

# East Campus Corporate Park IV

Class A office building with  
brand-new building renovations

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  
(\$9.44 PSF inclusive of all utilities and in-suite janitorial)



Renovations include lobby, common areas, bathrooms, and exterior



2,225 RSF - 6,986 RSF available



Immediate access to I-5 and SR-18



# Location

Ease of access  
to amenities,  
Highways 18  
and Interstate 5

## THE COMMONS

TARGET

CINEMARK  
The Best Seat In Town

KOHL'S

DICK'S  
SPORTING GOODS

macy's

Famous  
Footwear

## CELEBRATION PARK

Virginia Mason  
Franciscan Health

WinCo  
FOODS

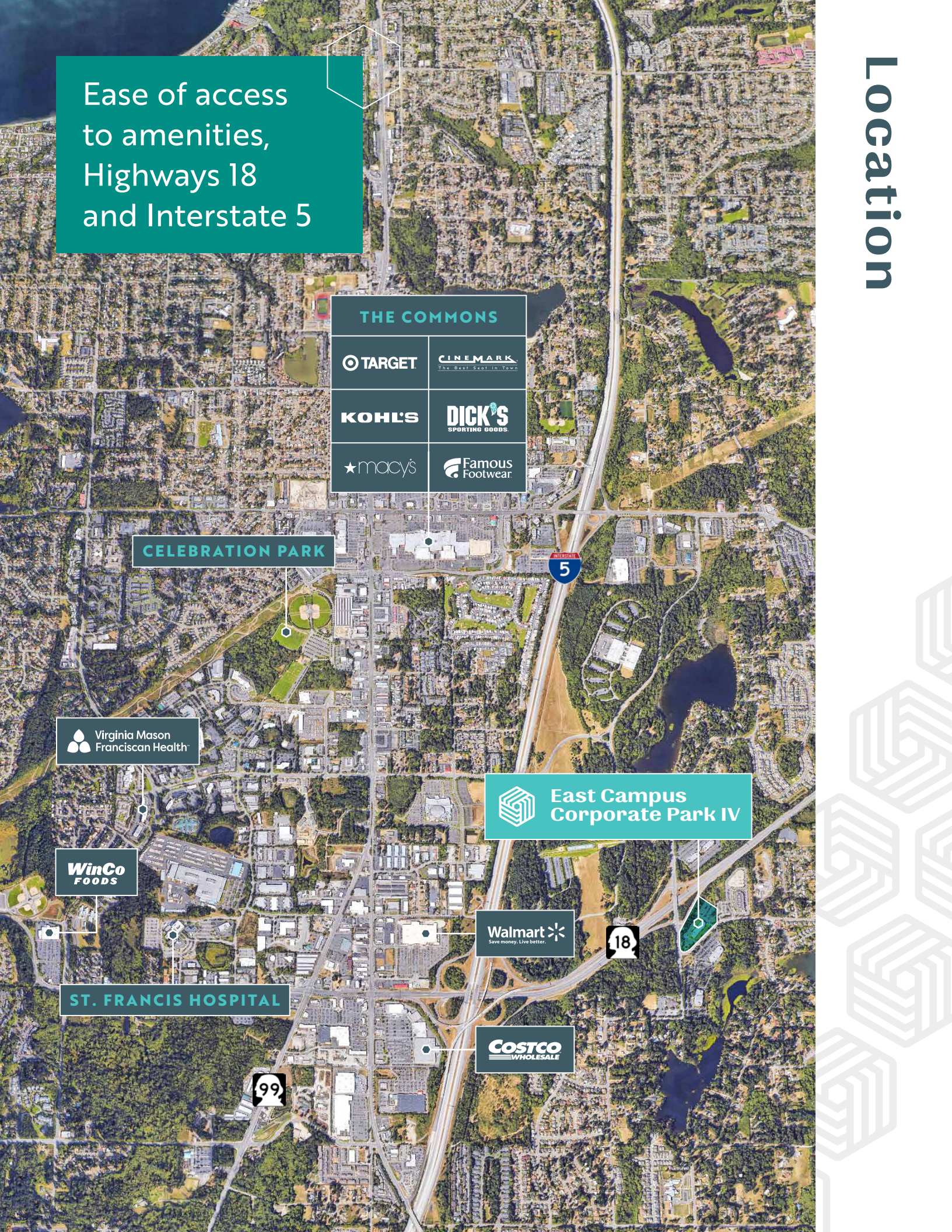
East Campus  
Corporate Park IV

Walmart  
Save money. Live better.



