

LEASE

QUAD PROFESSIONAL & SHOPPING CENTER

32701 - 32925 1st Ave S Federal Way, WA 98003



OFFERING SUMMARY

Lease Rate: \$14.00 - 16.00 SF/yr (NNN)

Available SF: 955 - 1,806 SF

Lot Size: 4.24 Acres

Zoning: BN

PROPERTY OVERVIEW

Prime medical or professional office space available located on 1st Avenue South in Federal Way.

PROPERTY HIGHLIGHTS

- Neighborhood Center ground level space for lease
- First Avenue South Frontage
- Suites ranging from 955 SF up to 1,806 SF
- Asking Lease Rate \$14-\$16 SF NNN
- Excellent Signage and Visibility Available
- Great Access at South 328th Street Stoplight
- Abundant Parking

Dominic Temmel
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	955 - 1,806 SF	Lease Rate:	\$14.00 - \$16.00 SF/yr

AVAILABLE SPACES

SUITE	STATUS	SIZE (SF)	LEASE TYPE	LEASE RATE	
Suite 3	Available	955 SF	NNN	\$14.00 - 16.00 SF/yr	-
Suite 7	Available	1,806 SF	NNN	\$14.00 - 16.00 SF/yr	-

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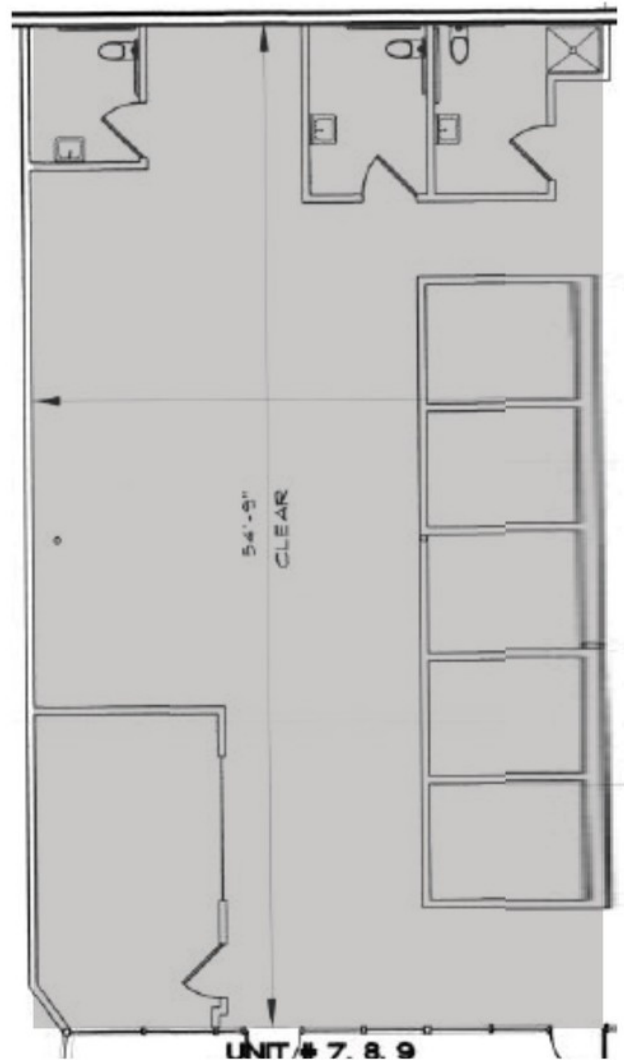
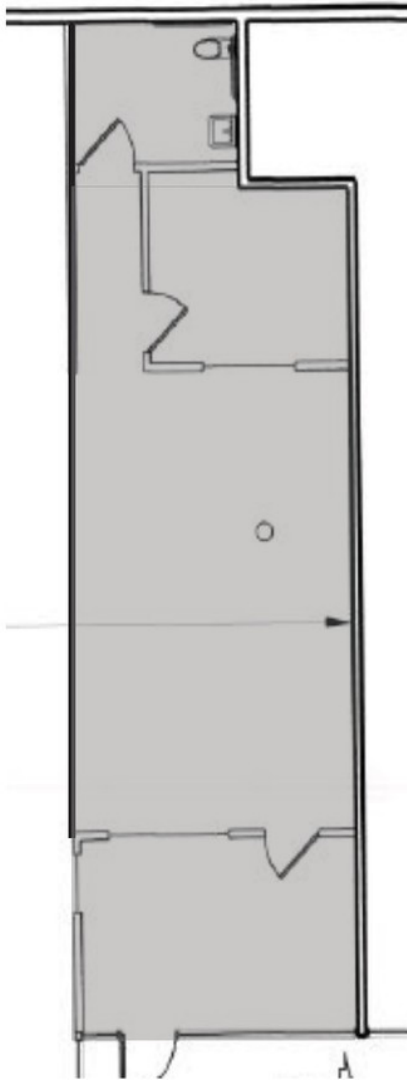


