

East Campus Corporate Park IV

Turn-Key Deals on 5+ Year Leases

3450 S 344TH WAY, FEDERAL WAY, WA



PLAY
VIDEO

Owned by



ROSEN HARBOTTLE
COMMERCIAL REAL ESTATE

Leasing by



**Kidder
Mathews**



East Campus Corporate Park IV is a two-story, Class A office building located off Highway 18 in East Campus, Federal Way



\$17.00 PSF, NNN
(\$10.93 PSF inclusive of
all utilities and in-suite
janitorial)



Renovations include
lobby, common areas,
bathrooms, and exterior



2,225 RSF - 2,808 RSF
available



Immediate access to
I-5 and SR-18

Location

Ease of access
to amenities,
Highways 18
and Interstate 5

THE COMMONS



CELEBRATION PARK



East Campus
Corporate Park IV



ST. FRANCIS HOSPITAL

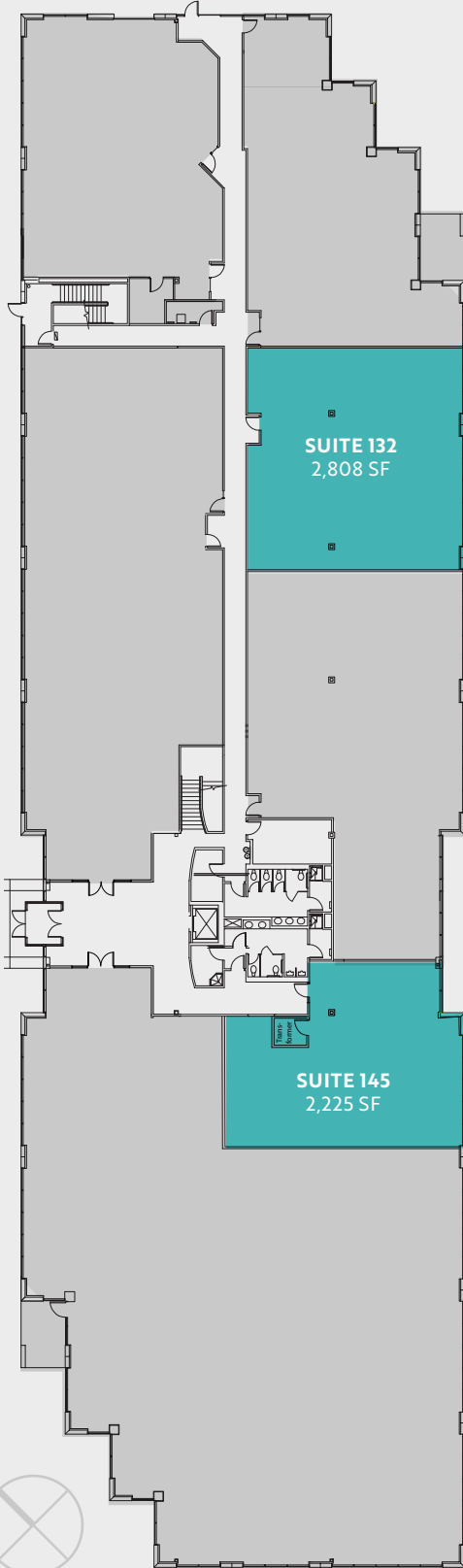


Modern interiors. Natural surroundings.



1st floor

ECCP IV



Suite	Size	Features
132	2,808 SF	New LED lighting and new carpet
145	2,225 SF	New LED lighting and new carpet

