

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

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
(\$9.83 PSF inclusive of all utilities and in-suite janitorial)



Renovations include lobby, common areas, bathrooms, and exterior



374 RSF - 9,136 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



Virginia Mason
Franciscan Health



WinCo
FOODS



East Campus
Corporate Park IV

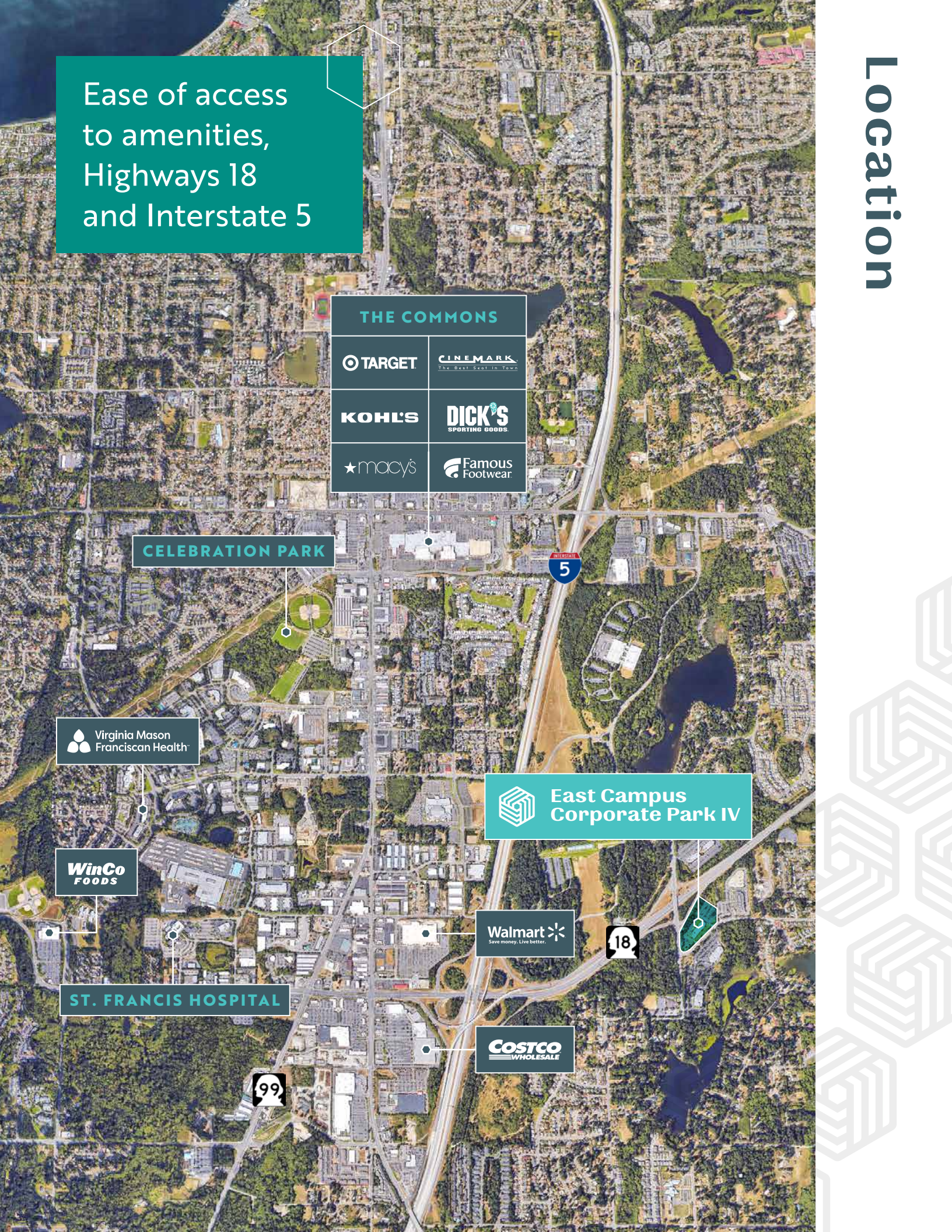
ST. FRANCIS HOSPITAL



Walmart
Save money. Live better.

