EAST CAMPUS MEDICAL CENTER

34704 11th PI S Federal Way, WA 98003



OFFERING SUMMARY

Lease Rate:	\$18.00 - \$19.00/SF (MG)
Building Size:	9,000 SF
Available SF:	2,000 SF
Lot Size:	0.42 Acres
Year Built:	2006
Zoning:	OP

PROPERTY OVERVIEW

Professional/Medical Office space for lease in Federal Way across from The Crossings shopping center on South 348th Steet and Pacific Highway. Suite 203 is 2,000 SF and located on the second floor with elevator and stairwell access. Suite 203 features an open concept with an office and has scenic views with abundant natural light. Asking lease rate is \$18-\$19/SF Modified Gross.

PROPERTY HIGHLIGHTS

- · Ideal for professional or medical office use
- Scenic views of Mt. Rainier
- Easy access to the freeways
- Great central location

VIDEO TOUR

Video Tour

Dominic Temmel 253 273 6474 dtemmel@cbcworldwide.com



^{©2023} Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

EAST CAMPUS MEDICAL CENTER

34704 11th PI S Federal Way, WA 98003



LEASE INFORMATION

Lease Type:			MG	Lease Term:		Negotiable
Total Space:		2,0	000 SF	Lease Rate:	\$18.00	- \$19.00 SF/yr
	SPACES					
SUITE	STATUS	SIZE (SF)	LE	ASE TYPE	LEASE RATE	

SOUL	o la loo			
Suite 203	Available	2,000 SF	Modified Gross	\$18.00 - 19.00 SF/yr



©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

EAST CAMPUS MEDICAL CENTER

34704 11th PI S Federal Way, WA 98003









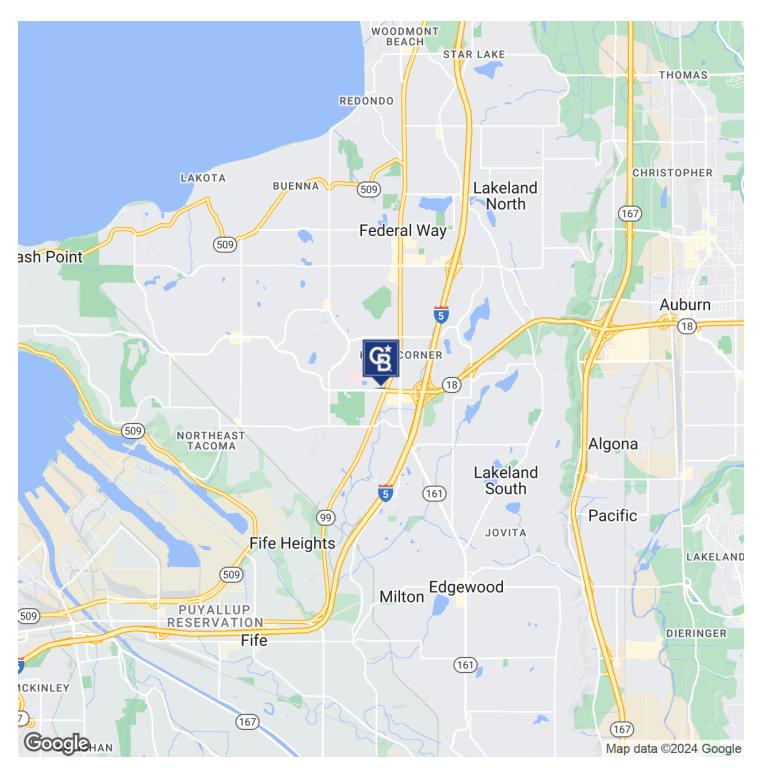
Dominic Temmel 253 273 6474 dtemmel@cbcworldwide.com



©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

EAST CAMPUS MEDICAL CENTER

34704 11th PI S Federal Way, WA 98003



Dominic Temmel 253 273 6474 dtemmel@cbcworldwide.com



©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.