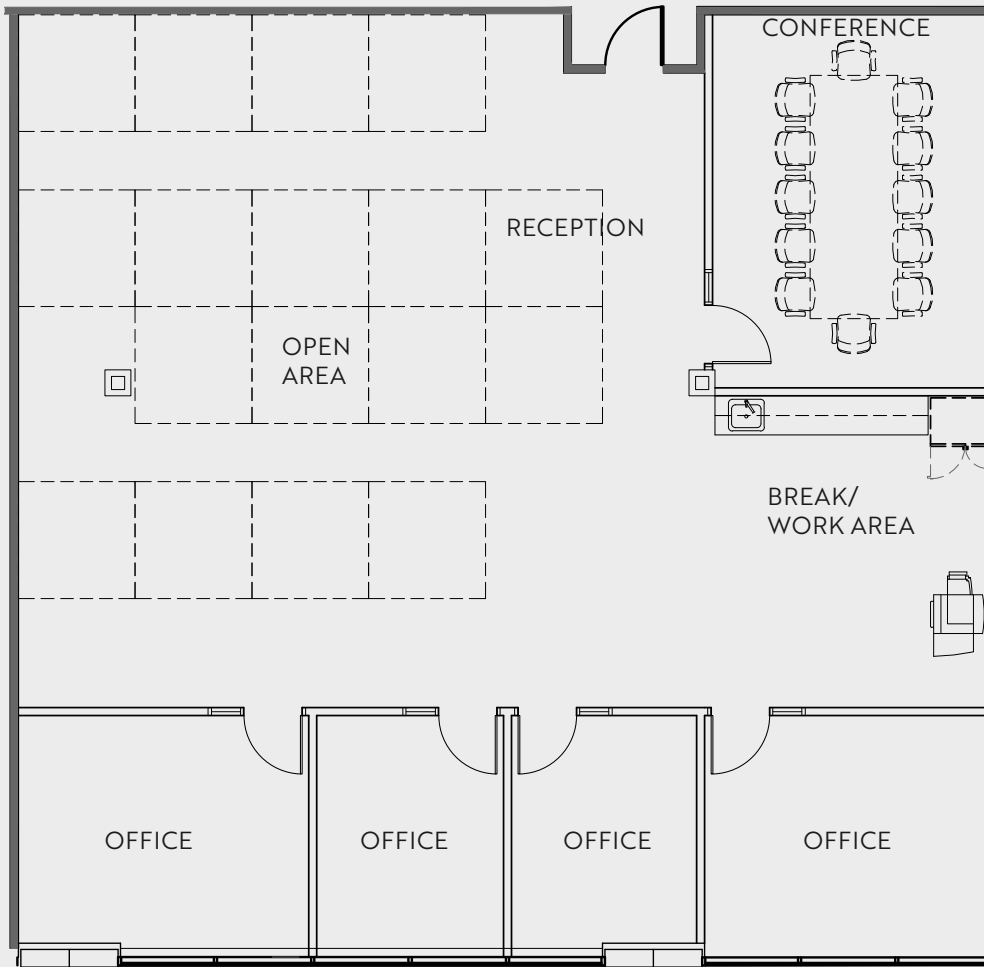
Availabilities



1st floor

ECCP IV

SUITE 132: 2,808 SF TEST FIT



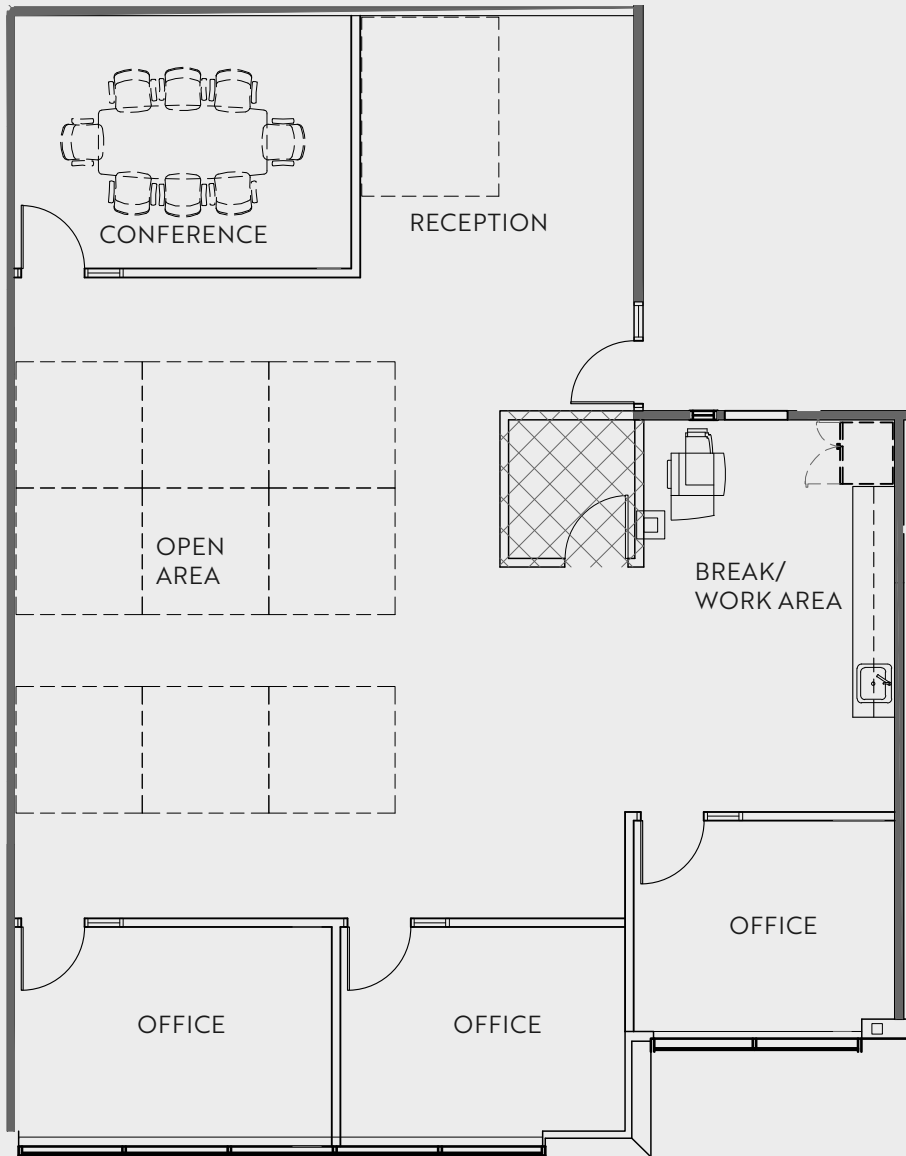
Availabilities



1st floor

ECCP IV

SUITE 145: 2,225 SF TEST FIT

