

# Office Exclusive Listings

## May 2025



**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**

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.

**Jim Bisset**

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

**Mike Hemphill**

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.

**Jim Bisset**

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

**Mike Hemphill**

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

# Office Exclusive Listings

## May 2025



**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.

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

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

# Office Exclusive Listings

## May 2025



**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: 10,000 SF  
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. 4.5/1,000 SF parking.

**Mike Hemphill**  
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: 2,820 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. 4.5/1,000 SF parking.

**Mike Hemphill**  
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: 5,495 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. 4.5/1,000 SF parking.

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

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

# Office Exclusive Listings

## May 2025



### Ritz Furniture Gallery Bldg

20423 Hwy 99  
Lynnwood, WA 98036

Listing Type: Sale  
Available: Now

Total SF Available: 25,476 SF

Divisible To: -  
Sale Price: \$5,700,000

Comments: Property provides 100% visibility from Hwy-99. Sales floor, offices & loading dock are included. Main Floor: 12,738 SF, Basement: 12,738 SF, Stories: 2, Land Area: 53,579 SF, Air Conditioning, Pylon Sign, Security System, Signage, Signalized Intersection, Storage Space, High Traffic Count (44,429 SF), Loading: 3 Dock High Doors, Ceiling Height: 9-12 FT.

**Josh Klein**  
D: (206) 357-5486  
C: (602) 708-6589  
jklein@andoverco.com



### East Campus Corporate Park I Ste 210

32001 32<sup>nd</sup> Ave S  
Federal Way, WA 98001

Listing Type: Lease  
Available: Now

Total SF Available: 15,924 SF

Divisible To: 3,000 SF  
Rate: \$18.00 SF/Yr, NNN

Comments: Mount Rainier views, one private balcony, private offices, large conference room, large open work area, reception area, lunch/breakroom, copy room. 4.0/1,000 SF parking in lighted parking lot.

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

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



### East Campus Corporate Park I Ste 335

32001 32<sup>nd</sup> Ave S  
Federal Way, WA 98001

Listing Type: Lease  
Available: Now

Total SF Available: 2,625 SF

Divisible To: -  
Rate: \$18.00 SF/Yr, NNN

Comments: 7 private offices, large open work area, reception area. Kitchenette can be installed. 4.0/1,000 SF parking in lighted parking lot.

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

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

# Office Exclusive Listings

## May 2025



### 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**  
C: (206) 550-4176  
mhempfill@andoverco.com

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



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

407 SW 41st Street  
Renton, WA 98057

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. 10 private offices, 2 conference rooms, 2 lunch rooms and an open office area.

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

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



### South Lind Square Building A - Ste 441

441 SW 41st Street  
Renton, WA 98057

Listing Type: Lease  
Available: Now

Total SF Available: 8,134 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. Office has 6 private offices, 2 conference rooms and a large open work area and lunch room.

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

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

# Office Exclusive Listings

## May 2025



**South Lind Square**  
Building C - Ste 4178

4178 Lind Ave SW  
Renton, WA 98057

Listing Type: Lease  
Available: Now

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



**South Lind Square**  
Building C - Ste 4174

4178 Lind Ave SW  
Renton, WA 98057

Listing Type: Lease  
Available: Now

Total SF Available: 2,642 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. Office has reception area, 5 private offices and 2 private restrooms.

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

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



**South Lind Square**  
Building C - Ste 4130

4130 Lind Ave SW  
Renton, WA 98057

Listing Type: Lease  
Available: Now

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

# Office Exclusive Listings

## May 2025



**South Lind Square**  
Building A - Ste 435  
  
435 SW 41st Street  
Renton, WA 98057

Listing Type: Lease  
Available: Now

Total SF Available: 1,440 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. Office has 3 private offices, open area and reception.

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

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

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



**Centerpointe Business Park**  
Ste 217  
  
18000 72<sup>nd</sup> Ave S  
Kent, WA 98032

Listing Type: Lease  
Available: Now

Total SF Available: 9,199 SF

Divisible To: 3,000 SF  
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 fifteen (15) private offices, two (2) conference rooms, lunch room, large open work area. Contact brokers for rates.

