





# OFFICE SPACE AVAILABLE

## South King County



January 2012

Building Photo	Building/Address	Suite/Floor	± Available SF	Rate/SF/Yr Price	Comments	Contact
	<b>Ninth Avenue Center</b> 34004-34016 9th Ave S Federal Way, WA	Bldg B	12,525 Div to 1,081	\$12.00 NNN	<ul style="list-style-type: none"> <li>Office suites and office/warehouse combinations available</li> <li>Access to I-5, SR 18, and SR 167</li> <li>Flexible build-out</li> <li>Abundant parking</li> </ul>	Stephanie Clabaugh 253.779.2403
		Bldg A-5	1,595			Briana Hickey 253.779.2424
		Bldg A-11	1,785			
		Bldg C-2	900			
	<b>1<sup>st</sup> Way Plaza</b> 33438-33442 1st Way S Federal Way, WA  <b>BRING ALL OFFERS!</b>	All Bldgs	12,440	<u>Sale Price</u> \$950,000	<ul style="list-style-type: none"> <li>Great owner/user or investment opportunity</li> <li>Well constructed open office concepts</li> <li>2 story office buildings</li> <li>Good mix of private and open space</li> </ul>	Joel Jones 253.779.2422
		33438	4,636	<u>Lease Rate</u>		Scott Price 253.395.3130
		33440	4,636	\$11.00 NNN		
		33442	3,168			
	<b>Federal Place</b> 216 W Gowe St Kent, WA		12,265	\$1,700,000	<ul style="list-style-type: none"> <li>USPS currently occupies ± 4,000 SF on a 5 year term</li> <li>Redevelop or utilize as-is</li> <li>26,400 SF land area</li> <li>Zoned DC (Downtown Commercial)</li> <li>400 SF covered loading area</li> </ul>	Scott Price 253.395.3130
			8,240	\$15.00 NNN		Briana Hickey 253.779.2424
	<b>33405 6<sup>th</sup> Ave S</b> Federal Way, WA		11,137 1 <sup>st</sup> Floor: 7,516 SF 2 <sup>nd</sup> Floor: 2,984 SF Basement: 637 SF	\$2,100,000 \$15.00 NNN	<ul style="list-style-type: none"> <li>Well-constructed office layout with several private offices</li> <li>Good curb appeal</li> <li>Medical office or financial industry potential</li> <li>Ample parking (35 stalls)</li> <li>Potential lease-back opportunity</li> <li>Seller financing will be considered</li> </ul>	Joel Jones 253.779.2422  Scott Price 253.395.3130

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	<b>Campus Business Center</b> S 336th & 9th Ave S Federal Way, WA	Bldg A #807 - #815	10,686-1,100	\$12.00 NNN	<ul style="list-style-type: none"> <li>• Several divisible options available in Building A</li> <li>• Office/warehouse combos</li> <li>• Easy access to I-5, SR-18 &amp; SR-167</li> <li>• Ample parking</li> </ul>	Stephanie Clabaugh 253.779.2403	
		Bldg D #33799	750				Briana Hickey 253.779.2424
		Bldg C #33713	726				
	<b>Campus Business Center</b> S 336th & 9th Ave S Federal Way, WA	Bldg C #33705	6,232 Divisible	\$12.00 NNN	<ul style="list-style-type: none"> <li>• Ready for occupancy</li> <li>• New carpet and paint</li> <li>• ADA access</li> <li>• Main entry has secured access</li> <li>• 2 restrooms</li> </ul>	Stephanie Clabaugh 253.779.2403  Briana Hickey 253.779.2424	
	<b>Washington Park</b> 33801 1st Way S Federal Way, WA	Suite 321	5.742	\$21.00 Full Service	<ul style="list-style-type: none"> <li>• Prestigiously finished, Class A office building in West Campus</li> <li>• Abundant free parking</li> <li>• Close to Sea-Tac Airport with easy access to I-5 and SR-18</li> <li>• Close proximity to Virginia Mason Hospital, Saint Francis Hospital and the medical community</li> <li>• Some suites have private decks</li> </ul>	Denise Davis 253.779.2423	
		Suite 391	2.639				Briana Hickey 253.779.2424
		Suite 211	1.770				
		Suite 231	1.762				
		Suite 371	1.229				
		Suite 221	846				
	<b>Sound Mortgage Building</b> 500 S 336th St Federal Way, WA	Suite 215	3,812	\$15.00 Gross	<ul style="list-style-type: none"> <li>• West Campus, park-like setting</li> <li>• Access to I-5 and SR 167</li> <li>• Ample parking</li> <li>• Updated lobby</li> <li>• Available immediately</li> </ul>	Stephanie Clabaugh 253.779.2403	
		Suite 107	2,300				Briana Hickey 253.779.2424
		Suite 104	<b>NEW</b> 994				