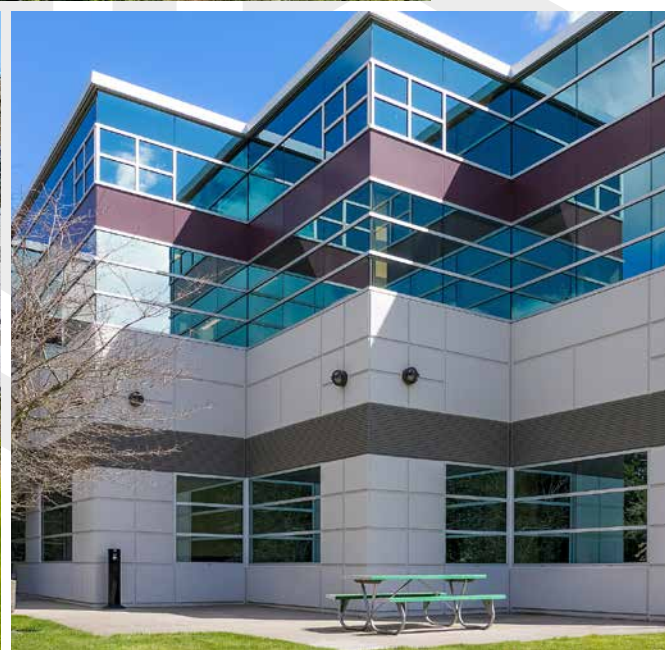


Availabilities





The Campus





 **East Campus
Corporate Park IV**

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FEDERAL WAY, WA

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