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

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

# Office Exclusive Listings

## May 2025



**Centerpointe Business Park  
Ste 201**

18000 72<sup>nd</sup> Ave S  
Kent, WA 98032

Listing Type: Lease  
Available: Now

Total SF Available: 4,949 SF

Divisible To: 2,000 SF  
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 two (2) private offices, large lunch room. Contact brokers for rates.

**Mike Hemphill**  
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 100**

18000 72<sup>nd</sup> Ave S  
Kent, WA 98032

Listing Type: Lease  
Available: Now

Total SF Available: 4,333 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 seven (7) private offices, conference room, and lunch room. Contact brokers for rates.

**Mike Hemphill**  
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 200**

18000 72<sup>nd</sup> 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 private offices, reception and lunch room. Contact brokers for rates.

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

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

# Office Exclusive Listings

## May 2025



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

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



**1016 E Pike St**  
3rd Level

1016 E Pike St  
Seattle, WA 98122

Listing Type: Lease  
Available: Now

Total SF Available: 6,810 SF

Divisible To: 2,993 SF  
Rate: \$22/SF/Yr

**Comments:** Creative office space. Demisable space. Elevator and stairs access. Incoming renovations to the space. Landlord is open to making configurations. Common area lounge with open seating, kitchen, and restrooms.

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

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



**1016 E Pike St**  
Lower Level Basement

1016 E Pike St  
Seattle, WA 98122

Listing Type: Lease  
Available: Now

Total SF Available: 5,686 SF

Divisible To: -  
Rate: \$22/SF/Yr

**Comments:** Great for creative/recreational space. Recently renovated, high-end finishes. Kitchenette/break area. Low cost/economical space for Capitol Hill. Elevator and stairs access.

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

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

# Office Exclusive Listings

## May 2025



**1016 E Pike St**  
4th Level

1016 E Pike St  
Seattle, WA 98122

Listing Type: Lease  
Available: Now

Total SF Available: 3,799 SF

Divisible To: -  
Rate: \$22/SF/Yr

Comments: Top floor space, can support creative or executive office uses. Elevator and stairs access. Balconies and in-suite showers and sauna. Tons of windows and natural light. Landlord is open to making configurations.

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

**Mike Hemphill**  
C: (206) 550-4176  
mhempill@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.

**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

# Office Exclusive Listings

## May 2025



**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



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

# Office Exclusive Listings

## May 2025



### 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



### Russell Plaza Ste 105

33600 6th Ave S  
Federal Way, WA 98003

Listing Type: Lease  
Available: Now

Total SF Available: 4,032 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  
bbruininks@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  
bbruininks@andoverco.com

# Office Exclusive Listings

## May 2025



**Russell Plaza**  
Ste 245

33600 6th Ave S  
Federal Way, WA 98003

Listing Type: Lease  
Available: Now

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  
bbruininks@andoverco.com



**9th Avenue Pavilion**  
Ste 107

33434 8th Ave S  
Federal Way, WA 98003

Listing Type: Lease  
Available: Now

Total SF Available: 2,801 SF

Divisible To: N/A  
Rate: -

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

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



**SODO Park**  
Ste B600

3200-3220 1st Ave S  
Seattle, WA 98134

Listing Type: Lease  
Available: Now

Total SF Available: 2,200 SF

Divisible To: -  
Rate: \$24.00/SF + NNN

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.

**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

## May 2025



**Queen Anne Creative  
Office Space - Ste 200B**

1905 Queen Anne Ave N  
Seattle, WA 98109

Listing Type: Lease  
Available: 5/1/2025

Total SF Available: 1,829 SF

Divisible To: -  
Rate: -

Comments: Rare upper Queen Anne office space, professionally built out space, elevator and stair access, next to multiple restaurants, street retail, and bus lines on upper Queen Anne, contact brokers for additional information.

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

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



**Small Yard & Office**

5866 S 194th St  
Kent, WA 98032

Listing Type: Lease  
Available: Now

Total SF Available: +/- 1,800 SF

Yard/Parking Area: Approx. 10,000 SF  
Divisible To: -  
Rate: \$6,000 Per Mo, Gross

Comments: Approx. 10,000 SF of yard/parking area, +/- 1,800 SF of office area available, \$6,000 per month, gross.

