

LEASE

WEST CAMPUS MEDICAL CENTER

32123 1st Ave S Federal Way, WA 98023



OFFERING SUMMARY

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

Available SF: Suite A-3 - 2,065 SF

Lot Size: 1.62 Acres

Zoning: PO

PROPERTY OVERVIEW

Professional Office or Medical Space available South 320th Street in Federal Way. Suite features a large reception/waiting area with natural light, 3 in-suite restrooms, private office and break room. Current build out has 4 exam rooms, a consultation room and lab.

PROPERTY HIGHLIGHTS

- Professional/Medical Office Plaza
- Abundant onsite parking
- Convenient West Campus location
- Minutes to the Commons at Federal Way
- Easy access to I-5 and Pacific Highway

Dominic Temmel
253 273 6474
dtemmel@cbcworldwide.com



COLDWELL BANKER
COMMERCIAL
DANFORTH

LEASE

WEST CAMPUS MEDICAL CENTER

32123 1st Ave S Federal Way, WA 98023



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,065 SF	Lease Rate:	\$14.00 - \$16.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
Suite A-3	Available	2,065 SF	NNN	\$14.00 - 16.00 SF/yr	-

Dominic Temmel
253 273 6474
dtemmel@cbcworldwide.com

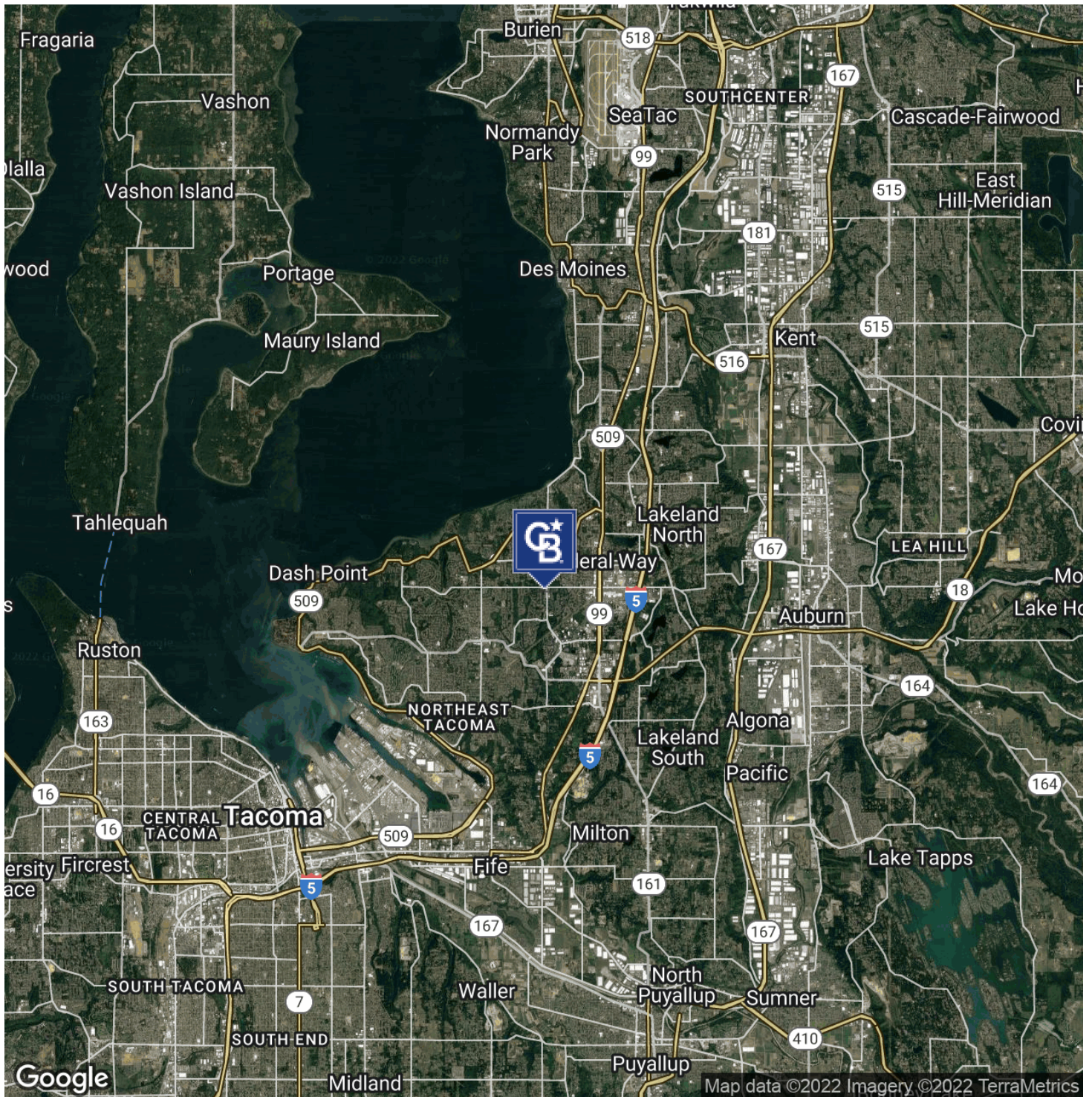


COLDWELL BANKER
COMMERCIAL
DANFORTH

LEASE

WEST CAMPUS MEDICAL CENTER

32123 1st Ave S Federal Way, WA 98023



Dominic Temmel
253 273 6474
dtemmel@cbcworldwide.com

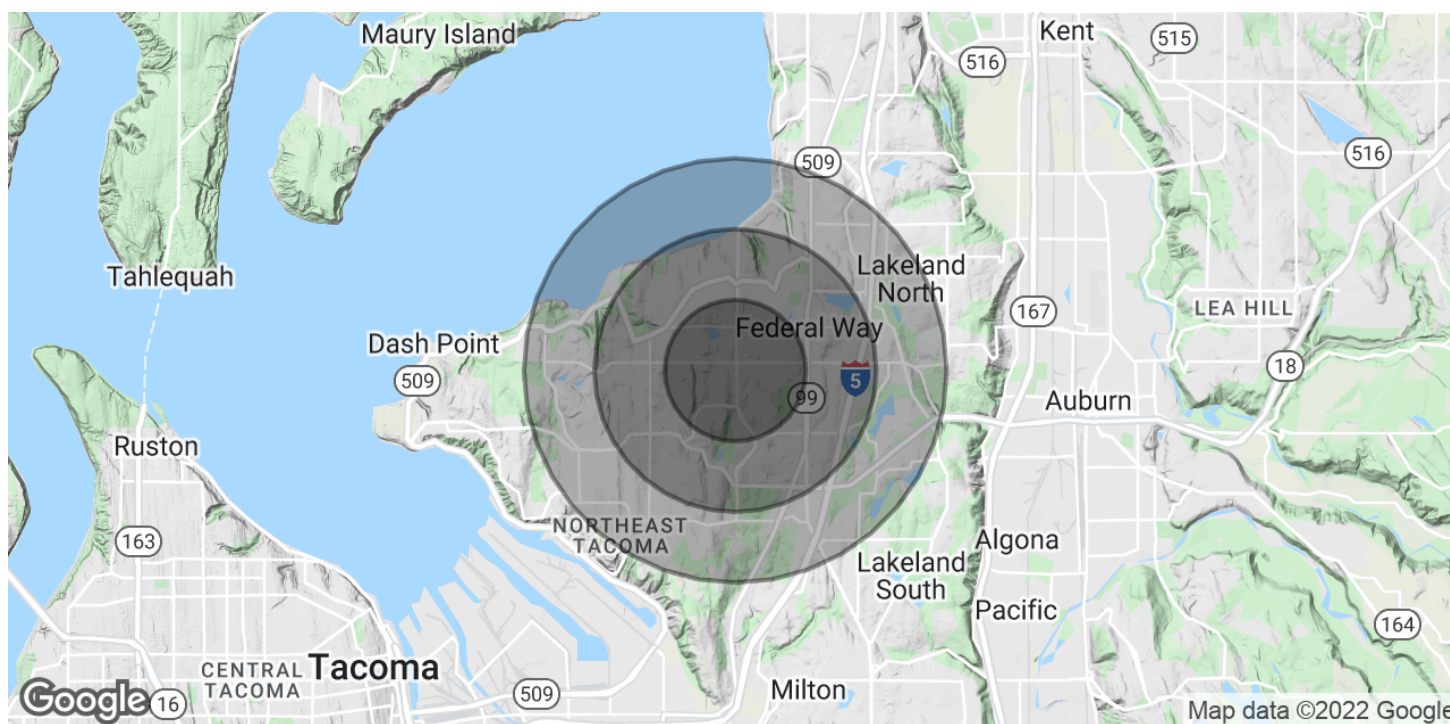


COLDWELL BANKER
COMMERCIAL
DANFORTH

LEASE

WEST CAMPUS MEDICAL CENTER

32123 1st Ave S Federal Way, WA 98023



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	16,741	55,283	97,491
Average Age	32.2	34.2	34.9
Average Age (Male)	31.3	32.8	33.4
Average Age (Female)	32.9	35.4	36.3

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	6,858	22,184	38,198
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$59,273	\$63,705	\$66,698
Average House Value	\$246,432	\$267,974	\$287,441

* Demographic data derived from 2010 US Census

Dominic Temmel
253 273 6474
dtemmel@cbcworldwide.com



COLDWELL BANKER
COMMERCIAL
DANFORTH