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Suite 3 - 955 Rentable Square Feet

Suite 7 - 1,806 Rentable Square Feet

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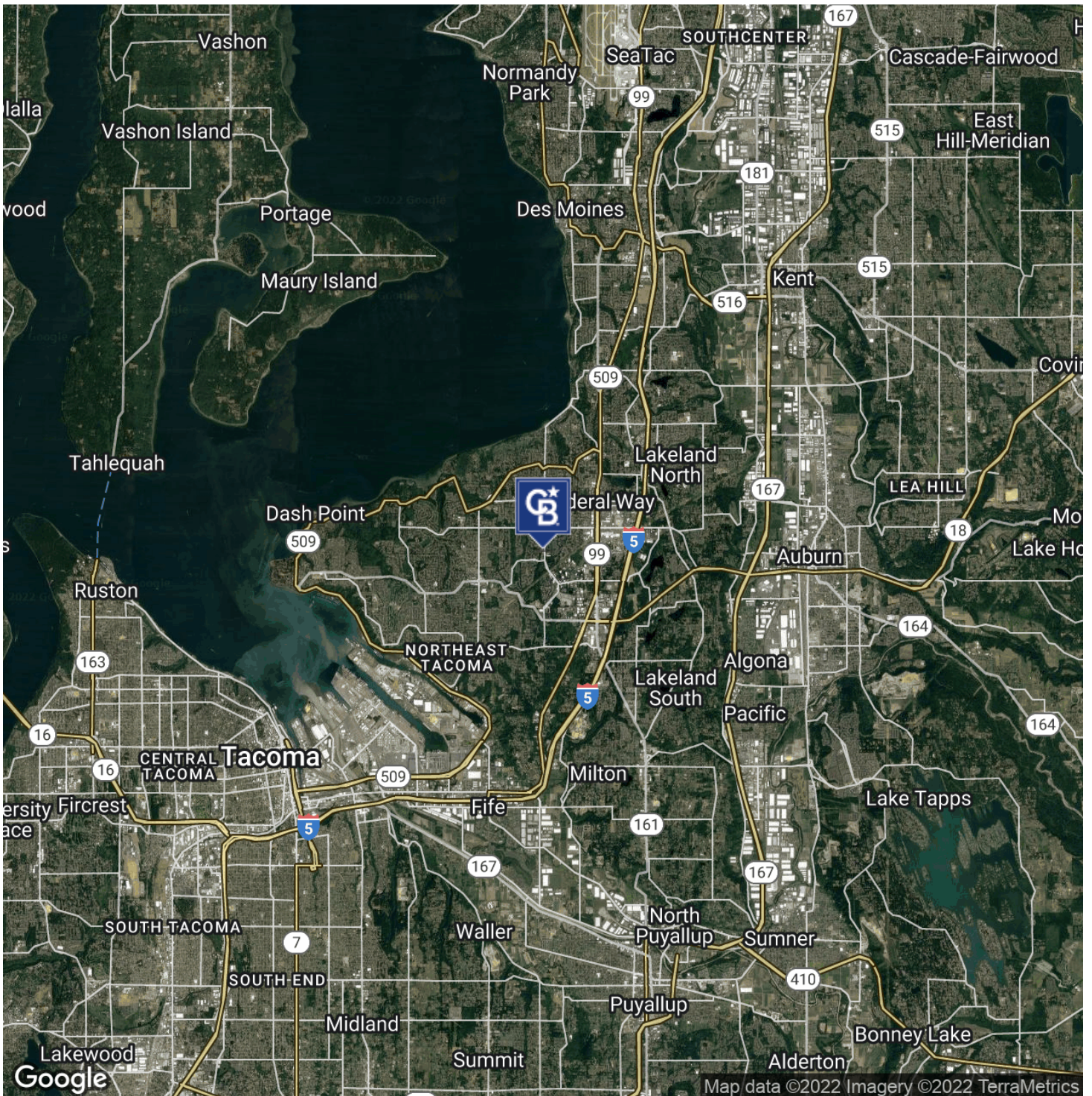


