

Office Exclusive Listings

April 2024



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.

Mike Hemphill
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mhemphill@andoverco.com

Jim Bisset
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jbisset@andoverco.com



East Campus Corporate Park I
Ste 425

32001 32nd Ave S
Federal Way, WA 98001

Listing Type: Lease
Available: Now

Total SF Available: 6,867 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.

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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.

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Office Exclusive Listings

April 2024



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.

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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. Located across the street from the The Outlet Collection Seattle.

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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.

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Office Exclusive Listings

April 2024



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.

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Auburn Corporate Center
Bldg II - Ste 225

1002 15th St SW
Auburn, WA 98001

Listing Type: Lease
Available: Now

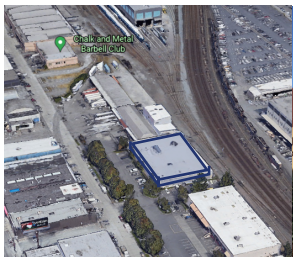
Total SF Available: 4,240 SF

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.

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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

Office Exclusive Listings

April 2024



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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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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Office Exclusive Listings

April 2024



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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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: \$16.00/SF/Yr + NNN

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 roof & 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.

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Office Exclusive Listings

April 2024



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.

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Shane Mahvi
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smahvi@andoverco.com



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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Office Exclusive Listings

April 2024



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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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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Office Exclusive Listings

April 2024



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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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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mhempfill@andoverco.com



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

Office Exclusive Listings

April 2024



Centerpointe Business Park
Ste 180

18000 72nd Ave S
Kent, WA 98032

Listing Type: Lease
Available: Now

Total SF Available: 2,760 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. Space includes 2 private offices and an open work space. Contact brokers for rates.

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Centerpointe Business Park
Ste 192

18000 72nd Ave S
Kent, WA 98032

Listing Type: Lease
Available: Now

Total SF Available: 1,591 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. Space includes 3 private offices and an open work space. Contact brokers for rates.

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bbruininks@andoverco.com



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

April 2024



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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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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Queen Anne Medical/Dental
Ste 200A

1905 Queen Anne Ave N
Seattle, WA 98109

Listing Type: Lease
Available: Now

Total SF Available: 2,231 SF

Divisible To: -
Rate: -

Comments: Dental space with infrastructure already in place. Space is directly off 2nd floor stairway and elevator. Includes outdoor deck area. Contact brokers for rates/additional information.

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Office Exclusive Listings

April 2024



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



South Lind Square Ste 4180

32129 Weyerhaeuser Way S
Federal Way, WA 98001

Listing Type: Lease
Available: Now

Total SF Available: 1,529 SF

Divisible To: -
Rate: \$21.00 SF/Yr, NNN

Comments: There is outside building signage available and free parking at 4 spaces per 1,000 SF. In addition, a multitude of restaurants are within walking distance for your employees. Additional amenities and upgrades are forthcoming. Space includes: two private offices, lunch room, and a large open office.

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Mike Hemphill
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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.

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Office Exclusive Listings

April 2024



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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Shane Crook
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scrook@andoverco.com



Cascade Plaza
Ste 206

15203 - 15211 8th Ave S
Burien, WA 98148

Listing Type: Lease
Available: Now

Total SF Available: 321 SF

Divisible To: -
Rate: \$508/Mo + NNN

Comments: Secure offices, lots of windows. Full HVAC throughout the building, great downtown auburn location. abundant free parking 4:1,000 SF, adjacent to downtown revitalization, building and street signage available, quick access to Hwy - 18 and Hwy - 167, electricity, heating, A/C, trash all included in rent, professionally managed.

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Office Exclusive Listings

April 2024



Cascade Plaza
Ste 205

15203 - 15211 8th Ave S
Burien, WA 98148

Listing Type: Lease
Available: Now

Total SF Available: 288 SF

Divisible To: -
Rate: \$468/Mo + NNN

Comments: Secure offices, lots of windows. Full HVAC throughout the building, great downtown auburn location. abundant free parking 4:1,000 SF, adjacent to downtown revitalization, building and street signage available, quick access to Hwy - 18 and Hwy - 167, electricity, heating, A/C, trash all included in rent, professionally managed.

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Cascade Plaza
Ste 204

15203 - 15211 8th Ave S
Burien, WA 98148

Listing Type: Lease
Available: Now

Total SF Available: 230 SF

Divisible To: -
Rate: \$378/Mo + NNN

Comments: Secure offices, lots of windows. Full HVAC throughout the building, great downtown auburn location. abundant free parking 4:1,000 SF, adjacent to downtown revitalization, building and street signage available, quick access to Hwy - 18 and Hwy - 167, electricity, heating, A/C, trash all included in rent, professionally managed.

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