

Campus Park

Warehouse/Office
Spaces Available:

2,067 SF - 2,509 SF



 THE ANDOVER
COMPANY, INC.
CORFAC INTERNATIONAL

Campus Park is owned and operated by:

 **Schnitzer**
PROPERTIES

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

2,067 SF - 2,509 SF

BUILDING 1 Suite 111

34310 9th Ave S
Federal Way, WA

BUILDING 2 Suite 213

1020 S 344th St
Federal Way, WA

BUILDING 3 Fully Leased

1112 S 344th St
Federal Way, WA



AVAILABLE SPACES

2,067 SF - 2,509 SF

| BLDG | SUITE | TOTAL SF | OFFICE SF | MONTHLY BASE RENT | EST. NNN'S | AVAILABLE | COMMENTS |
|------|-------|----------|-----------|-------------------|------------|---------------|----------------------|
| 1 | 111 | 2,509 | 654 | \$3,136 | \$1,260 | August 2026 | 3 phase power, 1 GL. |
| 2 | 213 | 2,067 | 540 | \$2,583 | \$1,038 | Available Now | 3 phase power, 1 GL. |

UNIT 111

34310 9th Ave S
Federal Way, WA

BUILDING: 1

TOTAL SF: 2,509

OFFICE SF: 654

MONTHLY BASE RENT: \$3,136

EST. NNN'S: \$1,260

