EAST CAMPUS CORPORATE PARK

32001 32nd Ave S | Federal Way, WA

FOR LEASE

CLASS A OFFICE SPACE!

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THE ANDOVER COMPANY, INC.
CORFAC INTERNATIONAL

PROPERTY
HIGHLIGHTS

- Higher ceilings, larger windows and plenty of natural light create a more productive work environment.
- 480 Acre neighboring corporate campus has numerous walking and biking trails.
- Gorgeous views of Mount Rainier.
- Suite 200 has private balconies on both east
- and west sides.
- Free 4.0/1,000 SF parking ratio.
- State-of-the-art telecommunication service through centurylink and comcast business cable.



BUILDING AMENITIES

BALCONIES ON BOTH EAST AND WEST SIDES OF SUITE 200

MOUNT RAINIER VIEWS

CONFERENCE FACILITIES

CAMPUS TRAILS FOR BIKING, JOGGING AND WALKING

FREEK PARKING: 4 STALLS PER 1000 SF IN TWO LIGHTED PARKING LOTS

IMMEDIATE ACCESS TO I-5; 5 MINUES TO HWY-18

FIVE MINUTES TO FEDERAL WAY TRANSIT CENTER

KAYAKING AND PADDLEBOARDING ON NEARBY NORTH LAKE

LOCKER ROOM WITH SHOWER

FISHING ON NEARBY NORTH LAKE

RHODODENDRON SPECIES GARDEN

PACIFIC BONSAI MUSEUM

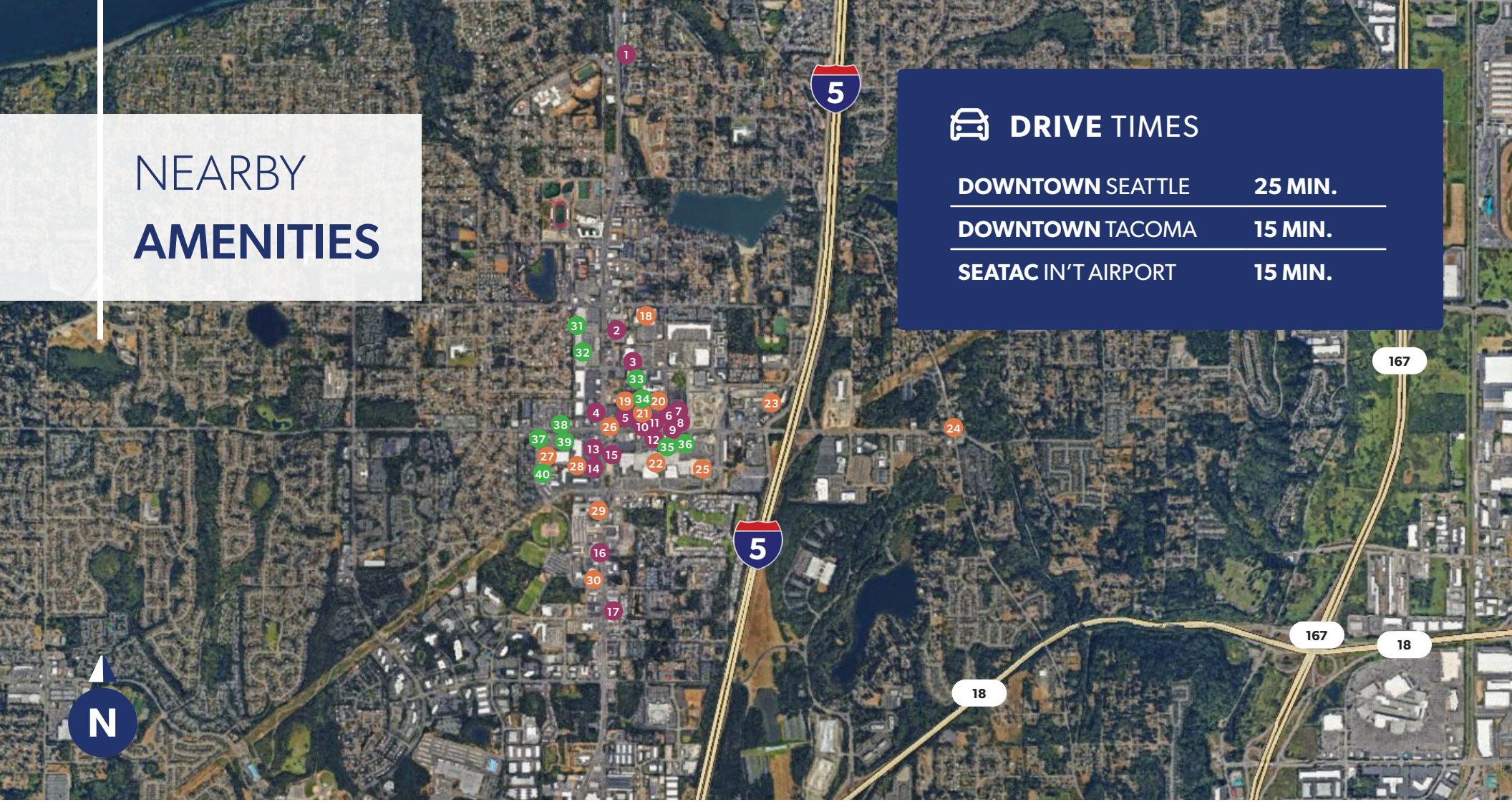


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NEARBY **AMENITIES**

DRIVE TIMES

DOWNTOWN SEATTLE	**25 MIN.**
DOWNTOWN TACOMA	**15 MIN.**
SEATAC IN'T AIRPORT	**15 MIN.**



DINING

1. Mi Bella Honduras
2. Yi's Traditional Korean Beef Soup
3. Jasmine Mongolian Grill
4. Chipotle
5. Katsu Burger
6. Ivar's
7. Jersey Mike's
8. Ezell's Famous Chicken
9. MOD Pizza
10. El Rinconsito
11. Red Lobster
12. Mama Stortini's
13. Chick-fil-A
14. Black Bear Diner
15. Dick's Drive-In
16. Burger Express
17. Señor Taco

RETAIL/SERVICES

18. Walmart
19. Trader Joe's
20. TJ Maxx
21. Ulta Beauty
22. The Commons
23. Marlene's Market & Deli
24. 7-Eleven
25. Target
26. Harbor Freight Tools
27. Safeway
28. Ross
29. Goodwill
30. Grocery Outlet

COFFEE/CAFES

31. Barnes & Noble Cafe
32. 85° Bakery Cafe
33. Cafe Seoul
34. BobaLust Tea Bar
35. Starbucks
36. Panera
37. Cafe Elite
38. Onit Cafe
39. Starbucks
40. Poverty Bay Cafe

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PROPERTY **OVERVIEW**

