

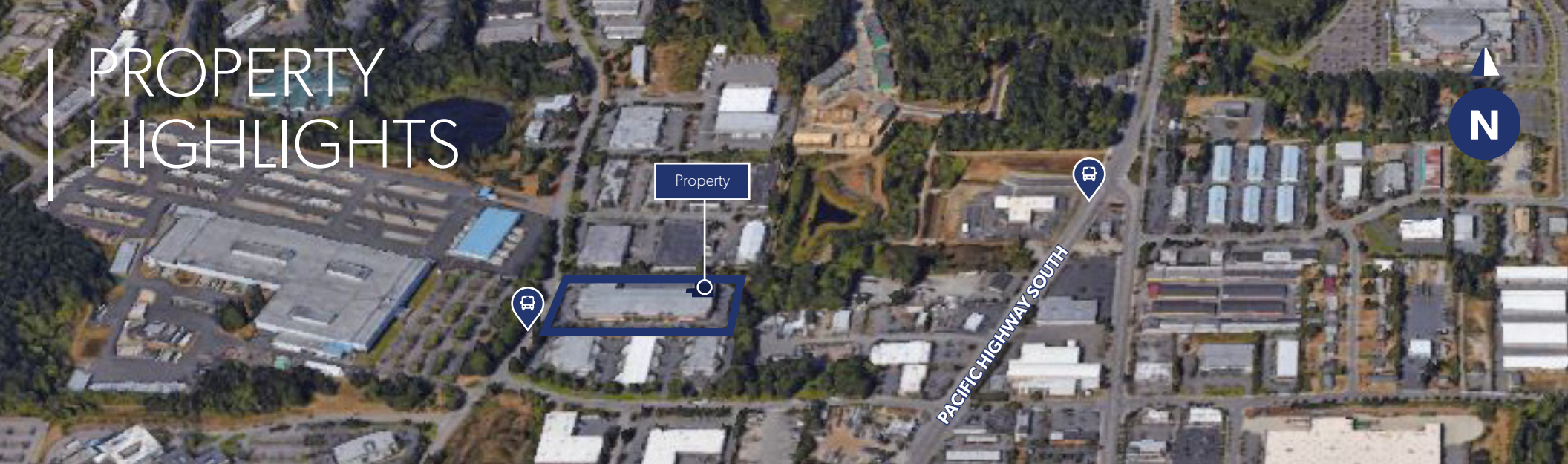
Federal Way Corporate Center

34210 | 9th Avenue South
Federal Way, WA



Industrial Space For Sublease
33,072 SF Total
(Divisible)

