

**EXCEPTIONAL
OFFICE SPACE IN
FEDERAL WAY**



9TH AVENUE PAVILION

33434 8TH AVENUE SOUTH | FEDERAL WAY, WA 98003

MIKE HEMPHILL

(206) 550-4176

mhemphill@andoverco.com

SHANE MAHVI

(858) 442-0441

smahvi@andoverco.com

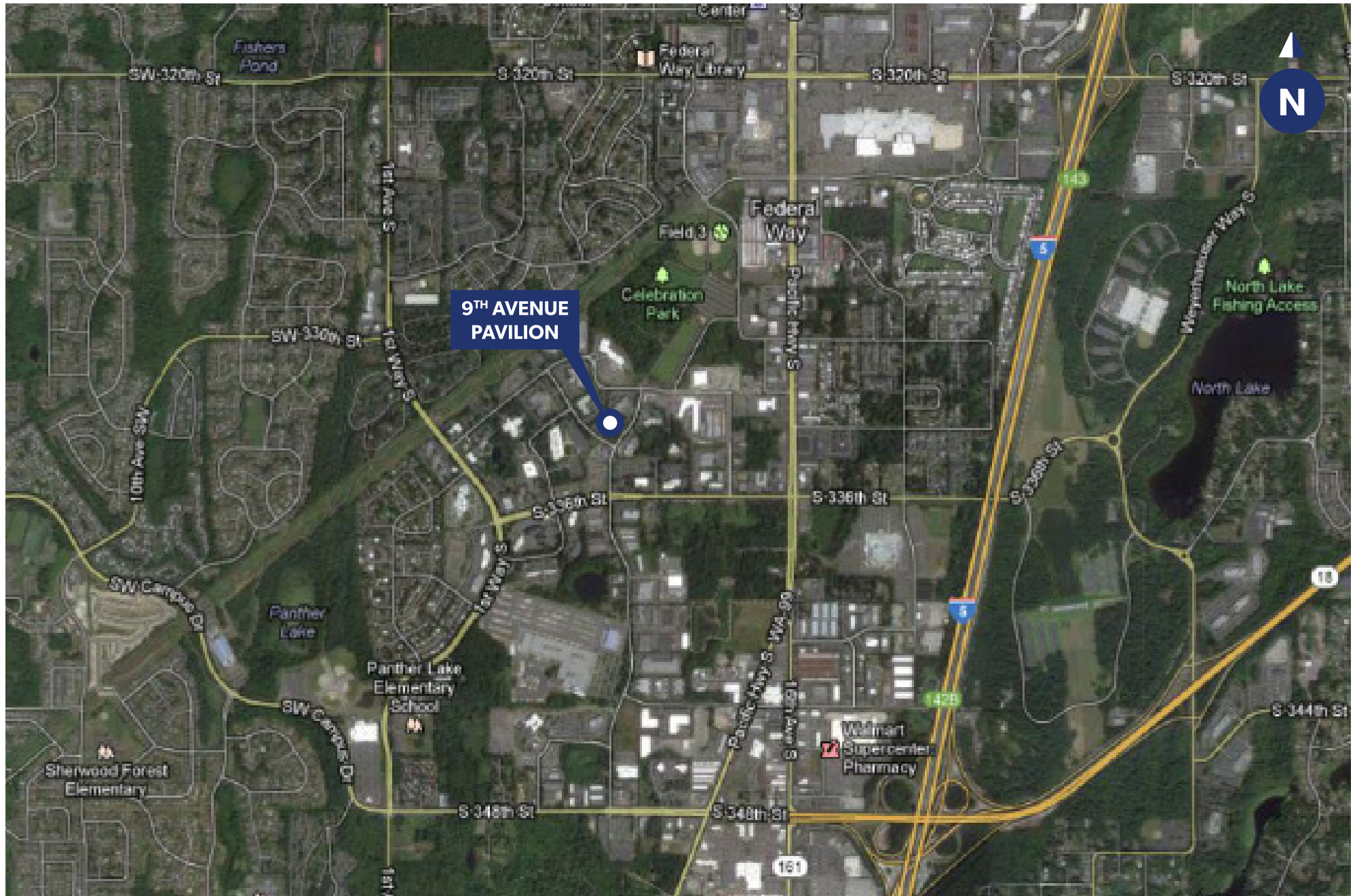


**THE ANDOVER
COMPANY, INC.**

CORFAC INTERNATIONAL



LOCATION MAP





PRESTIGIOUS
CORPORATE IMAGE
WITH A SUPERB LOBBY
THAT FEATURES A
GLASS ATRIUM



FLOOR TO CEILING
WINDOWS
THROUGHOUT
PROVIDES ABUNDANT
NATURAL DAYLIGHT



UNIQUE SUITES WITH
OUTSIDE PATIOS AND
MOUNT RAINIER VIEWS



STATE-OF-THE-ART
TELECOMMUNICATION
WITH COMCAST
BUSINESS SERVICE OR
CENTURYLINK



COMPLETELY
