

Office Exclusive Listings

November 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
D: (206) 336-5334
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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D: (206) 336-5334
C: (206) 769-3633
jbisset@andoverco.com

Mike Hemphill
D: (206) 336-5325
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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D: (206) 336-5334
C: (206) 769-3633
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Office Exclusive Listings

November 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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D: (206) 336-5334
C: (206) 769-3633
jbisset@andoverco.com

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



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
D: (206) 336-5334
C: (206) 769-3633
jbisset@andoverco.com

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



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.

Jim Bisset
D: (206) 336-5334
C: (206) 769-3633
jbisset@andoverco.com

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

Office Exclusive Listings

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

Jim Bisset
D: (206) 336-5334
C: (206) 769-3633
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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D: (206) 336-5325
C: (206) 550-4176
mhemphill@andoverco.com

Jim Bisset
D: (206) 336-5334
C: (206) 769-3633
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: 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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D: (206) 336-5325
C: (206) 550-4176
mhemphill@andoverco.com

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

Office Exclusive Listings

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

Jim Bisset
D: (206) 336-5334
C: (206) 769-3633
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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C: (206) 550-4176
mhemphill@andoverco.com

Jim Bisset
D: (206) 336-5334
C: (206) 769-3633
jbisset@andoverco.com



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

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

Office Exclusive Listings

November 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



New

200 SW 41st St

200 SW 41st St
Renton, WA 98057

Listing Type: Lease
Available: Now

Total SF Available: 13,385 SF

Divisible To: N/A
Price: \$3,950,000

Comments: High quality office space in the esteemed Renton neighborhood. IKEA is located one block away and is a major iconic store. Surface stalls at 4/1,000 square feet in lighted parking lot.

Mike Hemphill

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

Ben Hemphill

D: (206) 336-5330
C: (425) 941-1320
bhemphill@andoverco.com



New

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

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

Office Exclusive Listings

November 2024



South Lind Square
Building C - Ste 4178

32129 Weyerhaeuser Way S
Federal Way, WA 98001

Total SF Available: 3,466 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: three private offices, conference room, kitchenette, and large open office area (former physical therapy space).

Jim Bisset
D: (206) 336-5334
C: (206) 769-3633
jbisset@andoverco.com

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

Listing Type: Lease
Available: Now



South Lind Square
Building C - Ste 4130

32129 Weyerhaeuser Way S
Federal Way, WA 98001

Total SF Available: 1,840 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: five private offices, conference room, shared lunch room & open office area.

Jim Bisset
D: (206) 336-5334
C: (206) 769-3633
jbisset@andoverco.com

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

Listing Type: Lease
Available: Now



South Lind Square
Building C - Ste 4180

32129 Weyerhaeuser Way S
Federal Way, WA 98001

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, conference room, lunch room & large open office.

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D: (206) 336-5334
C: (206) 769-3633
jbisset@andoverco.com

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

Listing Type: Lease
Available: Now

Office Exclusive Listings

November 2024



South Lind Square
Building C - Ste 4172

32129 Weyerhaeuser Way S
Federal Way, WA 98001

Listing Type: Lease
Available: Now

Total SF Available: 708 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: has reception area, open conference area and storage room.

Jim Bisset
D: (206) 336-5334
C: (206) 769-3633
jbisset@andoverco.com

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



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

Jim Bisset
D: (206) 336-5334
C: (206) 769-3633
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

Office Exclusive Listings

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

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



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
D: (206) 336-5331
C: (206) 947-2885
asvendsen@andoverco.com

Office Exclusive Listings

November 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.

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



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
mhempfill@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
D: (206) 336-5331
C: (206) 947-2885
asvendsen@andoverco.com

Office Exclusive Listings

November 2024



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: \$22.00/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



Centerpointe Business Park Ste 200

18000 72nd Ave S
Kent, WA 98032

Listing Type: Lease
Available: Now

Total SF Available: 4,246 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 4 privates offices, reception and lunch room. Contact brokers for rates.

Mike Hemphill

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

Brian Bruininks, CCIM

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



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.

Mike Hemphill

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

Brian Bruininks, CCIM

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

Office Exclusive Listings

November 2024



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.

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

Brian Bruininks, CCIM
D: (206) 336-5324
C: (206) 769-3633
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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D: (206) 336-5325
C: (206) 550-4176
mhemphill@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
D: (206) 336-5325
C: (206) 550-4176
mhemphill@andoverco.com

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

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

Office Exclusive Listings

November 2024



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

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

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



Russell Plaza
Ste 200

33600 6th Ave S
Federal Way, WA 98003

Listing Type: Lease
Available: Now

Total SF Available: 3,697 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
D: (206) 336-5338
C: (858) 442-0441
smahvi@andoverco.com

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



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

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

Office Exclusive Listings

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

Brian Bruininks, CCIM
D: (206) 336-5324
C: (206) 769-3633
bbuininks@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
D: (206) 336-5331
C: (206) 947-2885
asvendsen@andoverco.com



Plaza By The Green
Ste 205

24437 Russell Rd
Kent, WA 98032

Listing Type: Sublease
Available: Until 1/31/2028

Total SF Available: 1,053 SF

Divisible To: -
Rate: \$2,234.26/Mo, Fully Serviced

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.

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

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

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



SODO Park
Ste B100

3200-3220 1st Ave S
Seattle, WA 98134

Listing Type: Lease
Available: 4/1/2025 or sooner on 45 days' notice

Total SF Available: 2,200 SF

Divisible To: -
Rate: -

Comments: 1st floor retail/office space with exposure on 1st Ave. Within minutes to nearby businesses, banking, restaurants, and other retail services. Great SODO location with quick access to I-5 & I-90. Available 4/1/2025 or sooner on 45 days' notice.

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



Sammamish Woods Med. Center
Ste A

3707 Providence Point Dr SE
Issaquah, WA 98029

Listing Type: Lease
Available: Now

Total SF Available: 1,449 SF

Divisible To: N/A
Rate: \$33.00 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. Excellent location for medical use, dental use or suburban office use. Plentiful free 4.0/1000 SF parking ratio. 4 private offices, lunch room and open area.

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

Ben Hemphill
D: (206) 336-5330
C: (425) 941-1320
bhemphill@andoverco.com

Office Exclusive Listings

November 2024



Plaza By The Green
Ste 206

24437 Russell Rd
Kent, WA 98032

Listing Type: Lease
Available: Now

Total SF Available: 321 SF

Divisible To: -
Rate: \$518/MO, Full Service

Comments: 1 secure office, lots of windows!
Quick access to Hwy-18 and Hwy-167, Close to downtown Auburn.
Within walking distance to area amenities. Ample FREE parking.

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