



FOR SALE

Twin Lakes Professional Park

2315, 2317 & 2319 SW 320TH ST | FEDERAL WAY, WA



**IMMEDIATE PRICE REDUCTION TO \$775K,
\$10K BUYER BROKER BONUS AT CLOSING**

**Kidder
Mathews**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

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AVAILABILITIES IN EACH CONDO BLDG

Unit 1 2315	Fully leased investment Approximate 6.5% cap rate	Sold
Unit 2 2319	Fully vacant at 3,095 SF	Available Seller Financing
Unit 3 2317	Partially leased / 2 units available Suite 200 - 1,409 SF Suite 300 - 1,004 SF Suite 200/300 - 2,413 SF combined	Sold



MEDICAL/DENTAL CONDO BUILDINGS OVERVIEW

Unit 1 2315	SOLD ±3,508 SF \$1,200,000
Unit 2 2319	AVAILABLE ±3,095 SF \$775,000
Unit 3 2317	SOLD ±4,012 SF \$1,134,000
Parking	Abundant on site surface parking available
Synergy	Join other medical/dental professionals in a quiet campus setting
Location	Less than 4 miles to St. Francis Hospital Campus
Monument Sign & Exposure	320th is Federal Way's main thoroughfare
Existing	Medical/dental improvements
Excess Land	Excess land on east side of property for future potential development

BRIAN CLAPP
206.248.7316
brian.clapp@kidder.com

SPENCER CLAPP
206.248.7427
spencer.clapp@kidder.com

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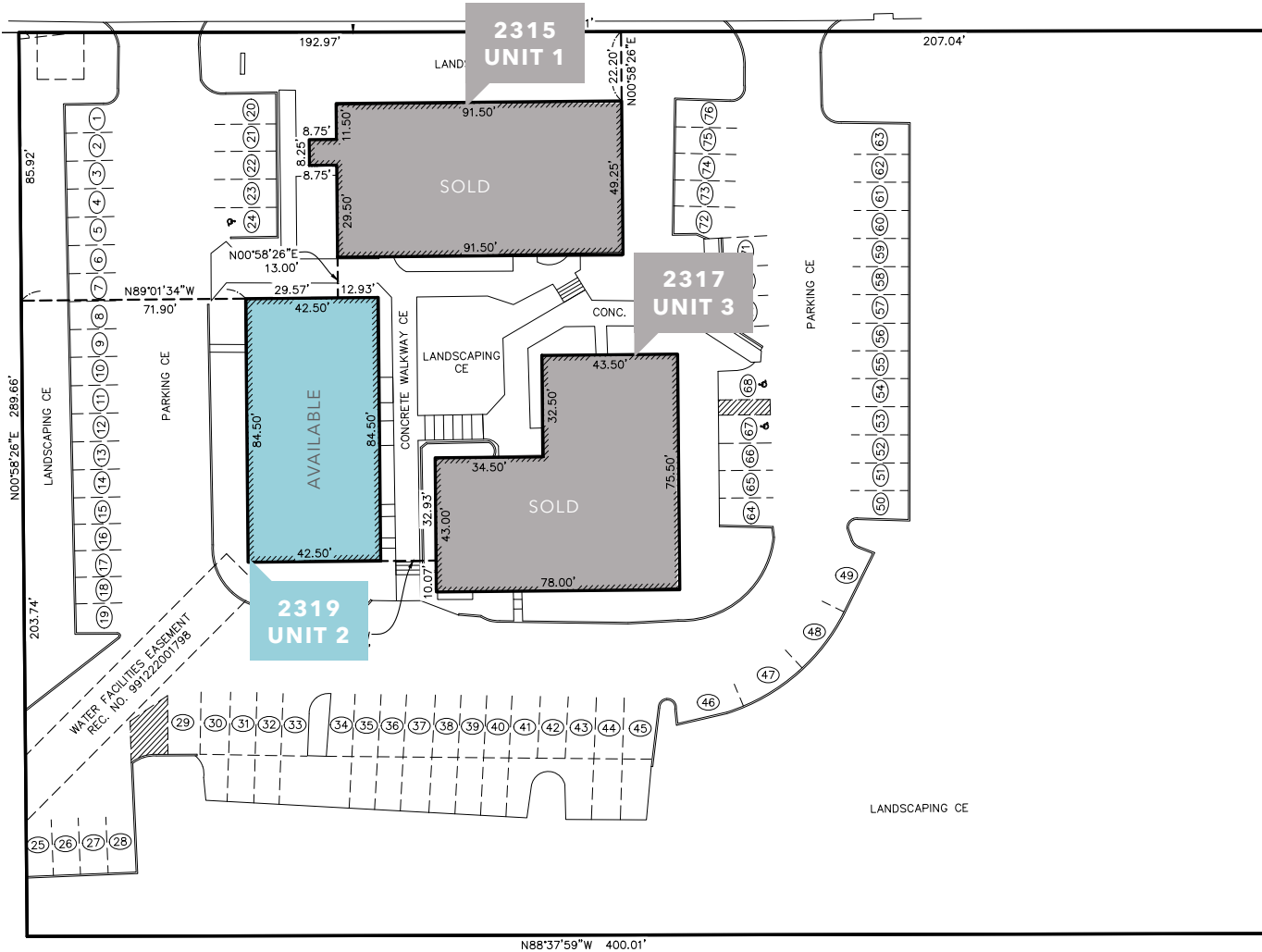


