

# 1111 S 344TH STREET

FOR LEASE - 6,525 SF TO 13,050 SF

SUITE 204 & 205 | FEDERAL WAY, WA 98003

## RARE FEDERAL WAY WAREHOUSE/MANUFACTURING SPACE



### LEASE INFORMATION

<b>Warehouse Size:</b>	6,525 SF - 13,050 SF
<b>Office Size:</b>	400 SF - 800 SF
<b>Loading:</b>	GL and DH
<b>Shell Rate:</b>	\$1.10 PSF+NNN
<b>Office Rate:</b>	\$1.00 PSF+NNN
<b>NNN Rate:</b>	\$0.316 PSF

Both spaces can be combined for 13,050 SF with dock and grade loading



**DERRICK URQUHART**  
253.779.2403  
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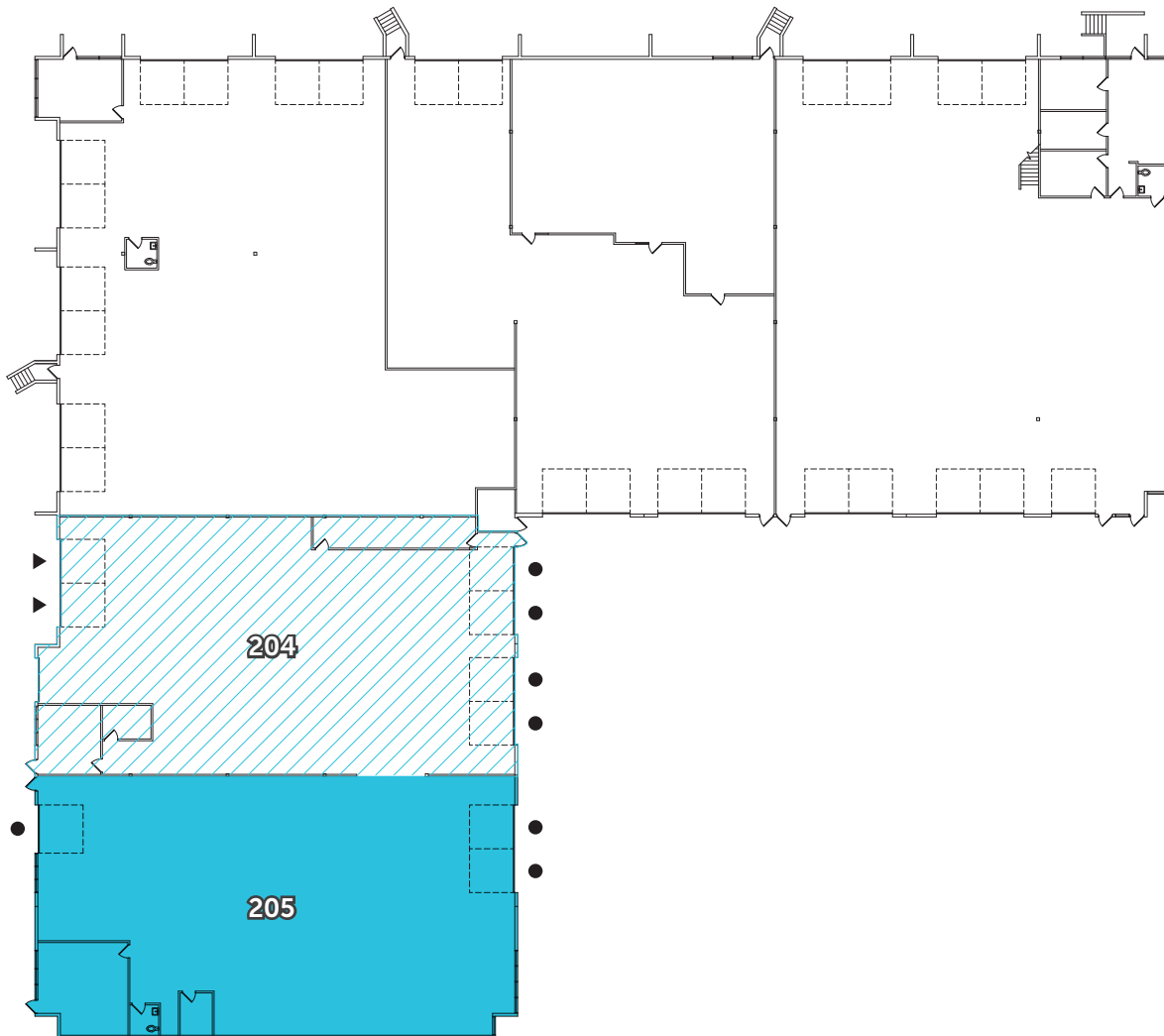
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NEIL WALTER  
COMPANY

SUITE	WAREHOUSE SIZE	OFFICE SIZE	LOADING	AVAILABLE
204	6,525 SF	400 SF	4 GL & 2 DH	30 Days Notice
205	6,525 SF	400 SF	3 GL	4/1/2023



- Grade Level Door
- ▲ Dock High Door

  Both spaces can be combined for 13,050 SF with dock and grade loading

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