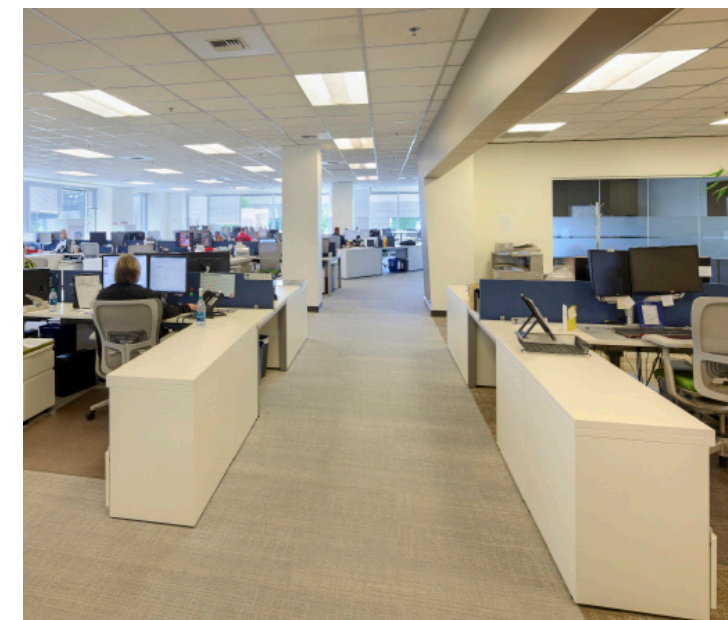
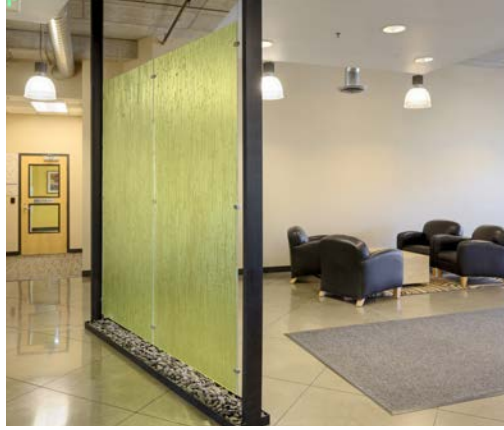
Top of class property management and engineering provided by Sterling Realty Org. Co.



## 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"><li>Mount Rainier views, two private balconies, private offices, large conference room, large open work area, reception area, lunch/breakroom, copy room.</li></ul>
330	6,867	\$18.00/SF/YR + NNN	<ul style="list-style-type: none"><li>15 private offices, large conference room, large open work area, reception area, lunch/ breakroom, copy room.</li></ul>
425	5,951	\$18.00/SF/YR + NNN	<ul style="list-style-type: none"><li>12 private offices, server room, and open work area.</li></ul>

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.



