

Campus Park

Warehouse/Office
Spaces Available:

1,374 SF - 4,131 SF

FREE RENT!
3 MONTHS FREE
ON 3 YEAR LEASE



106



Campus Park is owned and operated by:



ARNE SVENDSEN
(206) 947-2885
asvendsen@andoverco.com

SHANE MAHVI, SIOR
(858) 442-0441
smahvi@andoverco.com



PROPERTY HIGHLIGHTS



IDEAL FOR LIGHT MANUFACTURING AND DISTRIBUTION WITH SMALL OFFICE



ALL BAY UNITS HAVE RESTROOMS, SMALL OFFICE, AND RECEPTION AREA



HIGH-QUALITY SPACE WITH NEW CARPET AND PAINT



3-PHASE POWER



GL LOADING DOORS (10' X 10')



14' - 15' CLEARANCE HEIGHT



EXCELLENT ACCESS AND PROXIMITY TO I-5, SR-18, AND SR-99



WITHIN MINUTES TO NEARBY BUSINESSES, BANKING, RESTAURANTS, AND RETAIL SERVICES

PHOTOS

BUILDING 1

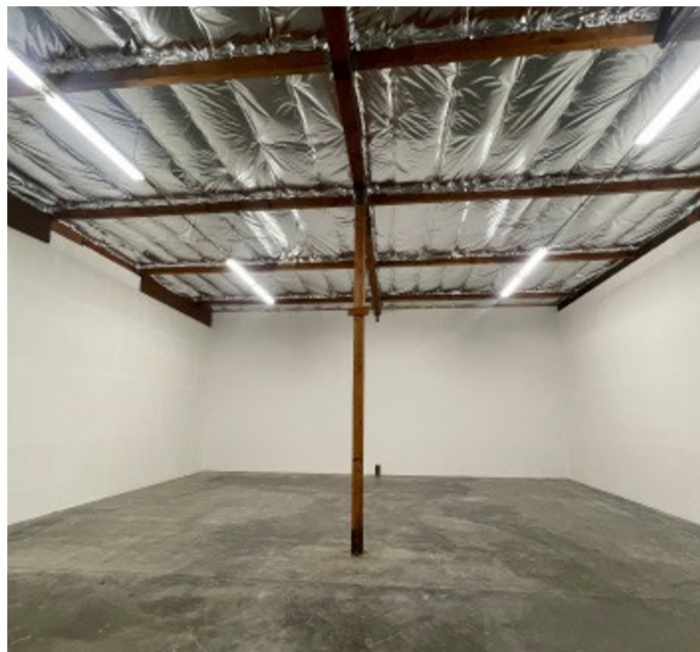
34310 9th Ave S
Federal Way, WA

BUILDING 2

1020 S 344th St
Federal Way, WA

BUILDING 3

1112 S 344th St
Federal Way, WA



AVAILABLE SPACES

1,374 SF - 4,131 SF

BUILDING 1

34310 9th Ave S
Federal Way, WA

BUILDING 2

1020 S 344th St
Federal Way, WA

BUILDING 3

1112 S 344th St
Federal Way, WA



AVAILABLE SPACES

1,374 SF - 4,131 SF

BLDG	SUITE	TOTAL SF	OFFICE SF	MONTHLY BASE RENT	EST. NNN'S	AVAILABLE	COMMENTS
2	212	2,064	579	\$2,477	\$1,036	Available Now	3 phase power, 1 GL.
2	213	2,067	540	\$2,480	\$1,038	Available Now	3 phase power, 1 GL.
2	212 & 213	4,131	1,119	\$4,957	\$2,074	Available Now	3 phase power, 1 GL.
3	308	1,374	620	\$1,649	\$690	Available Now	3 phase power, 1 GL.
3	311	2,035	618	\$2,442	\$1022	Available Now	3 phase power, 1 GL.

