

# Office Exclusive Listings

## August 2024



**Glacier Building**  
Ste 300

1200 SW 27th St  
Renton, WA 98057

Listing Type: Lease  
Available: Now

Total SF Available: 50,709 SF  
Divisible To: -  
Rate: \$22.00/Yr/SF, Net

Comments: Full floor available. High end improvements. Very efficient layouts.

**Jim Bisset**  
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C: (206) 769-3633  
jbisset@andoverco.com

**Mike Hemphill**  
D: (206) 336-5325  
C: (206) 550-4176  
mhemphill@andoverco.com



**Glacier Building**  
Ste 200

1200 SW 27th St  
Renton, WA 98057

Listing Type: Lease  
Available: Now

Total SF Available: 50,443 SF  
Divisible To: -  
Rate: \$22.00/Yr/SF, Net

Comments: Full floor available. High end improvements. Very efficient layouts.

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**Mike Hemphill**  
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C: (206) 550-4176  
mhemphill@andoverco.com



**Glacier Building**  
Ste 100

1200 SW 27th St  
Renton, WA 98057

Listing Type: Lease  
Available: Now

Total SF Available: 46,146 SF  
Divisible To: -  
Rate: \$22.00/Yr/SF, Net

Comments: Full floor available. High end improvements. Very efficient layouts.

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# Office Exclusive Listings

## August 2024



**Baker Building**  
Ste 300

1300 SW 27th St  
Renton, WA 98057

Listing Type: Lease  
Available: Now

Total SF Available: 39,057 SF

Divisible To: -  
Rate: \$22.00/Yr/SF, Net

Comments: Full floor available. High end improvements. Very efficient layouts.

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**Baker Building**  
Ste 200

1300 SW 27th St  
Renton, WA 98057

Listing Type: Lease  
Available: Now

Total SF Available: 38,888 SF

Divisible To: -  
Rate: \$22.00/Yr/SF, Net

Comments: Full floor available. High end improvements. Very efficient layouts.

**Jim Bisset**

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**Baker Building**  
Ste 100

1300 SW 27th St  
Renton, WA 98057

Listing Type: Lease  
Available: Now

Total SF Available: 34,327 SF

Divisible To: -  
Rate: \$22.00/Yr/SF, Net

Comments: Full floor available. High end improvements. Very efficient layouts.

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**Mike Hemphill**

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mhemphill@andoverco.com

# Office Exclusive Listings

## August 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.

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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: 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 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.

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# Office Exclusive Listings

## August 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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**Jim Bisset**  
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jbisset@andoverco.com



**Auburn Corporate Center**  
Bldg II - Ste 208

1002 15th St SW  
Auburn, WA 98001

Listing Type: Lease  
Available: Now

Total SF Available: 2,819 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 230

1002 15th St SW  
Auburn, WA 98001

Listing Type: Lease  
Available: Now

Total SF Available: 5,559 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

## August 2024



**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**

D: (206) 336-5338  
C: (858) 442-0441  
smahvi@andoverco.com

**George Rockwell, SIOR**

D: (206) 336-5328  
C: (206) 679-7625  
grockwell@andoverco.com



**South Lind Square**  
Building B - Ste 403, 405 & 407

32129 Weyerhaeuser Way S  
Federal Way, WA 98001

Listing Type: Lease  
Available: Now

Total SF Available: 12,218 SF

Divisible To: 2,777 SF  
Rate: -

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.

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**Mike Hemphill**

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mhempfill@andoverco.com



**South Lind Square**  
Building C - Ste 4180

32129 Weyerhaeuser Way S  
Federal Way, WA 98001

Listing Type: Lease  
Available: Now

Total SF Available: 1,529 SF

Divisible To: -  
Rate: -

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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mhempfill@andoverco.com

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## August 2024



### Wellness Plaza

34617 11th Pl S  
Federal Way, WA 98003

Listing Type: Lease  
Available: Now

Total SF Available: 11,658 SF

Divisible To: 811 SF  
Rate: \$26.00 Full Service

Comments: Newly renovated. Multiple medical office suites available between 811 SF - 7,617 SF.