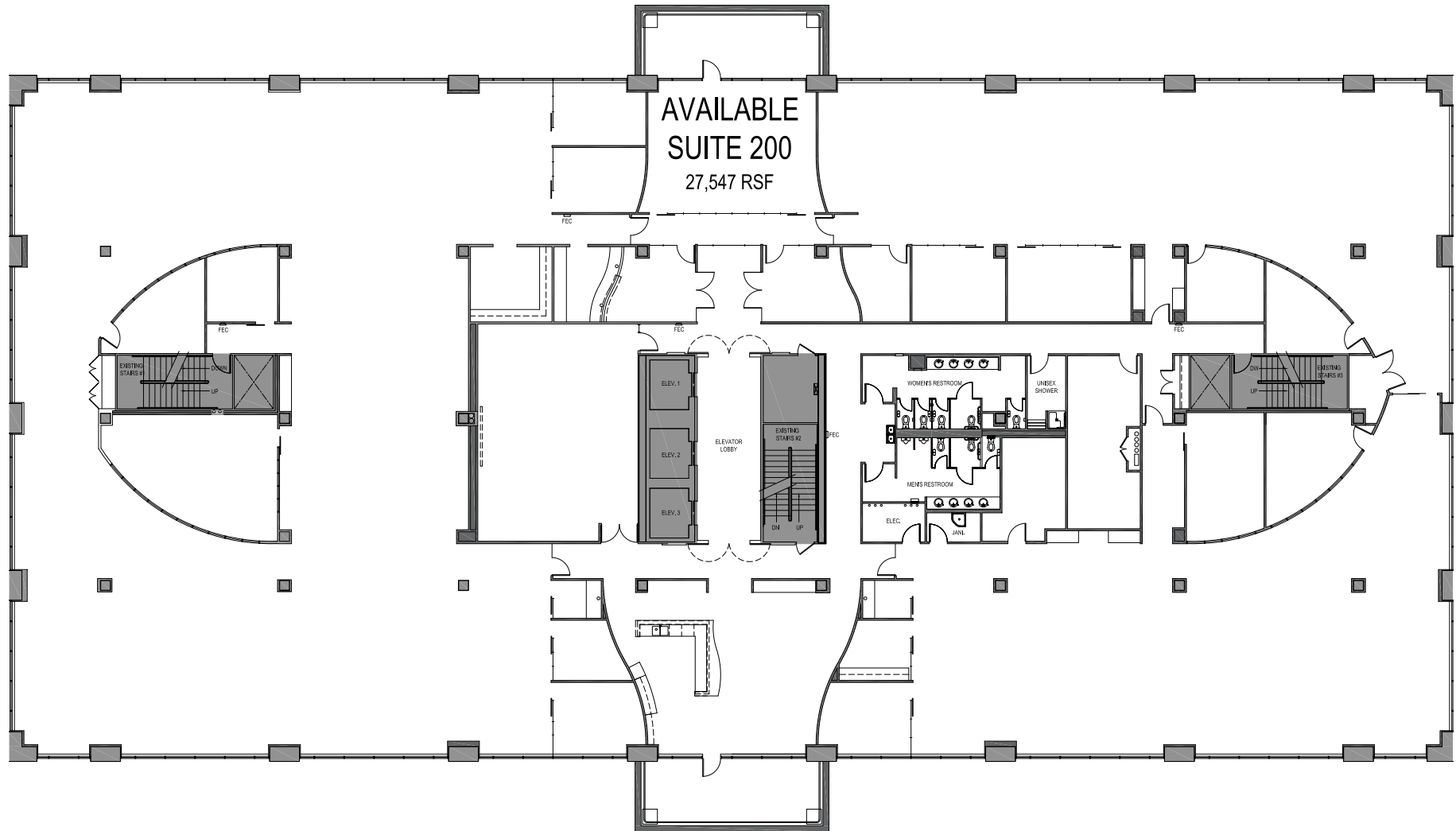


SUITE  
**200**  
SECOND FLOOR

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.