UNIT 212

34310 9th Ave S
Federal Way, WA

BUILDING: 2

TOTAL SF: 2,064

OFFICE SF: 579

MONTHLY BASE RENT: \$2,477

EST. NNN'S: \$1,036

AVAILABLE: NOW

LOADING: 1 GL

ARNE SVENDSEN

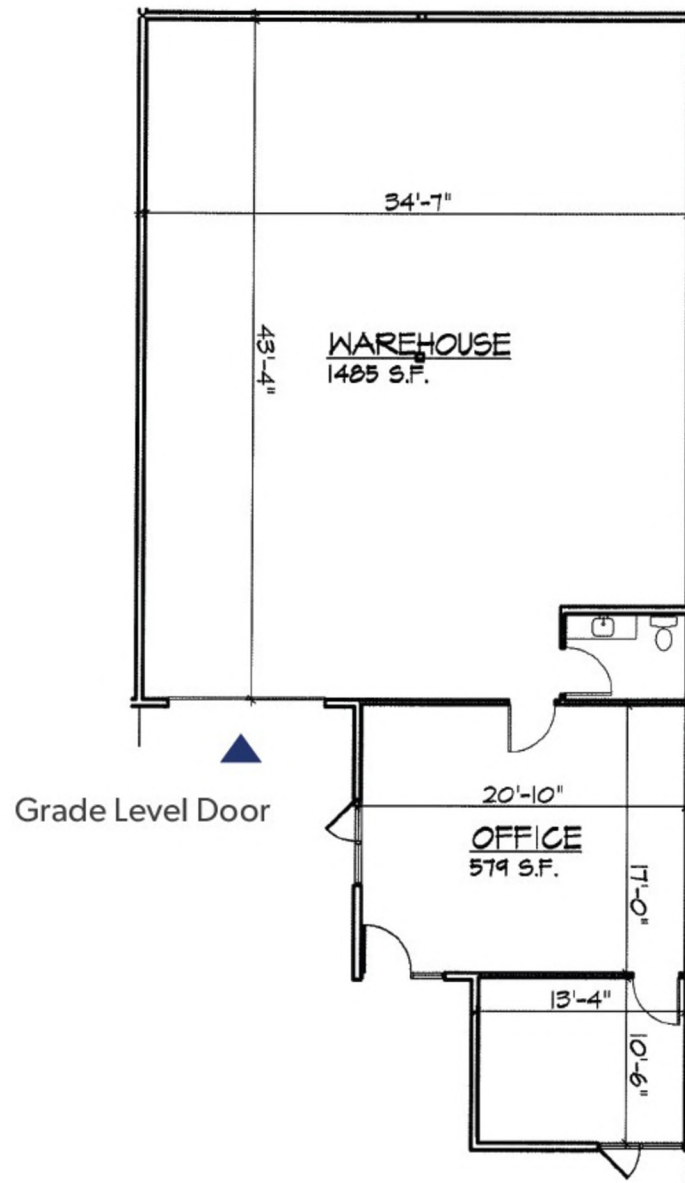
(206) 947-2885

asvensen@andoverco.com

SHANE MAHVI, SIOR

(858) 442-0441

smahvi@andoverco.com



UNIT 213

34310 9th Ave S
Federal Way, WA

BUILDING: 2

TOTAL SF: 2,067

OFFICE SF: 540

MONTHLY BASE RENT: \$2,480

EST. NNN'S: \$1,038

AVAILABLE: NOW

LOADING: 1 GL