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	<b>Walker Business Plaza</b> 19625 & 19717 62nd Ave S Kent, WA	D103	3,029	\$.65/SF Shell \$.75/SF Office	<ul style="list-style-type: none"> <li>Office with 1,015 SF warehouse</li> <li>Restrooms within space</li> <li>1 private office; conference room</li> <li>1 GL roll up door</li> </ul>	Casey Sheehan 253.395.5067
		C107-108	2,729 Divisible	\$1.30 NNN	<ul style="list-style-type: none"> <li>Office only</li> <li>Common area restrooms</li> <li>2 private offices; storage/server room</li> </ul>	Jim Honan 253.395.3411
		F105B	1,408	\$1.30 NNN	<ul style="list-style-type: none"> <li>Office only</li> <li>2 private offices; kitchenette; Restrooms</li> </ul>	Mike Roy 253.395.3606
	<b>202 Professional Center</b> 202 S 348 <sup>th</sup> St Federal Way, WA	#1	2,786	\$12.00 NNN	<ul style="list-style-type: none"> <li>5 private offices, kitchen, open work area, reception area, vaulted ceilings, restroom</li> </ul>	Stephanie Clabaugh 253.779.2403
		#3	1,536	\$12.00 NNN	<ul style="list-style-type: none"> <li>4 private offices, reception area, restroom</li> </ul>	Briana Hickey 253.779.2424
		#2	1,058	\$12.00 NNN	<ul style="list-style-type: none"> <li>4 private offices, reception area, restroom</li> </ul>	
	<b>West Campus Business Center</b> 34709 9th Ave S Federal Way, WA	Suite B100	1,551	\$16.00 NNN	<ul style="list-style-type: none"> <li>Ideal space for medical or professional use</li> <li>Ample parking (4/1,000)</li> <li>Located adjacent to St. Francis Hospital</li> <li>Immediate access to I-5 and SR-18</li> </ul>	Casey Sheehan 253.395.5067
	<b>RST Plaza</b> 30817-30845 Pacific Hwy S Federal Way, WA	30817 B	1,250	\$11.00 Gross	<ul style="list-style-type: none"> <li>Basement office space</li> </ul>	Stephanie Clabaugh 253.779.2403
						Briana Hickey 253.779.2424

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	<b>Forum I &amp; II</b> 33710-33720 9th Ave S Federal Way, WA	Forum I - Ste 10	1,037	\$15.00 Mod Gross	<ul style="list-style-type: none"> <li>• Ample parking</li> <li>• Easy access to I-5, SR 18, and SR 167</li> <li>• Park-like setting</li> <li>• Rate does not include janitorial</li> </ul>	Stephanie Clabaugh 253.779.2403  Briana Hickey 253.779.2424
		Forum I - Ste 2	762			
		Forum II - Ste 12	742			
	<b>Pioneer Street House</b> 210 E Pioneer St Kent, WA		800	\$110,000	<ul style="list-style-type: none"> <li>• Located on corner lot</li> <li>• Across from new Sound Transit Station and Kent Station</li> <li>• Fenced parking area</li> <li>• Current residential use</li> <li>• Potential conversion to commercial use</li> </ul>	Kermit Jorgensen 253.395.3384