










OFFICE SPACE South King County





Last Updated
10/13/2021

Building Photo	Building Address	Suite/Floor	± Available SF	Rate/SF/YR Price	Comments	Contact	
	Campus Square Building C 181 S 333 rd St Federal Way, WA	Building	20,249	\$2,700,000	<ul style="list-style-type: none"> • For Sale/Lease • Two-story, multi-tenant building • Good natural light • Quiet park-like setting • Near several amenities • 4.53/1000 parking ratio • Located in well-established office submarket 	Max White 206.787.1463	
		100	3,861	\$20.00 MG			
		130	2,694 LEASED				
		250	1,855				
		120	1,846 NEW				
		125	749				
	230-240 Auburn Way S Auburn, WA		12,000	\$2,470,000	<ul style="list-style-type: none"> • Multi-story retail/office development • Zoned Downtown Urban Center • Currently 88% leased w/7 tenants • New roof in 2021 • Great income with minimal Landlord responsibility and substantial redevelopment potential 	Max White 206.787.1463 Jim Honan 206.787.1464	
	Walker Business Plaza 19625 & 19717 62 nd Ave S Kent, WA	D-105-109	9,680	\$15.00 NNN	<ul style="list-style-type: none"> • 10 private offices and open office area • 2 conference room and full kitchen • 1 GL door • Ste D109 can be leased separately 	Griffin Day Jim Honan Mike Roy 206.787.1800	
			1,737 Whse	\$0.85 NNN			
		E-104 & 105	LEASED E-105 9,540 Div to 4,800	\$15.00 NNN			<ul style="list-style-type: none"> • High end office finishes • Office furniture available for purchase • Full kitchen/break area, private restrooms
		E-104	4,800	\$15.00 NNN			<ul style="list-style-type: none"> • NEW • Several private offices and open area
		D-109	1,985	\$15.00 NNN			<ul style="list-style-type: none"> • 2 private offices and open office area

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	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 Abundant free parking Near Sea-Tac Airport; easy freeway access Close to Virginia Mason Hospital, Saint Francis Hospital & the medical community 	<p>Briana Hickey 253.779.2424</p> <p>Max White 206.787.1463</p>
	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 	<p>Briana Hickey 253.779.2424</p> <p>Max White 206.787.1463</p>
		A-100	1,551			
		A-200	1,551			
		A-300	1,551			
		B-100	1,551			
	Parkwest Commons 635 Andover Park W Bldg 635 Tukwila, WA	220	3,392	Call for rates	<ul style="list-style-type: none"> Sublease through 5/31/2025 Move-in ready Southcenter office Available immediately New carpet & paint (tenant never occupied) 	<p>Scott Price 253.779.2419</p>
	Torquay Medical Building 34616 11 th PI S Federal Way, WA	3	2,477	\$14.00 MG	<ul style="list-style-type: none"> Fully built-out medical office Quality construction with lots of natural light Elevator served Ample parking Excellent location near medical community 	<p>Nick Ratzke 253.779.2414</p> <p>Max White 206.787.1463</p>
		5	2,354	\$17.50 MG		
		1	1,798	14.00 MG		
	Capitol Square Office Park 622-728 S 320 th St Federal Way, WA	720-D&E	2,100	Call for rate	<ul style="list-style-type: none"> Medical Office Park with parklike setting Efficient built out medical/office spaces Abundant parking Good visibility off 320th Close to Virginia Mason Medical Center 	<p>Cameron Valentine 253.779.2427</p> <p>Briana Hickey 53.779.2424</p>
		728-F	1,500			
		720-E	1,250			
		720-D	850			

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	500 Professional Building 500 S 336 th St Federal Way, WA	210	1,606	\$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
		220	1,456			Max White 206.787.1463
		101	1,100			Nick Ratzke 253.779.2414
		102	1,109			
	Pioneer Street Office Bldg 204 E Pioneer St Kent, WA		1,100	\$1,800/Month Gross	<ul style="list-style-type: none"> • NEW • Standalone office with fenced parking • Located on corner lot • Across from Sound Transit & Kent Station • Fenced parking area • Storage shed on site • Wired for internet with T-1 available 	Chris Trussel 206.787.1476 Kermit Jorgensen 206.787.1475
	Federal Way Business Park North S 336th & 9th Ave S Federal Way, WA	D-33747	1,037	Call for rates	<ul style="list-style-type: none"> • Ample parking • Near several amenities • Easy access to I-5, SR-18 & SR-167 	Nick Ratzke 253.779.2414 Max White 206.787.1463
	Forum I & II 33710-33720 9th Ave S Federal Way, WA	Forum II – 12	744	\$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
		Forum II – 5	732			Max White 206.787.1463