









OFFICE SPACE South King County

Last Updated
1/12/2021

Building Photo	Building Address	Suite/Floor	± Available SF	Rate/SF/YR Price	Comments	Contact
	Campus Square Building B 333310 1st Way S Federal Way, WA		13,263	\$1,995,000	<ul style="list-style-type: none"> UNDER CONTRACT Owner/user or investment 93% occupied Substantial electrical & data infrastructure Near Pacific Hwy, I-5 and Federal Way Crossings retail complex 	Max White 206.787.1463
	Walker Business Plaza 19625 & 19717 62 nd Ave S Kent, WA	E-104 & 105	9,540 Div to 4,800	\$15.00 NNN	<ul style="list-style-type: none"> 13 private offices, 2 large conference rooms High end office finishes Office furniture available for purchase Full kitchen/break area, private restrooms 	Griffin Day Jim Honan Mike Roy 206.787.1800
		F-109-111	8,376 6,910 Ofc 1,466 Whse	\$18.60 NNN Blended	<ul style="list-style-type: none"> High end offices finished Open office and ceiling concept Private restrooms; full kitchen/break 2 GL to warehouse areas 	
		A-111 & 112	3,799 500 Whse	\$15.00 NNN	<ul style="list-style-type: none"> 4 private offices, conference room Open floorplan 	
		D-109	1,985	\$15.00 NNN	<ul style="list-style-type: none"> 2 private offices and open office area 	
	Washington Park 33801 1st Way S Federal Way, WA	100	6,991	\$22.50 FS	<ul style="list-style-type: none"> Prestigiously finished, Class A office building in West Campus 	Denise Davis 253.779.2423
		281	4,147		<ul style="list-style-type: none"> Abundant free parking 	
		261	2,355 LEASED		<ul style="list-style-type: none"> Near Sea-Tac Airport; easy freeway access Close to Virginia Mason Hospital, Saint Francis Hospital & the medical community 	Briana Hickey 253.779.2424
		211	1,008		<ul style="list-style-type: none"> Some suites have private decks 	
	Campus Square Building C 181 S 333 rd St Federal Way, WA	100	3,861	\$12.00 NNN	<ul style="list-style-type: none"> Multiple configurations available 	Max White 206.787.1463
		130	2,694		<ul style="list-style-type: none"> Good natural light 	
		250	1,855		<ul style="list-style-type: none"> Quiet park-like setting Near several amenities 	Gary Wu The Preview Group 425.298.6188
		140	827 NEW		<ul style="list-style-type: none"> 4.53/1000 parking ratio 	
		125	749 NEW			




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	West Campus Business Park 34709 9 th Ave S Federal Way, WA	A-100,200,300	4,653	\$22.00 Gross	<ul style="list-style-type: none"> Built out office/medical space Easy access to I-5 Seattle and Tacoma Adjacent to St. Francis Hospital Ample parking Monument signage 	Briana Hickey 253.779.2424 Denise Davis 253.779.2423
		A-100	1,551			
		A-200	1,551			
		A-300	1,551			
		B-100	1,551			
	Southcenter Corp Sq 635 Andover Park W, Bldg 8 Tukwila, WA	220	3,392	\$24.00 NNN	<ul style="list-style-type: none"> Lease through 5/31/2025 Move-in ready Southcenter office Available immediately New carpet and paint (tenant did not occupy) 	Scott Price 253.779.2419
	500 Professional Building 500 S 336 th St Federal Way, WA	101/104	3,371	\$19.00 MG	<ul style="list-style-type: none"> Electrical included, tenant pays in-suite janitorial Park-like setting with ample Parking Updated lobby with common RR showers Near several amenities and next to City Hall Easy access to I-5, SR-18 and SR-167 	Briana Hickey 253.779.2424 Max White 206.787.1463 Nick Ratzke 253.779.2414
		101	2,209			
		220	1,456			
		212	1,375			
		104	1,162			
		218	413			
		205	283	LEASED		
	Torquay Medical Building 34616 11 th Pl S Federal Way, WA	3	2,477	\$14.00 MG	<ul style="list-style-type: none"> Fully built-out medical office Quality construction with lot of natural light Elevator served Ample parking Excellent location near medical community 	Nick Ratzke 253.779.2414 Max White 206.787.1463
		5	2,354	\$17.50 MG		
		1	1,798	14.00 MG		

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	P&J Building 514 Auburn Way N Auburn, WA		1,800	\$790,000 \$16.00 NNN	<ul style="list-style-type: none"> • 5 private offices, conference, kitchen/break room and reception area • Frontage and visibility to Auburn Way N • Existing monument sign for tenant's use 	Fletcher Farrar 206.787.1469 Max White 206.787.1463
	Auburn Office Building 230-240 Auburn Way S Auburn, WA	230-2A	1,500	\$11.00 NNN	<ul style="list-style-type: none"> • Directly visible from Hwy-18, good traffic • Private and open office areas, restrooms and kitchenette • Large conference room or meeting area • Parking/access in front or back of building 	Max White 206.787.1463 Jim Honan 206.787.1464
	Forum I & II 33710-33720 9th Ave S Federal Way, WA	Forum I – 12	1,121	\$17.00 MG	<ul style="list-style-type: none"> • Ample parking • Easy access to I-5, SR 18, and SR 167 • Park-like setting • Rate does not include janitorial 	Nick Ratzke 253.779.2414 Max White 206.787.1463
		Forum I - 3A	839			
		Forum I – 13	744			
		Forum II – 12	744			
		Forum II – 10	480 LEASED			