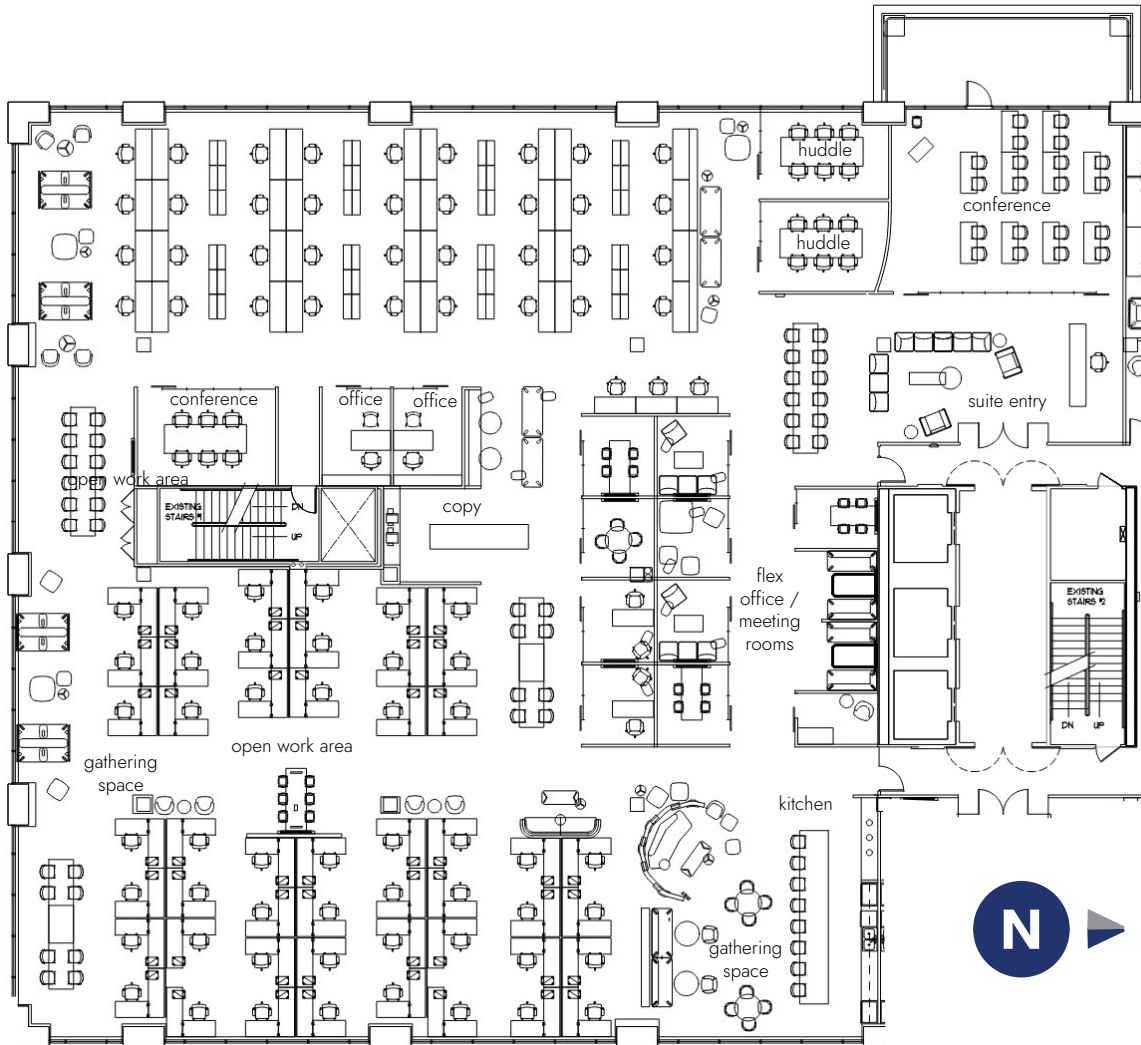


# PROPOSED FLOOR PLAN A

Total SF: 15,190

SECOND FLOOR - SUITE A

suite location