Building Size	110,000 SF
Floor Size	27,500 SF
Design	Timeless design by Lance Mueller Architects
Location	Building is located at the southeast corner of the I-5 and S 320th St interchange in Federal Way. Access to Seattle, Tacoma, and the airport is excellent.
Amenities	Hotels two minutes away; multitude of restaurants, retail and other services in and around The Commons Mall half a mile away.
Structure	• Cast in place columns and sill walls with post-tensioned concrete decks. • Roof features rigid insulation and built-up roofing system. • First and fourth floor, floor-to-floor height 13'6". Second and third floor, floor-to-floor height 12'6".
Exterior	• Cast in place concrete columns and sill walls painted base color. • Pre-cast parapet at roof, 2nd floor balconies, and 2nd floor column caps painted accent color. • architectural reveals located on exterior walls of building.
Parking	Surface stalls are 4/1000 SF in two lighted parking lots.
Elevators	• Three oversized (7'11" x 6'3") 5,000 lb capacity hydraulic passenger elevators servicing all four floors. You will notice the expansiveness! • Travel speed 125 feet per minute. • Stainless steel doors and frames with upgraded interior finishes. • After hours access by proximity card security system.
Lobbies & Tenant Areas	• Main entry lobby complete with stained concrete floors, metal base, exposed ductwork, and additional accent lighting. • Second, third and fourth floor lobbies match architectural style of main lobby. • Suspended ceiling height at 9' or 10' in tenant areas. • Common area restrooms feature Italian tile and marble countertops.
Electrical	• Main building service is 3000 amps, with capabilites for future expansion to 5000 amps, 480/227 volt, 3-phase, 4 wire service; shell will accomodate tenant convenience power up to 4.17 watts per square foot. • Programmable lighting control panels have been installed on each floor to maximize code and tenant required lighting controls. • Floor power to be served by a 600 amp, 277/480-volt panel fed from 3000 amp bus duct, through each floor. Tenant to supply transformer and 120-volt power panel to each floor.