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Site Plan



ONE

REMAINING MEDICAL/DENTAL
CONDO UNIT

4 MILES

TO ST. FRANCIS HOSPITAL

±76

PARKING STALLS

LAND AREA SF 115,434 SF
(2.65 AC)

YEAR BUILT 1980

ZONING PO (City of Federal Way)

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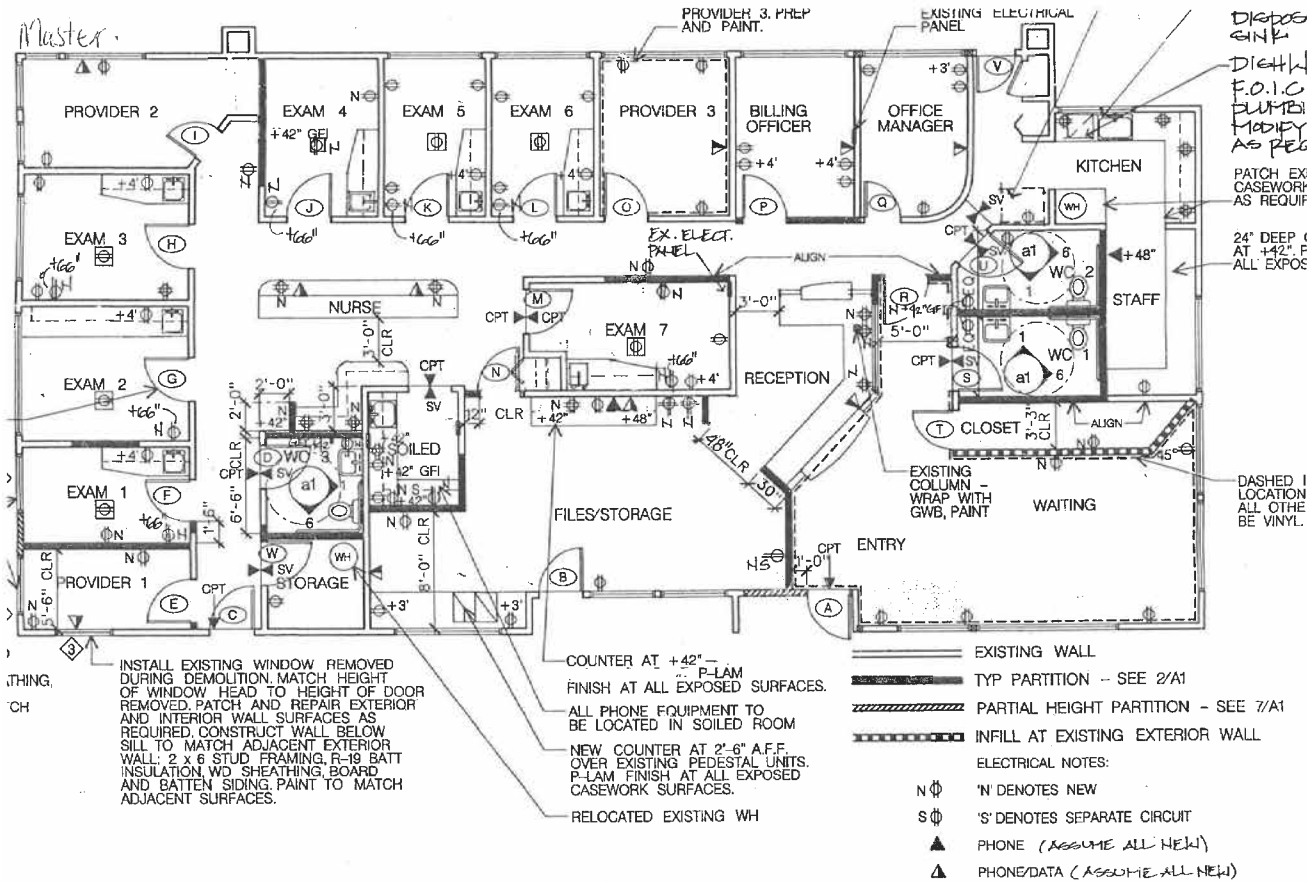


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Floor Plan



floor plan
1/8" = 1'-0"

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