# PROPOSED FLOOR PLAN B

Total SF: 6,852

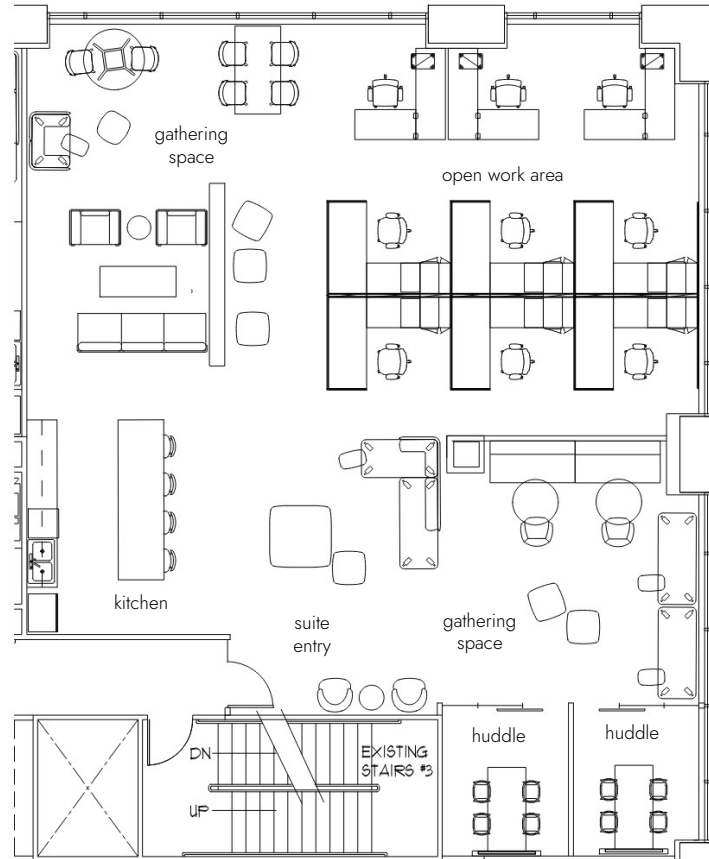
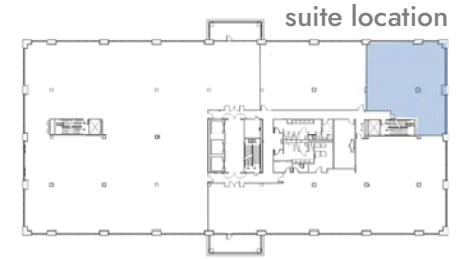
SECOND FLOOR - SUITE B