## ST. FRANCIS HOSPITAL

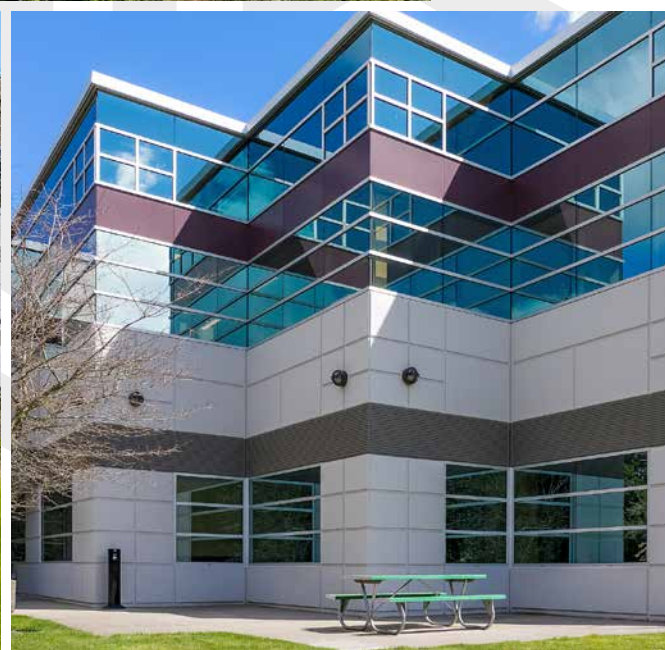
COSTCO  
WHOLESALE







# The Campus



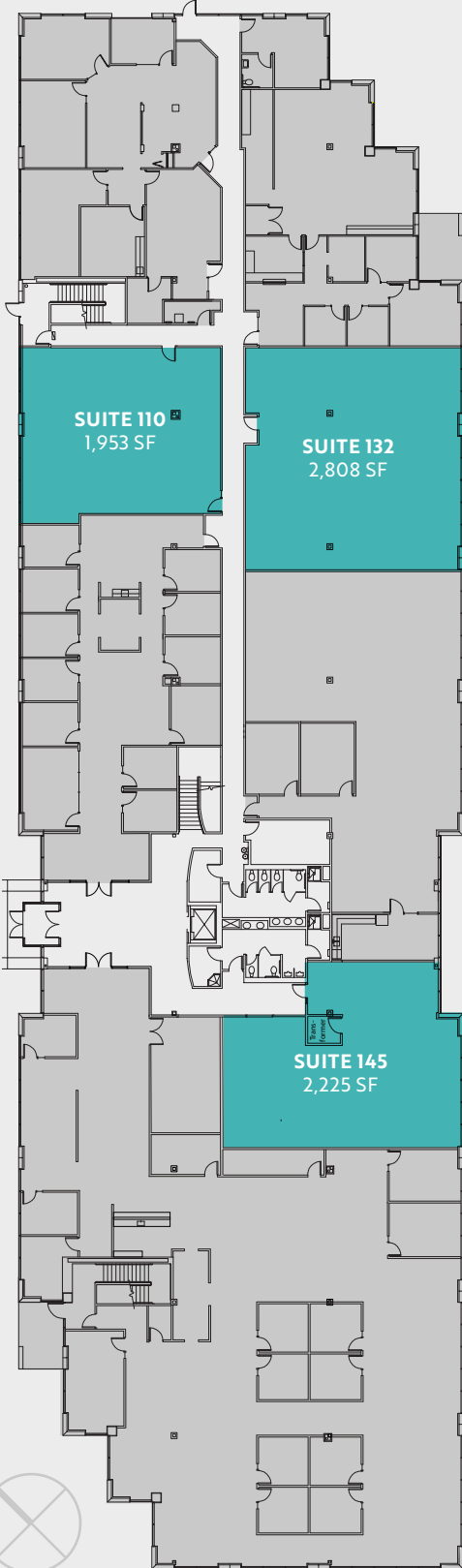


# Modern interiors. Natural surroundings.

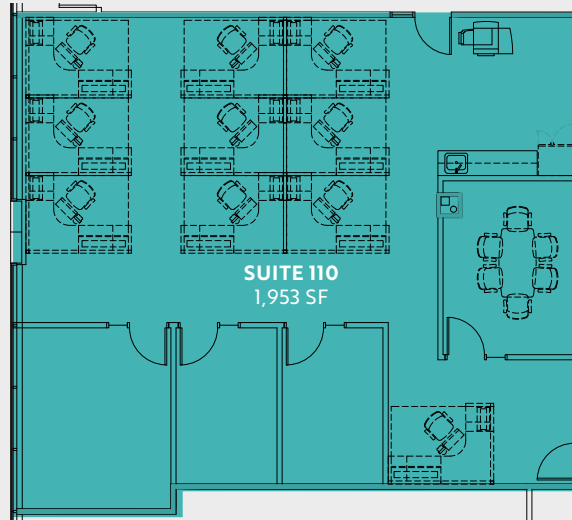


# 1st floor

ECCP IV



Suite	Size	Features
110	1,953 SF	New LED lighting and new carpet
132	2,808 SF	New LED lighting and new carpet
145	2,225 SF	New LED lighting and new carpet



# Availabilities







 **East Campus  
Corporate Park IV**

# East Campus Corporate Park IV

3450 S 344TH WAY  
FEDERAL WAY, WA

**WILL FRAME**  
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COMMERCIAL REAL ESTATE

Leased by

 **Kidder  
Mathews**

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