ARNE SVENDSEN

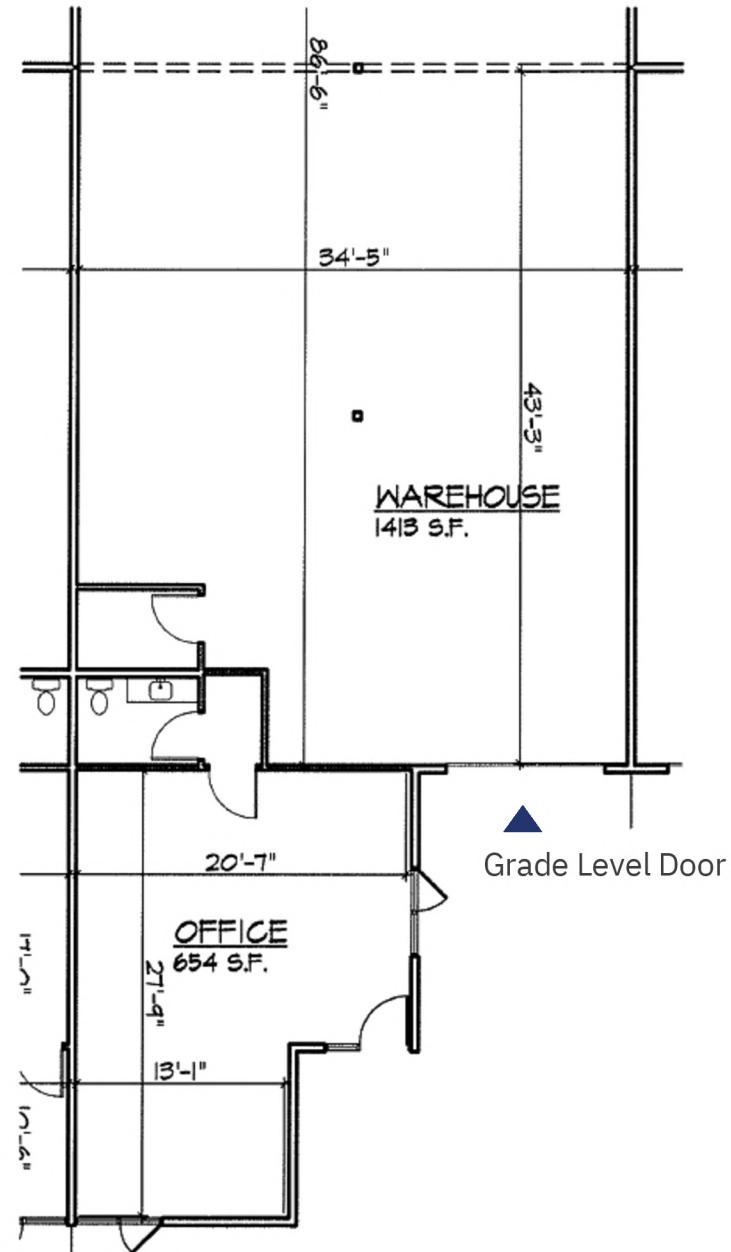
(206) 947-2885

asvensen@andoverco.com

SHANE MAHVI, SIOR

(858) 442-0441

smahvi@andoverco.com



UNITS

212 & 213

34310 9th Ave S
Federal Way, WA

BUILDING: 2

TOTAL SF: 4,131

OFFICE SF: 1,119

MONTHLY BASE RENT: \$4,957

EST. NNN'S: \$2,074

AVAILABLE: NOW

LOADING: 2 GL

ARNE SVENDSEN

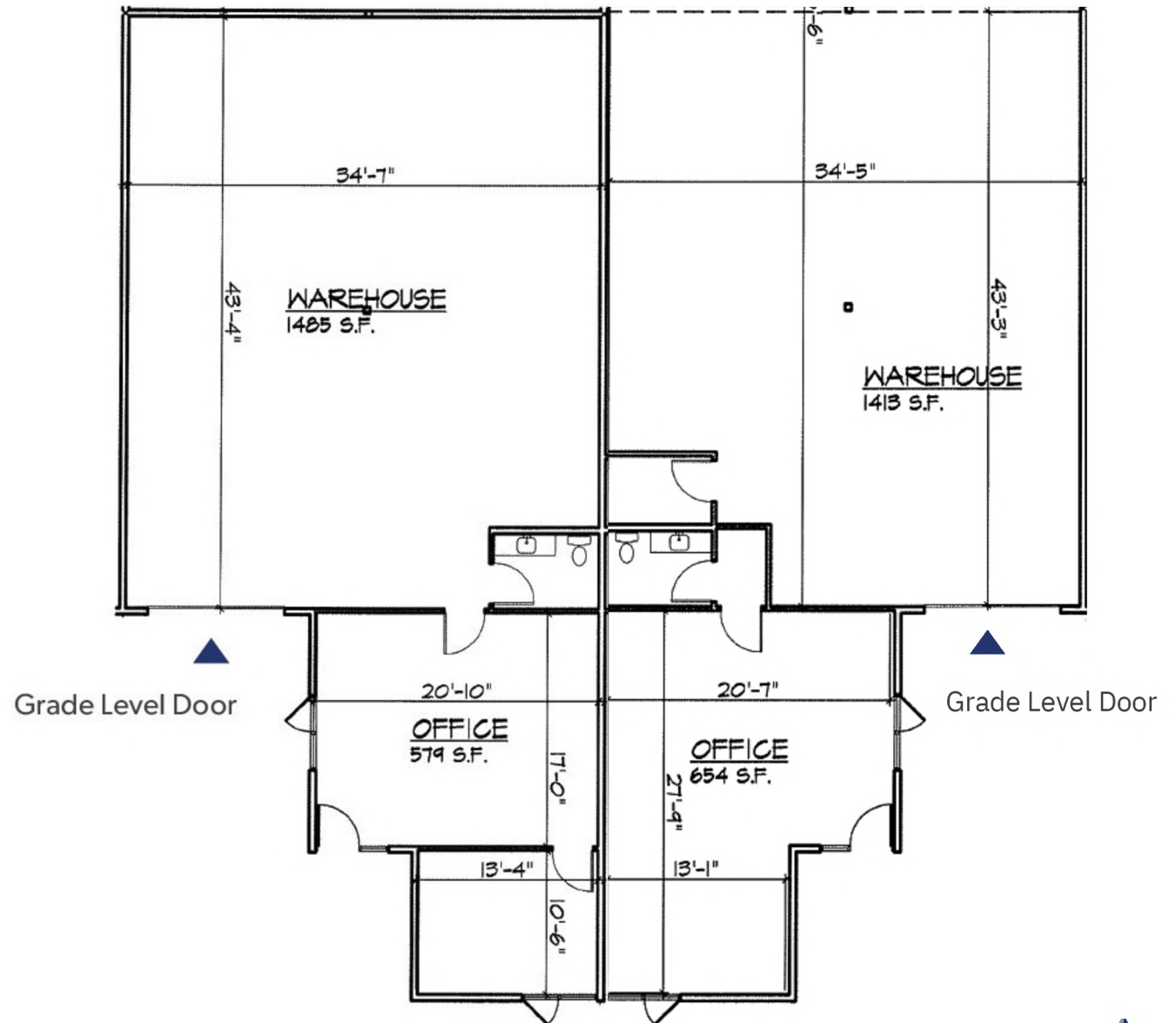
(206) 947-2885

asvensen@andoverco.com

SHANE MAHVI, SIOR

(858) 442-0441

smahvi@andoverco.com