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



**Riverton Professional Center  
Ste B**

2901 S 128th St  
Tukwila, WA 98168

Listing Type: Lease  
Available: Now

Total SF Available: 1,760 SF

Divisible To: -  
Rate: \$18.00/SF/Yr, Full Service

Comments: Built out office space with seven (7) private offices, lobby entrance, two (2) restrooms, kitchenette, ample parking, local ownership, move in ready, available now, lobby with tons of natural light, strategic Tukwila location with great access to nearby freeways. Multiple configurations, spaces can be combined or leased separately.

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

**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

## May 2025



**Riverton Professional Center**  
Ste C

2901 S 128th St  
Tukwila, WA 98168

Listing Type: Lease  
Available: Now

Total SF Available: 1,434 SF

Divisible To: -  
Rate: \$18.00/SF/Yr, Full Service

Comments: Built out office space with seven (7) private offices, two (2) restrooms, kitchenette, ample parking, local ownership, move in ready, available now, lobby with tons of natural light, strategic Tukwila location with great access to nearby freeways. Multiple configurations, spaces can be combined or leased separately.

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

**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



**Riverton Professional Center**  
Ste A

2901 S 128th St  
Tukwila, WA 98168

Listing Type: Lease  
Available: Now

Total SF Available: 926 SF

Divisible To: -  
Rate: \$18.00/SF/Yr, Full Service

Comments: Built out office space with four (4) private offices, storage room, bathroom, kitchenette, ample parking, local ownership, move in ready, available now, lobby with tons of natural light, strategic Tukwila location with great access to nearby freeways. Multiple configurations, spaces can be combined or leased separately.

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

**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



**Plaza By The Green**  
Ste 220

24437 Russell Rd  
Kent, WA 98032

Listing Type: Lease  
Available: Now

Total SF Available: 1,700 SF

Divisible To: -  
Rate: \$24/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

# Office Exclusive Listings

## May 2025



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

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



**Sammamish Woods Med. Center**  
Ste D

3707 Providence Point Dr SE  
Issaquah, WA 98029

Listing Type: Lease  
Available: Now

Total SF Available: 909 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. Four (4) private offices, reception area, and bathroom.

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

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



**Postal Station**  
Ste 104

2445 4th Ave S  
Seattle, WA 98134

Listing Type: Lease  
Available: 4/01/2025

Total SF Available: 1,024 SF

Divisible To: -  
Rate: -

Comments: High identity location near Starbucks Headquarters. 28 total parking spaces available. Easy access to I-5, I-90 and Hwy-99. Local ownership offering flexible lease terms. Lighted Pylon on 4th Ave S. 25,000 cars daily. Open retail space.

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

# Office Exclusive Listings

## May 2025



**K.R. Trigger Building**  
Ste 109 + 111

3201 1st Ave S  
Seattle, WA 98134

Listing Type: Lease  
Available: 9/01/2025

Total SF Available: 1,161 SF

Divisible To: -  
Rate: -

**Comments:** Multiple smaller office suites available! Great SODO location with quick access to I-5, I-90 & West Seattle. Inspiring historic building fully renovated in 2020. Within minutes to nearby businesses, banking, restaurants, and other retail services. Clean and fully functional/secured basement storage units available on-site. Amenities include secured/controlled access, AC, bicycle storage, common areas with meeting space and kitchenette, and free surface parking adjacent to the building. Flexible lease term, call brokers for rates. Multiple storage spaces available ranging from 50-375 SF. Restroom facilities also available for the basement storage units. Separate building entrance for storage tenants with loading platform. Fully functional/secured and improved basement storage area.

**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



**K.R. Trigger Building**  
Ste 103

3201 1st Ave S  
Seattle, WA 98134

Listing Type: Lease  
Available: Now

Total SF Available: 705 SF

Divisible To: -  
Rate: -

**Comments:** Multiple smaller office suites available! Great SODO location with quick access to I-5, I-90 & West Seattle. Inspiring historic building fully renovated in 2020. Within minutes to nearby businesses, banking, restaurants, and other retail services. Clean and fully functional/secured basement storage units available on-site. Amenities include secured/controlled access, AC, bicycle storage, common areas with meeting space and kitchenette, and free surface parking adjacent to the building. Flexible lease term, call brokers for rates. Multiple storage spaces available ranging from 50-375 SF. Restroom facilities also available for the basement storage units. Separate building entrance for storage tenants with loading platform. Fully functional/secured and improved basement storage area.