AVAILABLE: NOW

LOADING: 1 GL

ARNE SVENDSEN

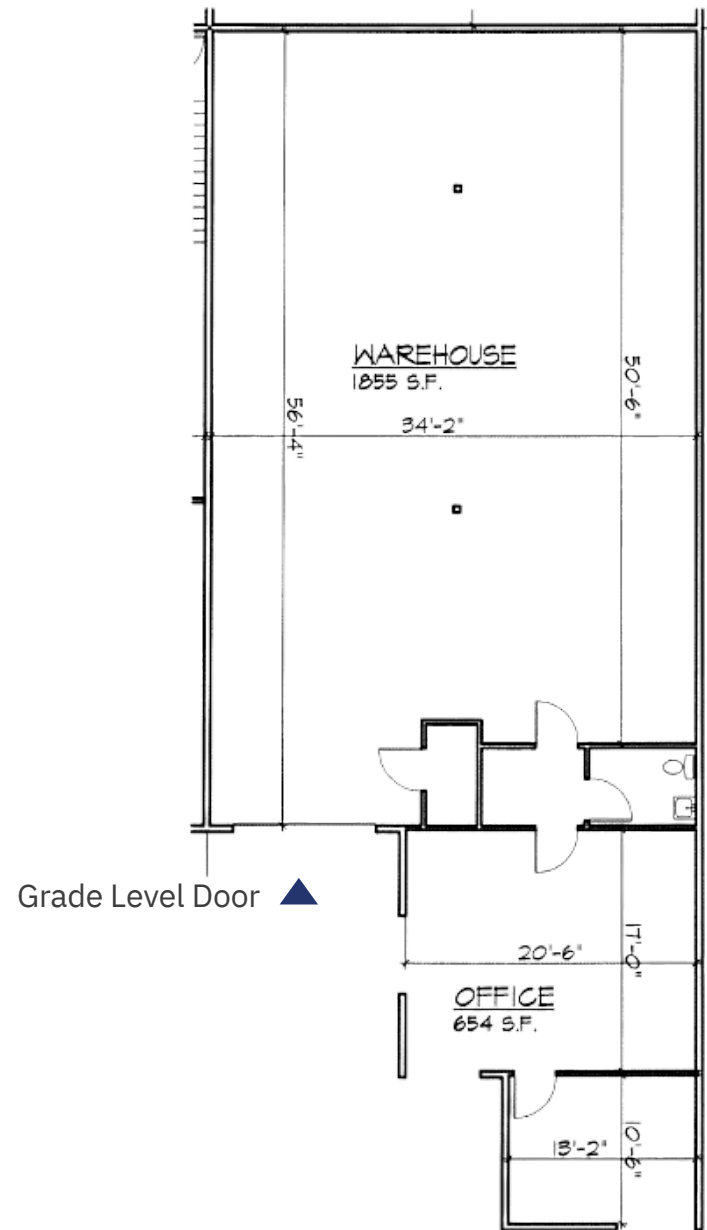
(206) 947-2885

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UNIT 213

34310 9th Ave S
Federal Way, WA

BUILDING: 2

TOTAL SF: 2,067

OFFICE SF: 540

MONTHLY BASE RENT: \$2,583

EST. NNN'S: \$1,038

AVAILABLE: NOW

LOADING: 1 GL

ARNE SVENDSEN

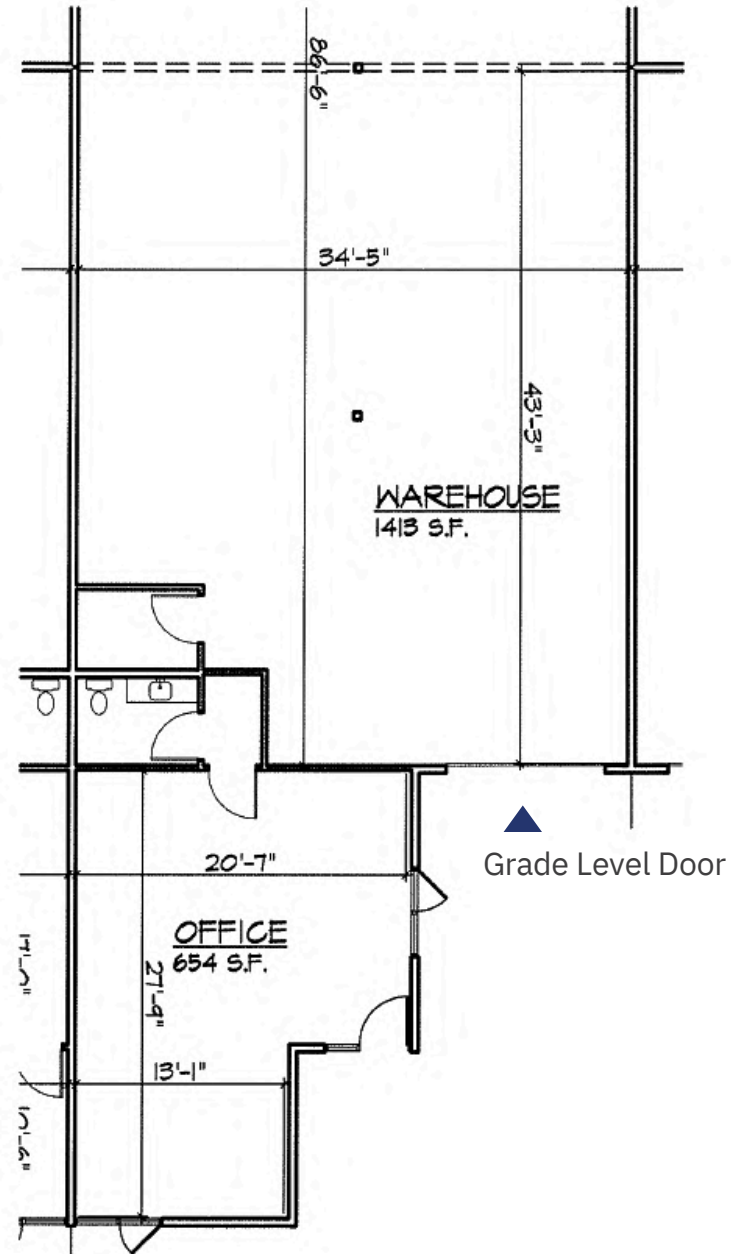
(206) 947-2885

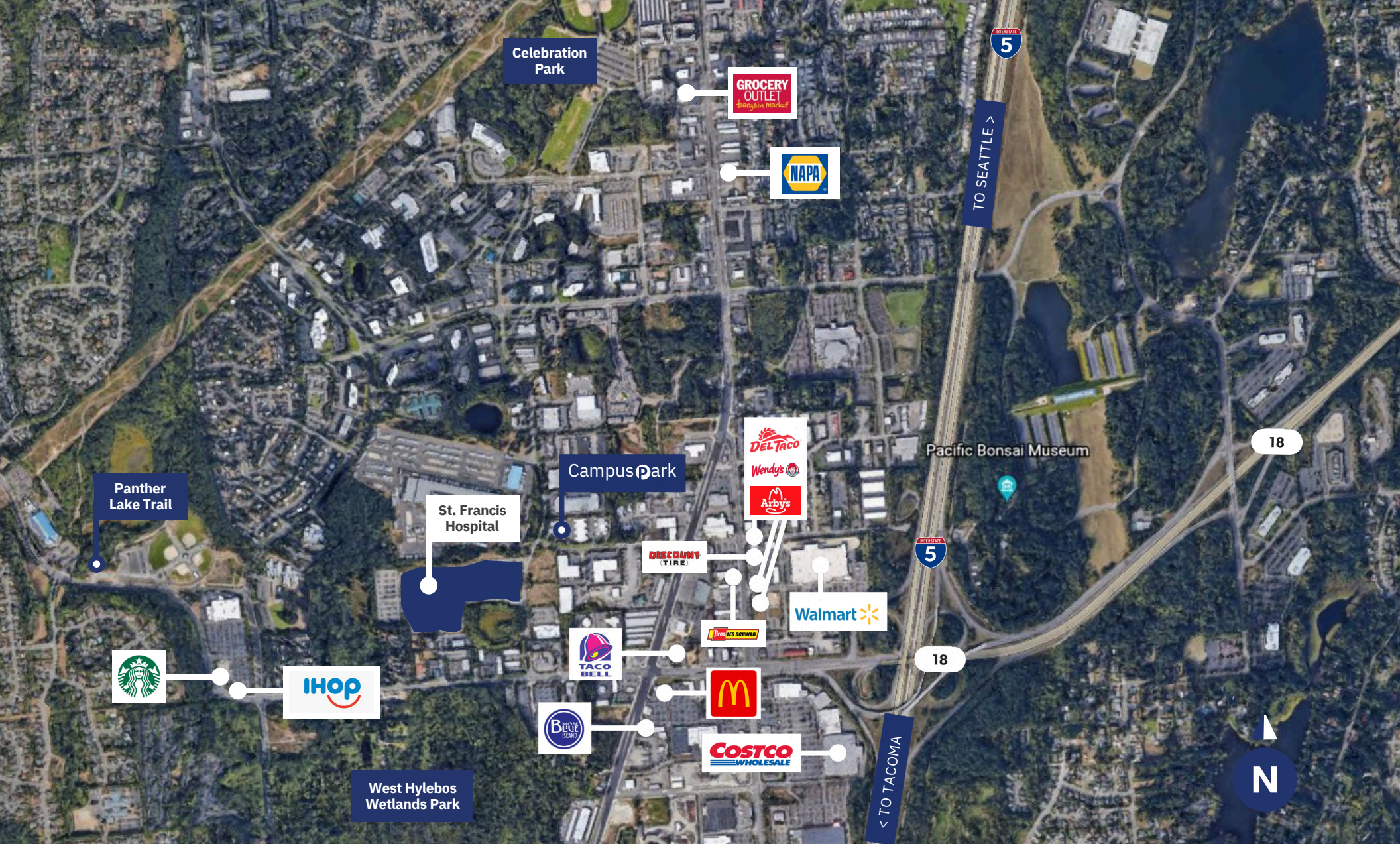
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