UNIT 308

1112 S 344th St
Federal Way, WA

BUILDING: 3

TOTAL SF: 1,374

OFFICE SF: 620

MONTHLY BASE RENT: \$1,649

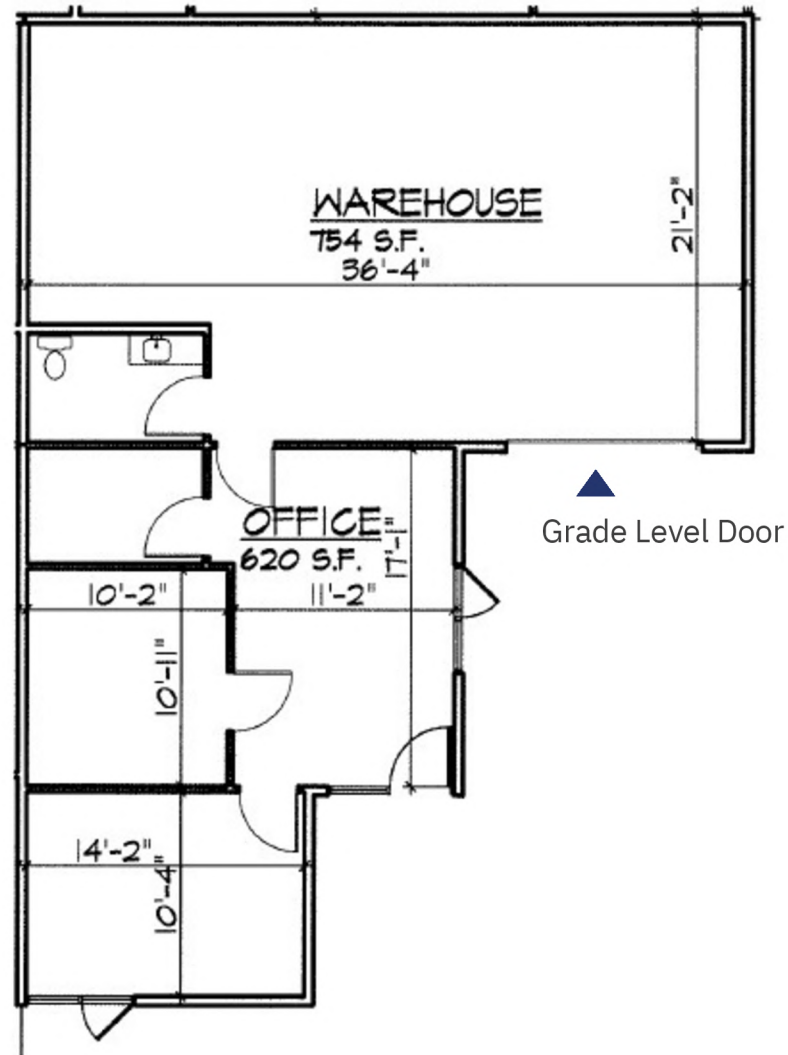
EST. NNN'S: \$690

AVAILABLE: NOW

LOADING: 1 GL

ARNE SVENDSEN
(206) 947-2885
asvendsen@andoverco.com

SHANE MAHVI, SIOR
(858) 442-0441
smahvi@andoverco.com



UNIT 311

1112 S 344th St
Federal Way, WA

BUILDING: 3 TOTAL SF: 2,035

OFFICE SF: 618

MONTHLY BASE RENT: \$2,442

EST. NNN'S: \$1022

AVAILABLE: NOW

LOADING: 1 GL