PROPERTY HIGHLIGHTS



**TOTAL SF:
33,072 SF**



**24' CLEAR
HEIGHT**



**DOCK HIGH
AND
GRADE LEVEL**



**HEAVY
POWER**



**SUBLEASE THROUGH 12/31/27
(LONGER TERM WITH BLDG
OWNER AVAILABLE)**



**DIVISIBLE OPTIONS:
5,681 SF - 26,106 SF**

34210

9th Avenue South
Federal Way, WA

Suite: 103

Total SF: **7,625 SF**

Office SF: -

Doors: **2 DH, 1 GL**

Suite: 102

Total SF: **6,650 SF**

Office SF: **400 SF**

Doors: **2 DH, 1 GL**

Suite: 110

Total SF: **6,150 SF**

Office SF: **2,150 SF**

Doors: **2 DH**

Suite: 112

Total SF: **5,681 SF**

Office SF: -

Doors: **1 DH, 1 GL**

Suite: 114

Total SF: **6,966 SF**

Office SF: **1,800 SF**

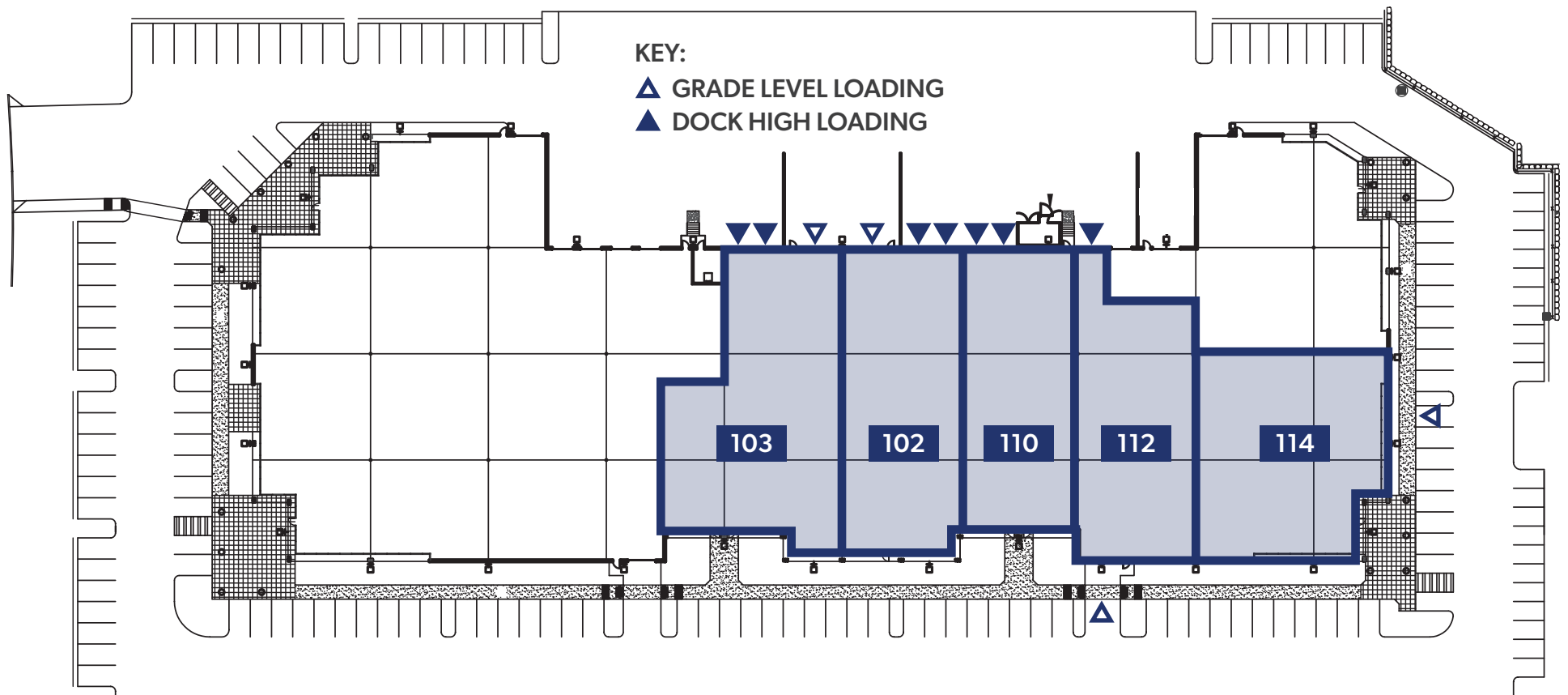
Doors: **1 GL**

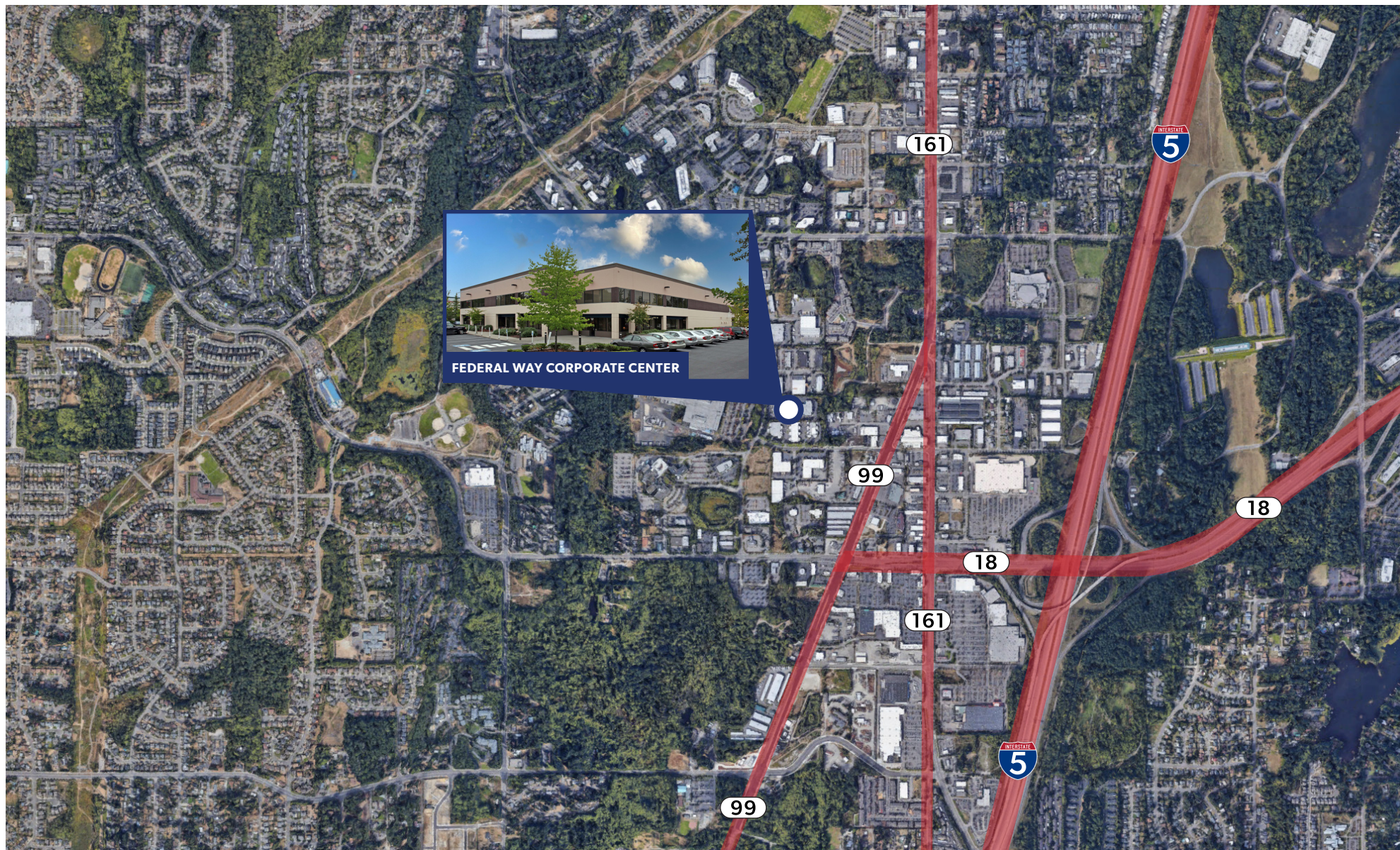
**FLEXIBLE ON CONFIGURATIONS
AND COMBINATIONS**

KEY:

▲ **GRADE LEVEL LOADING**

▲ **DOCK HIGH LOADING**





JEFF CRANE
(206) 336-5336
jcrane@andoverco.com

JACK CRANE
(206) 258-3159
jacklc@andoverco.com

BRIAN BRUININKS, CCIM
(206) 336-5324
bbruininks@andoverco.com

 **THE ANDOVER
COMPANY, INC.**
CORFAC INTERNATIONAL