# PROPOSED FLOOR PLAN C

Total SF: 2,540

SECOND FLOOR - SUITE C

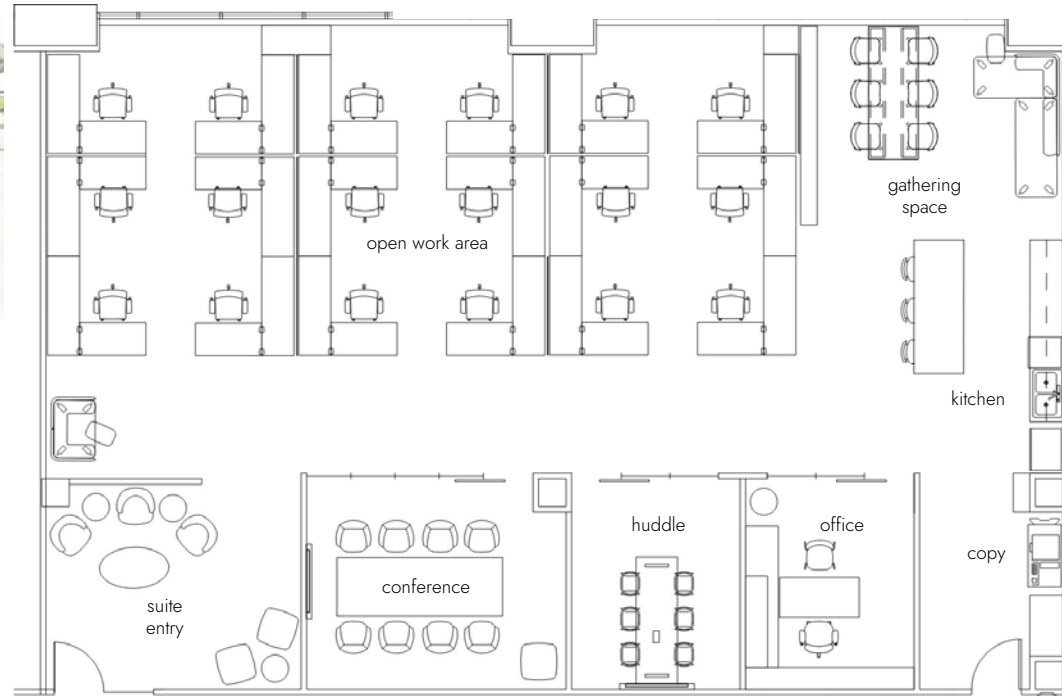


# PROPOSED FLOOR PLAN D

Total SF: 2,965

SECOND FLOOR - SUITE D

suite location

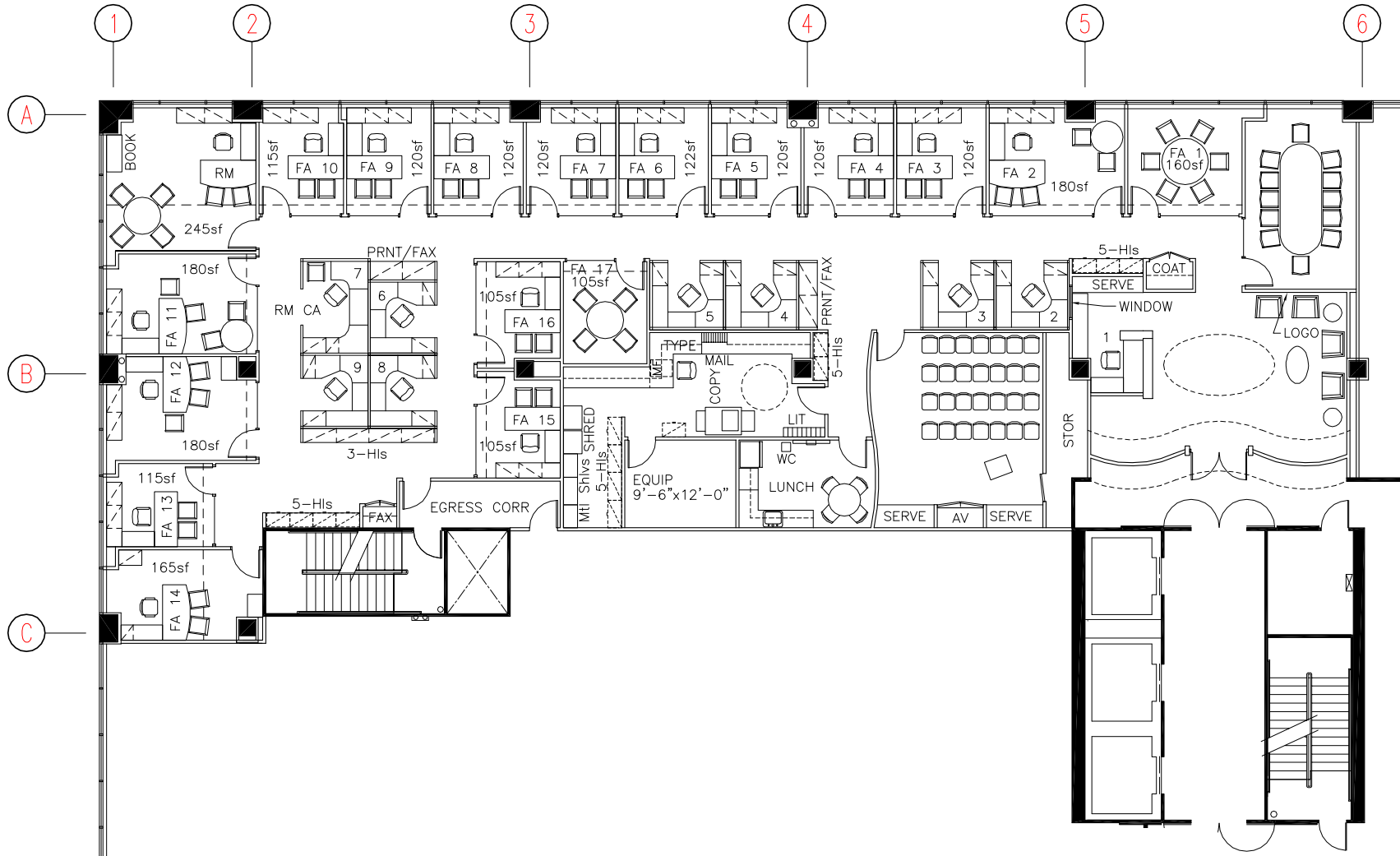


SUITE  
**330**  
 THIRD FLOOR

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.