**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



**K.R. Trigger Building**  
Ste 214

3201 1st Ave S  
Seattle, WA 98134

Listing Type: Lease  
Available: 45' days notice

Total SF Available: 638 SF

Divisible To: -  
Rate: -

**Comments:** Multiple smaller office suites available! Great SODO location with quick access to I-5, I-90 & West Seattle. Inspiring historic building fully renovated in 2020. Within minutes to nearby businesses, banking, restaurants, and other retail services. Clean and fully functional/secured basement storage units available on-site. Amenities include secured/controlled access, AC, bicycle storage, common areas with meeting space and kitchenette, and free surface parking adjacent to the building. Flexible lease term, call brokers for rates. Multiple storage spaces available ranging from 50-375 SF. Restroom facilities also available for the basement storage units. Separate building entrance for storage tenants with loading platform. Fully functional/secured and improved basement storage area.

**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

## May 2025



**K.R. Trigger Building**  
Ste 208 + 210

3201 1st Ave S  
Seattle, WA 98134

Listing Type: Lease  
Available: 45' days notice

Total SF Available: 612 SF

Divisible To: -  
Rate: -

**Comments:** Multiple smaller office suites available! Great SODO location with quick access to I-5, I-90 & West Seattle. Inspiring historic building fully renovated in 2020. Within minutes to nearby businesses, banking, restaurants, and other retail services. Clean and fully functional/secured basement storage units available on-site. Amenities include secured/controlled access, AC, bicycle storage, common areas with meeting space and kitchenette, and free surface parking adjacent to the building. Flexible lease term, call brokers for rates. Multiple storage spaces available ranging from 50-375 SF. Restroom facilities also available for the basement storage units. Separate building entrance for storage tenants with loading platform. Fully functional/secured and improved basement storage area.

**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



**K.R. Trigger Building**  
Ste 210

3201 1st Ave S  
Seattle, WA 98134

Listing Type: Lease  
Available: 45' days notice

Total SF Available: 366 SF

Divisible To: -  
Rate: -

**Comments:** Multiple smaller office suites available! Great SODO location with quick access to I-5, I-90 & West Seattle. Inspiring historic building fully renovated in 2020. Within minutes to nearby businesses, banking, restaurants, and other retail services. Clean and fully functional/secured basement storage units available on-site. Amenities include secured/controlled access, AC, bicycle storage, common areas with meeting space and kitchenette, and free surface parking adjacent to the building. Flexible lease term, call brokers for rates. Multiple storage spaces available ranging from 50-375 SF. Restroom facilities also available for the basement storage units. Separate building entrance for storage tenants with loading platform. Fully functional/secured and improved basement storage area.

**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



**K.R. Trigger Building**  
Ste 105

3201 1st Ave S  
Seattle, WA 98134

Listing Type: Lease  
Available: 45' days notice

Total SF Available: 290 SF

Divisible To: -  
Rate: -

**Comments:** Multiple smaller office suites available! Great SODO location with quick access to I-5, I-90 & West Seattle. Inspiring historic building fully renovated in 2020. Within minutes to nearby businesses, banking, restaurants, and other retail services. Clean and fully functional/secured basement storage units available on-site. Amenities include secured/controlled access, AC, bicycle storage, common areas with meeting space and kitchenette, and free surface parking adjacent to the building. Flexible lease term, call brokers for rates. Multiple storage spaces available ranging from 50-375 SF. Restroom facilities also available for the basement storage units. Separate building entrance for storage tenants with loading platform. Fully functional/secured and improved basement storage area.

**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

## May 2025



**K.R. Trigger Building**  
Ste 208

3201 1st Ave S  
Seattle, WA 98134

Listing Type: Lease  
Available: 45' days notice

Total SF Available: 246 SF

Divisible To: -  
Rate: -

**Comments:** Multiple smaller office suites available! Great SODO location with quick access to I-5, I-90 & West Seattle. Inspiring historic building fully renovated in 2020. Within minutes to nearby businesses, banking, restaurants, and other retail services. Clean and fully functional/secured basement storage units available on-site. Amenities include secured/controlled access, AC, bicycle storage, common areas with meeting space and kitchenette, and free surface parking adjacent to the building. Flexible lease term, call brokers for rates. Multiple storage spaces available ranging from 50-375 SF. Restroom facilities also available for the basement storage units. Separate building entrance for storage tenants with loading platform. Fully functional/secured and improved basement storage area.

**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