ARNE SVENDSEN

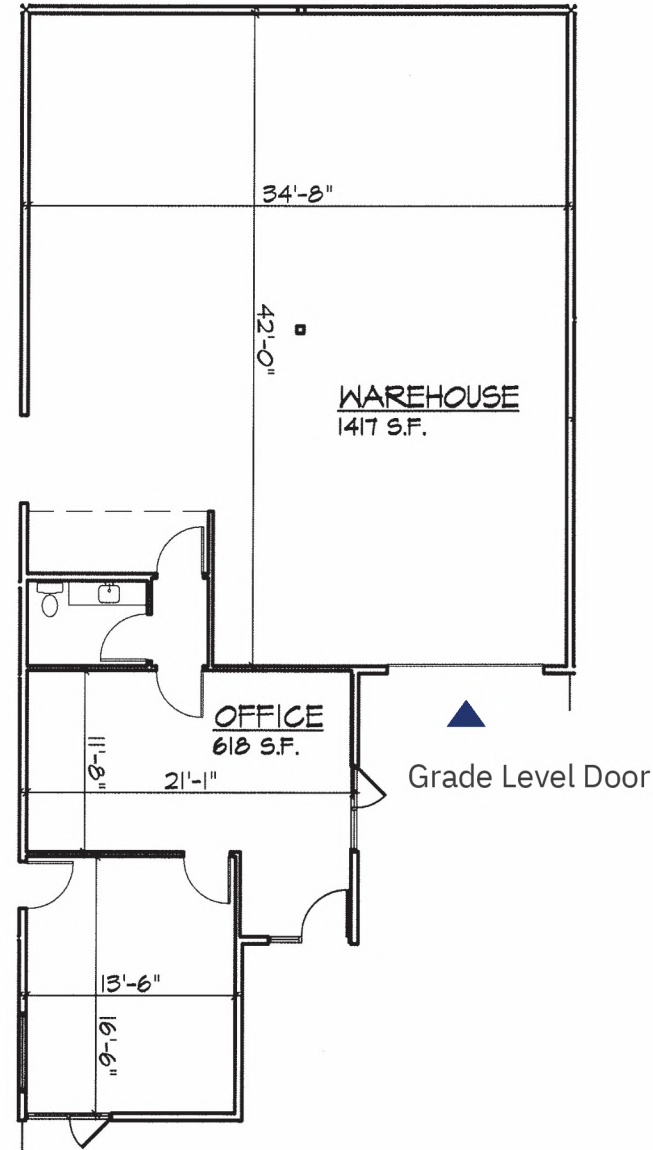
(206) 947-2885

asvendsen@andoverco.com

SHANE MAHVI, SIOR

(858) 442-0441

smahvi@andoverco.com





ARNE SVENDSEN

(206) 947-2885

a svendsen@andoverco.com

SHANE MAHVI, SIOR

(858) 442-0441

smahvi@andoverco.com

The information contained herein has been obtained from reliable sources, but is not guaranteed. A prospective buyer/tenant should verify each item relating to this property and all information contained herein.