PROPERTY **OVERVIEW**

Electrical	• House power is supplied from multiple 225-amp panels at 277/480 volt for mechanical systems through the electrical room on the first and fourth floors. for miscellaneous loads. • Site lighting has been installed with 1000-watt fixtures on 30' poles for tenant safety.
Telecommunications	• Four 4" conduits connect the building demarc room to two CenturyLink vaults. • Telecommunication and fiber services provided by CenturyLink and Comcast Business Cable.
HVAC	• (2) Trane 130 ton, packaged rootop VAV units, with energy saving variable frequency drives on supply and relief fans and 100% economizer capable of providing cooling via outside air when cool ambient conditions exist. • Sized to accommodate 2.5 watts/sq ft of office equipment. • Meets all current Washington State energy and indoor air quality codes. • Finished HVAC system for each floor's elevator lobbies and restrooms. • (4) series type VAV boxes per floor installed for freeze protection and future tenant use. • DDC Energy Management and Control System provides efficient and accurate control of HVAC functions. • Architectural and structural provisions for future equipment for tenant 7 x 24 systems such as computer rooms or server rooms. • Building standard quick response sprinkler heads installed throughout. • Fire alam system and monitoring is provided in shell ancore areas per City of Federal Way code. • Fire extinguishers are provided in core areas per City of Federal Way code.
Life Safety	• Building standard quick response spinkler heads installed throughout. • Fire alarm system and monitoring is provided in shell and core areas per City of Federal Way code. • Fire extinguishers are provided in core areas per City of Federal Way code.
Management	Top of class property managment and engineering provided by Sterling Realty Org. Co.
Security System	Building security system includes proximity card access and digital camera monitoring in all public areas.

PROPERTY **PHOTOS**



























AVAILABLE SPACES

SUITE	RENTABLE SF	RENTAL RATE/RSF (NNN)	COMMENTS
210	14,995 (divisible)	$19.00/SF/YR + NNN	• Mount Rainier views, one private balcony, private offices, large conference room, large open work area, reception area, lunch/breakroom, copy room.
310	6,010	$19.00/SF/YR + NNN	• 4 private offices, large conference room, lunch room and large open work area.

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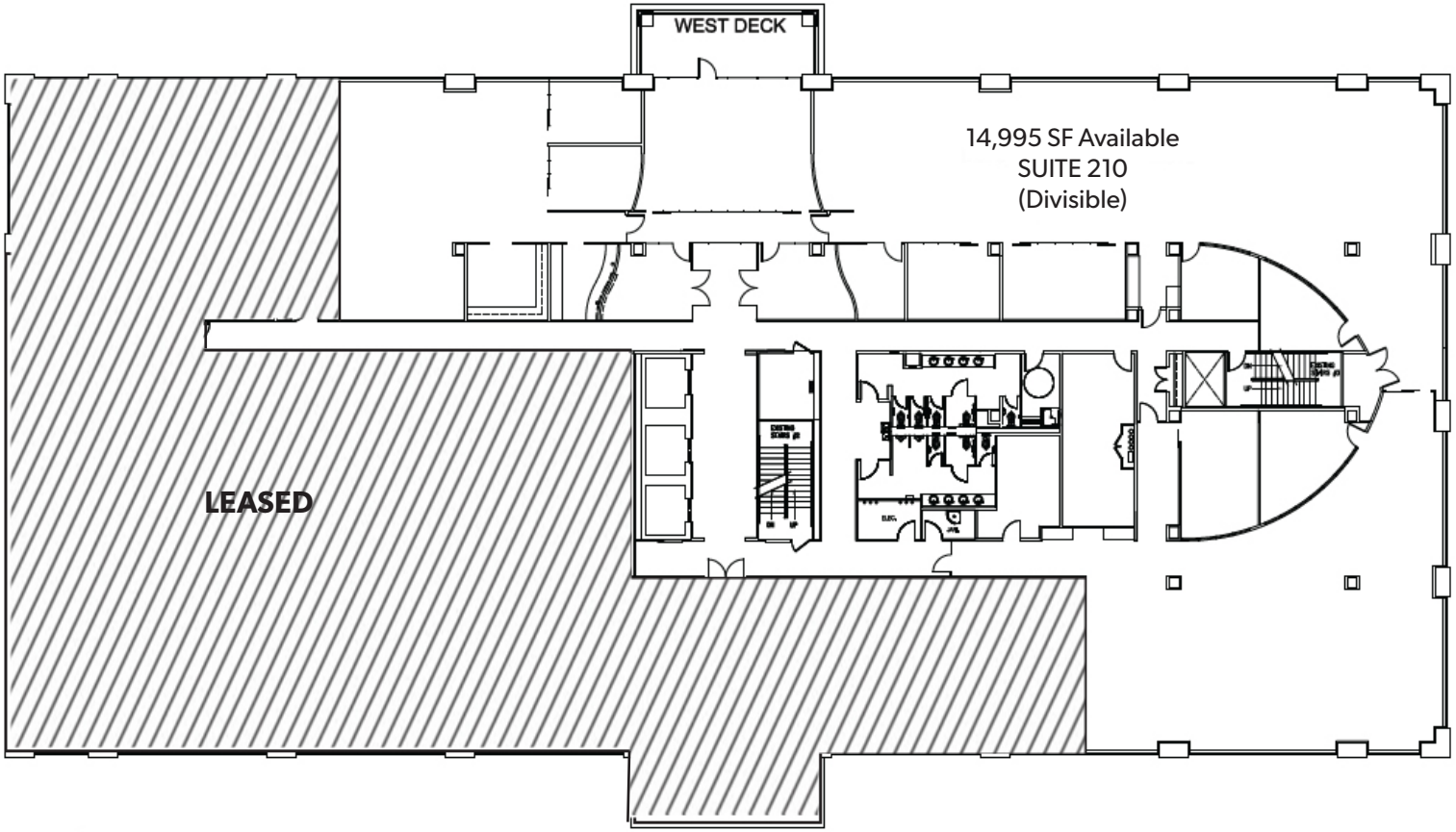
SUITE 210

