

FOR SALE OR LEASE

BROOKLAKE PROFESSIONAL CENTER

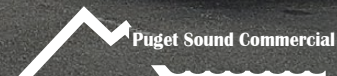
918 S 348TH ST, UNIT A | FEDERAL WAY, WA

REDUCED PRICING!
*\$2,300,000.00 Clinic and
Professional Condo Building*



EXCLUSIVELY LISTED BY

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*Rare opportunity for a turnkey
clinic & administrative office
condo building*

Medical clinic space & administrative office space

4,800 SF total

2,680 SF clinic space

2,120 SF clinic or admin space

Both suites available March 1, 2026

Built in 1999

Clinic build-out includes reception area, business office, 3 exam rooms, 2 restrooms, 1 procedure room/sterilization area, 1 lab area, 1 recovery area, 1 staff lounge, 1 doctor office

Adjacent to Franciscan Hospital

16 parking spaces adjacent to building / total of 58 on-site

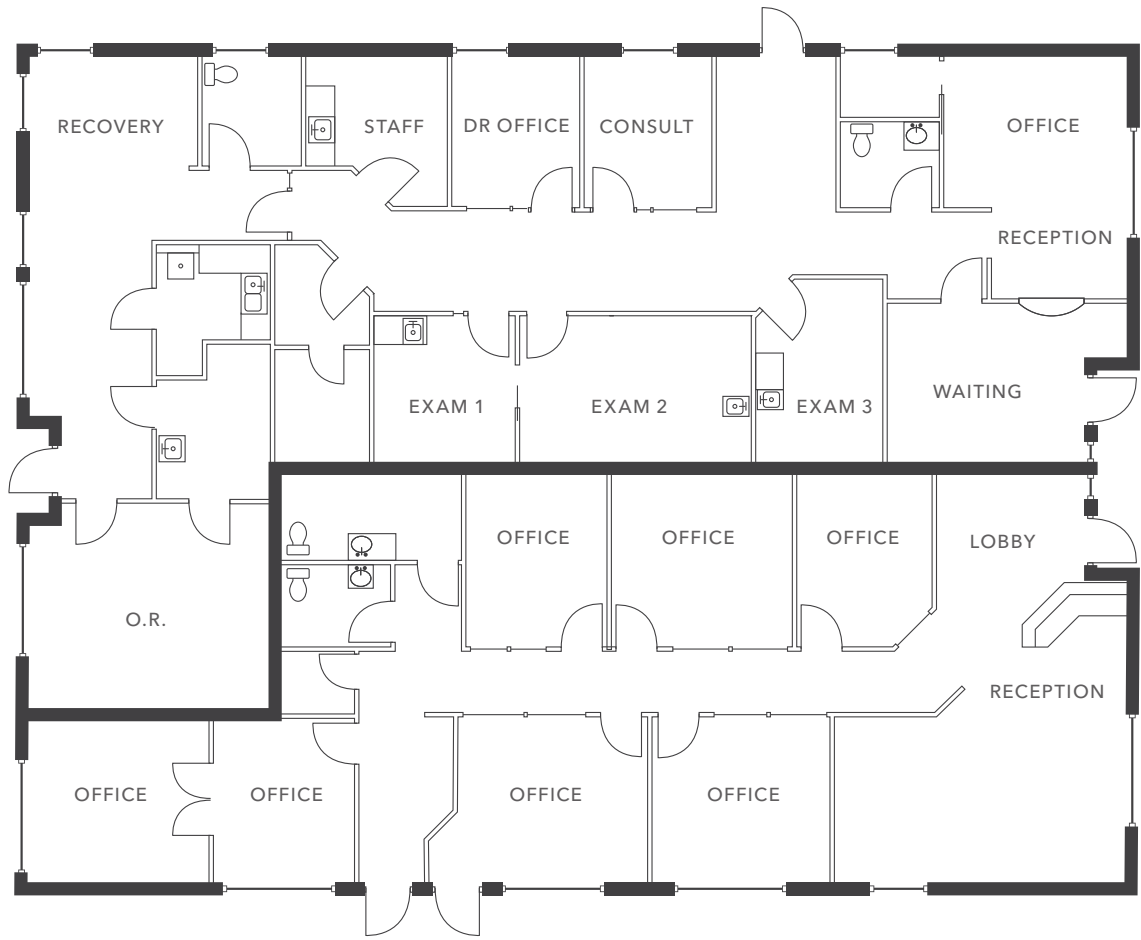
Join existing Tenants: Happy Kids Dentistry & Orthodontics and Evergreen Prosthetics & Orthodontics