RENOVATED LOBBY,
COMMON AREAS, AND
RESTROOMS



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



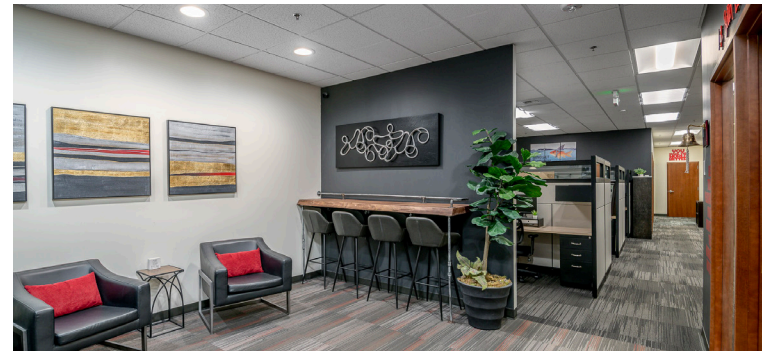
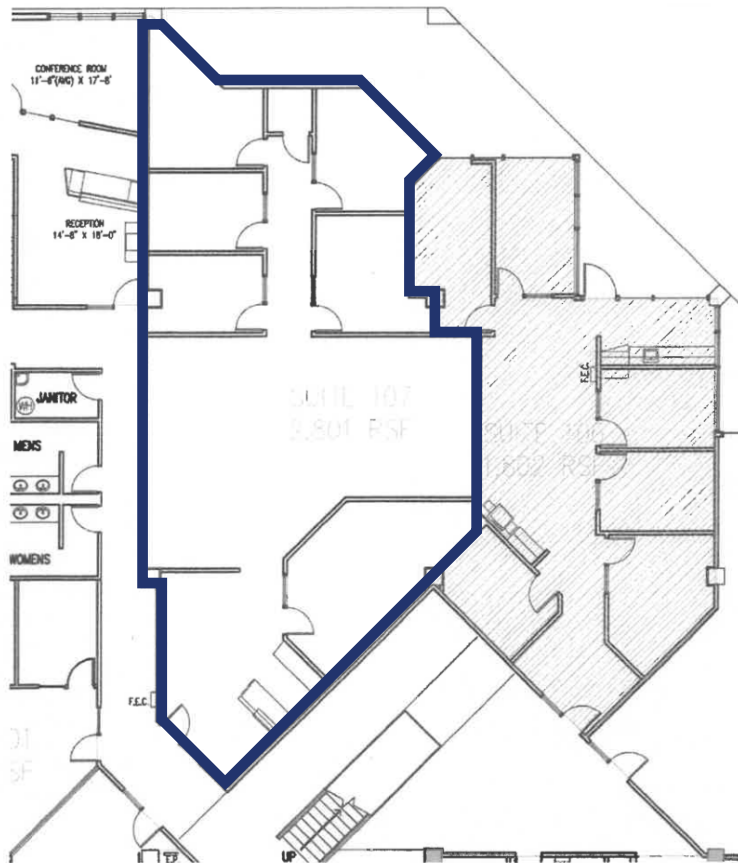
AVAILABLE SPACES

FLOOR/SUITE	RENTABLE SF	RENTAL RATE/RSF	COMMENTS
1 st Floor - Suite 107	2,801	Please contact broker for rates	<ul style="list-style-type: none">• Reception area• Five (5) private offices• Open work area• Breakroom• Furniture can be made available• Available now• Sublease through 1/31/27, or longer term direct lease with landlord



AVAILABLE SPACE

Suite 107: 2,801 SF





SUITE
107



9TH AVENUE PAVILION | THE ANDOVER COMPANY, INC.





SITE PLAN