SECOND FLOOR

Total SF: 14,995 (Divisible)

Rental Rate : $19/SF/YR + NNN

Mount Rainier views, one private balcony, private offices, large conference room, large open work area, reception area, lunch/ breakroom, copy room.



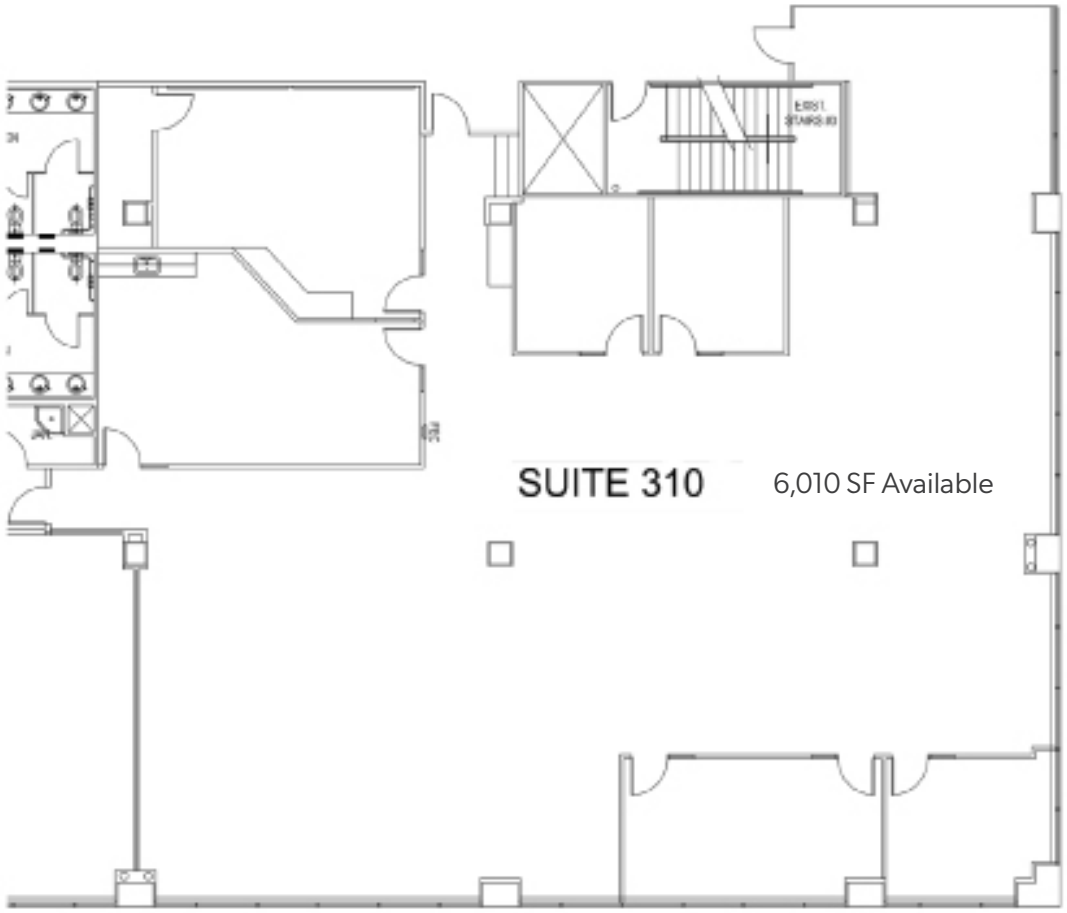
SUITE 310

THIRD FLOOR

Total SF: 5,686

Rental Rate : $19/SF/YR + NNN

4 private offices, large conference room, lunch room and large open work area.



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