For Sale at \$2,300,000.00

For Lease at \$30-\$35 PSF/Year+NNN



FLOOR PLAN



4,800 SF

TOTAL BUILDING SIZE

2,680 SF

CLINIC SPACE

2,120 SF

ADMIN OR ADDITIONAL
CLINIC SPACE





CONVENIENT
LOCATION IN
FEDERAL WAY
MED DISTRICT



JOIN EXISTING
ADJACENT
TENANTS



4,800 SF
AVAILABLE TO
OCCUPY MARCH
1, 2026



EXCELLENT
MEDICAL
BUILD-OUT



HIGHLY- ACCESSIBLE LOCATION

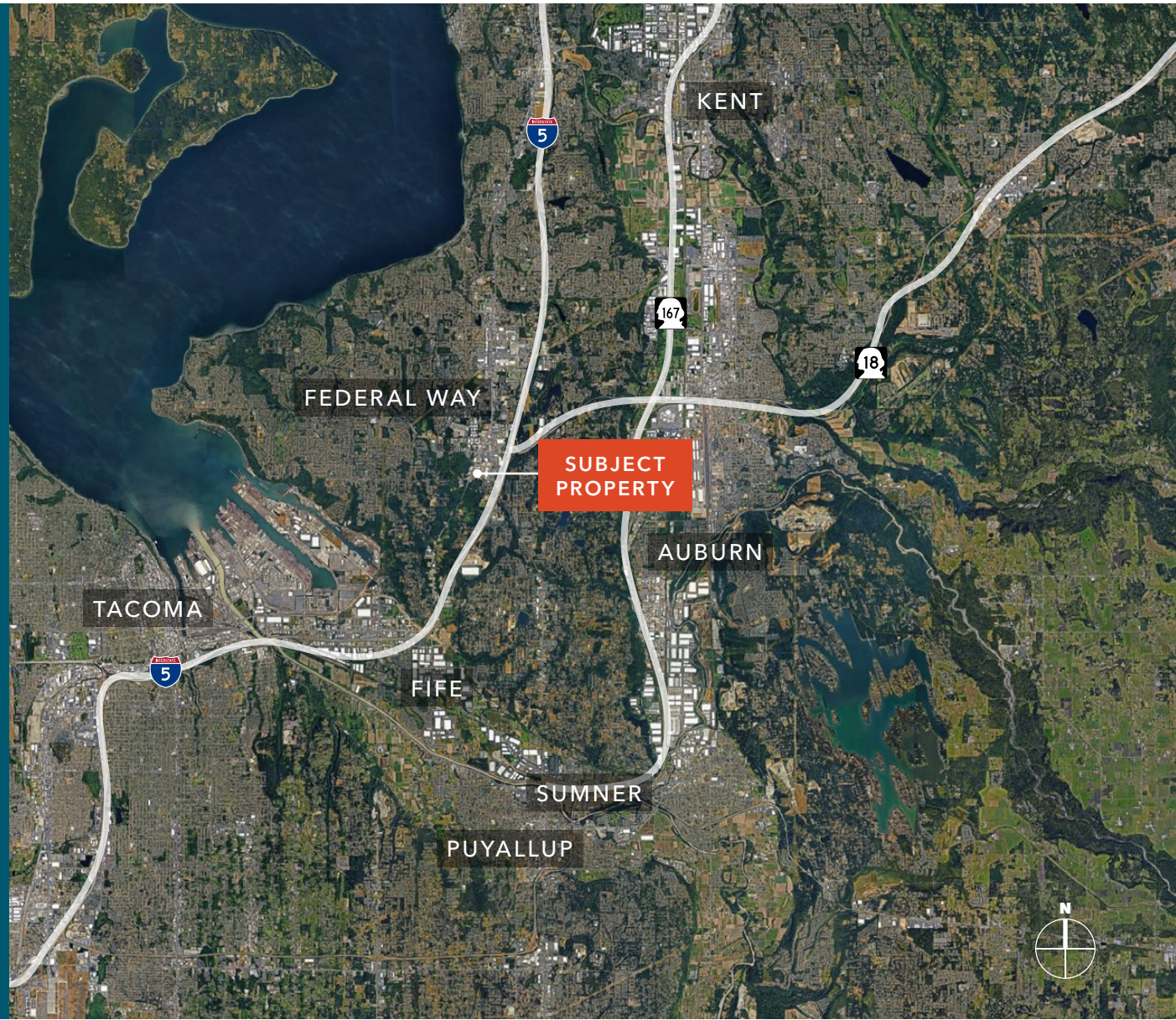
Located in the heart of Federal Way
Medical District on a busy corner lot

Highly visible frontage with street appeal
and exterior signage available

Across the street from the Franciscan
Hospital

4 MIN
TO I-5

10 MIN
TO SR-167





Exclusively listed by

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