#### Mike Hemphill

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mhemphill@andoverco.com

#### Jim Bisset

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jbisset@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

D: (206) 336-5332  
C: (206) 399-6218  
bclarkson@andoverco.com



### 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

D: (206) 336-5324  
C: (206) 769-3633  
bbuininks@andoverco.com

#### Shane Mahvi

D: (206) 336-5338  
C: (858) 442-0441  
smahvi@andoverco.com

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## August 2024



**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.

**Brian Bruininks, CCIM**  
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**Shane Mahvi**  
D: (206) 336-5338  
C: (858) 442-0441  
smahvi@andoverco.com



**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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**Shane Mahvi**  
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C: (858) 442-0441  
smahvi@andoverco.com



**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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# Office Exclusive Listings

## August 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.

**Arne Svendsen**  
D: (206) 336-5331  
C: (206) 947-2885  
asvendsen@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.

**Arne Svendsen**  
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asvendsen@andoverco.com



**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

## August 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: \$24.00 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

D: (206) 336-5325  
C: (206) 550-4176  
mhempill@andoverco.com



### 6003 Tacoma Mall Blvd

6003 Tacoma Mall Blvd  
Tacoma, WA 98409

Listing Type: Lease  
Available: Now

Total SF Available: 3,120 SF

Divisible To: -  
Price: \$839,000 (\$269/SF)

Comments: 3,120 SF total building on 10,000 SF land available for sale or lease. Location, location, location! Professional image office building. Single or multi-tenant building. Medical/dental office potential. Excellent monument signage. Great parking (12 stalls). General commercial zone (C2). City of Tacoma utilities. Call for tour. Call broker for lease rate.

#### Arne Svendsen

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asvendsen@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

D: (206) 258-3159  
C: (206) 446-6699  
jacklc@andoverco.com

#### Jeff Crane

D: (206) 336-5336  
C: (206) 949-4339  
jcrane@andoverco.com

# Office Exclusive Listings

## August 2024



**Centerpointe Business Park**  
Ste 180

18000 72<sup>nd</sup> 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.

**Mike Hemphill**  
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**Brian Bruininks, CCIM**  
D: (206) 336-5324  
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bbruininks@andoverco.com



**Centerpointe Business Park**  
Ste 192

18000 72<sup>nd</sup> 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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**Brian Bruininks, CCIM**  
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C: (206) 769-3633  
bbruininks@andoverco.com



**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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C: (206) 769-3633  
bbruininks@andoverco.com

# Office Exclusive Listings

## August 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.

**Shane Mahvi**  
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C: (858) 442-0441  
smahvi@andoverco.com

**Brian Bruininks, CCIM**  
D: (206) 336-5324  
C: (206) 769-3633  
bbruininks@andoverco.com



**Windermere Plaza**  
Ste 110

13106 SE 240th St  
Kent, WA 98031

Listing Type: Lease  
Available: Now

Total SF Available: 2,391 SF

Divisible To: N/A  
Rate: \$18.00/SF/Yr + NNN

Comments: All spaces have large windows and lots of glass line that provides plenty of natural light that creates a more productive work environment. Plentiful free 4.5/1,000 SF parking ratio. Six (6) private offices, exterior entrance, conference room, lunch room and storage room.

**Mike Hemphill**  
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mhempfill@andoverco.com

**Jeff Crane**  
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jcrane@andoverco.com

**Jack Crane**  
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jacklc@andoverco.com



**Windermere Plaza**  
Ste 203

13106 SE 240th St  
Kent, WA 98031

Listing Type: Lease  
Available: Now

Total SF Available: 986 SF

Divisible To: N/A  
Rate: \$18.00/SF/Yr + NNN

Comments: All spaces have large windows and lots of glass line that provides plenty of natural light that creates a more productive work environment. Plentiful free 4.5/1,000 SF parking ratio. Three (3) private offices and reception area.

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**Jack Crane**  
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# Office Exclusive Listings

## August 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.

**Mike Hemphill**  
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smahvi@andoverco.com



**Plaza By The Green**  
Ste 112

24437 Russell Rd  
Kent, WA 98032

Listing Type: Lease  
Available: Now

Total SF Available: 2,424 SF

Divisible To: -  
Rate: \$22/SF Full Service

Comments: Well maintained center, EV charging stations on-site! High traffic counts - 38,283 cars daily, located adjacent to Riverbend Golf Complex, strong location at strategic intersection, high visibility with good ingress/egress, great signage access to I-5 and Hwy-167.

**Arne Svendsen**  
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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.

**Shane Mahvi**  
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# Office Exclusive Listings

## August 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.

**Shane Mahvi**  
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smahvi@andoverco.com

**Brian Bruininks, CCIM**  
D: (206) 336-5324  
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bbruininks@andoverco.com



**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.

**Mike Hemphill**  
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C: (206) 550-4176  
mhemphill@andoverco.com