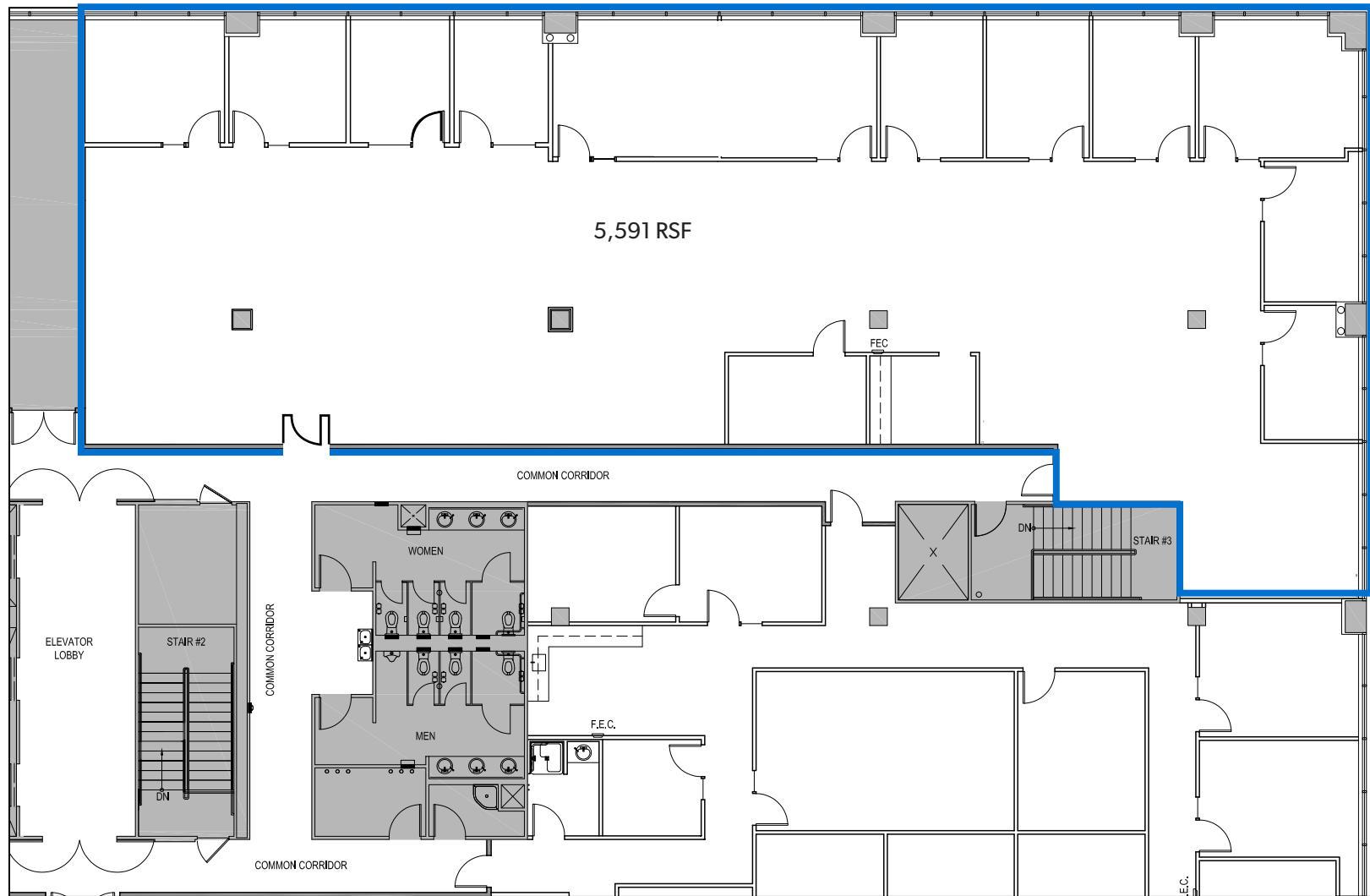


SUITE  
**425**  
FOURTH FLOOR

Total SF: 5,951

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

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





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