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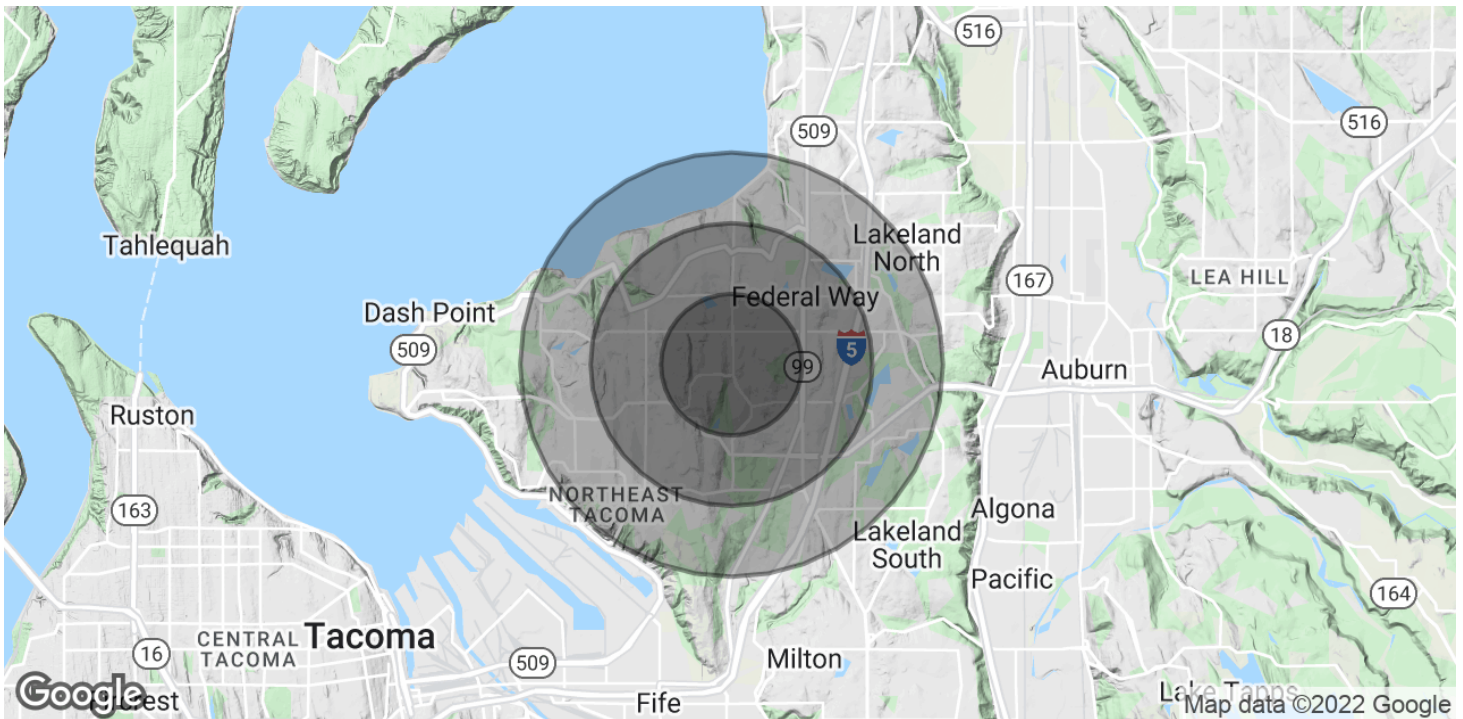


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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	17,209	55,661	97,666
Average Age	31.7	33.7	35.0
Average Age (Male)	31.4	32.2	33.6
Average Age (Female)	32.0	34.9	36.3

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	7,327	22,169	38,121
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$59,533	\$62,934	\$67,195
Average House Value	\$235,429	\$274,587	\$285,336

* Demographic data derived from 2010 US Census

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