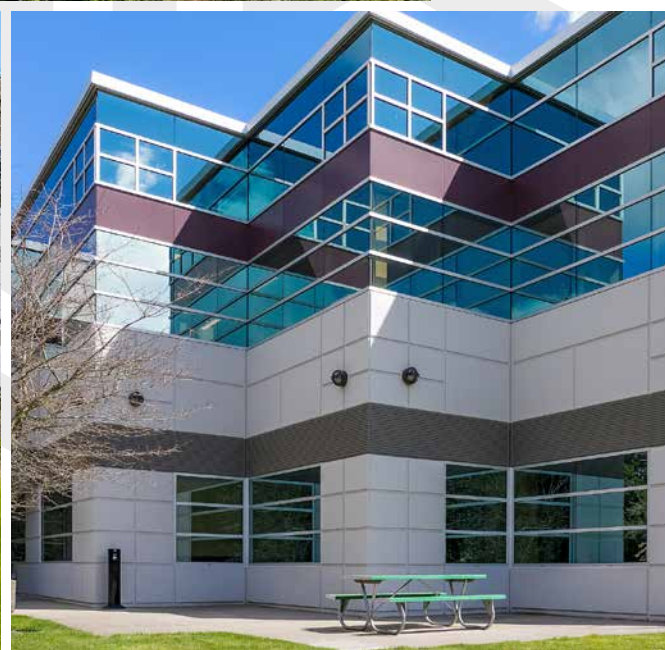


COSTCO
WHOLESALE





The Campus

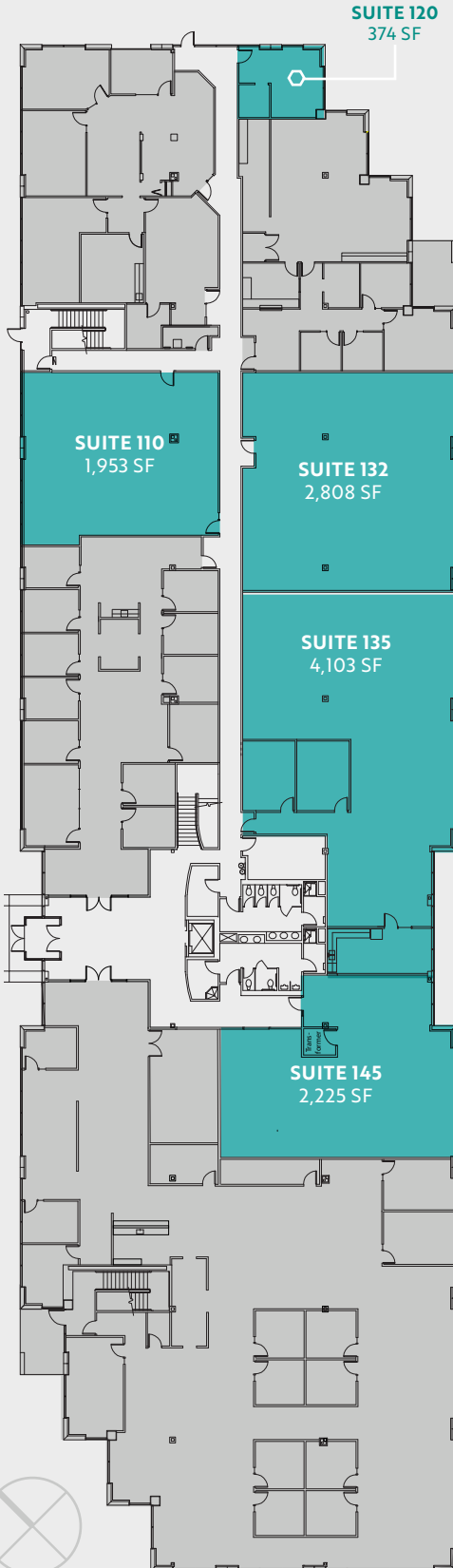


Modern interiors. Natural surroundings.



1st floor

ECCP IV



Suite	Size	Features
110	1,953 SF	New LED lighting and new carpet
120	374 SF	\$900 per month full service
132	2,808 SF	New LED lighting and new carpet
135	4,103 SF	Open floor plan with kitchen
145	2,225 SF	New LED lighting and new carpet
A	9,136 SF	Suite 132, 135, 145 combined
B	6,911 SF	Suite 132, 135 combined
C	6,328 SF	Suite 135, 145 combined

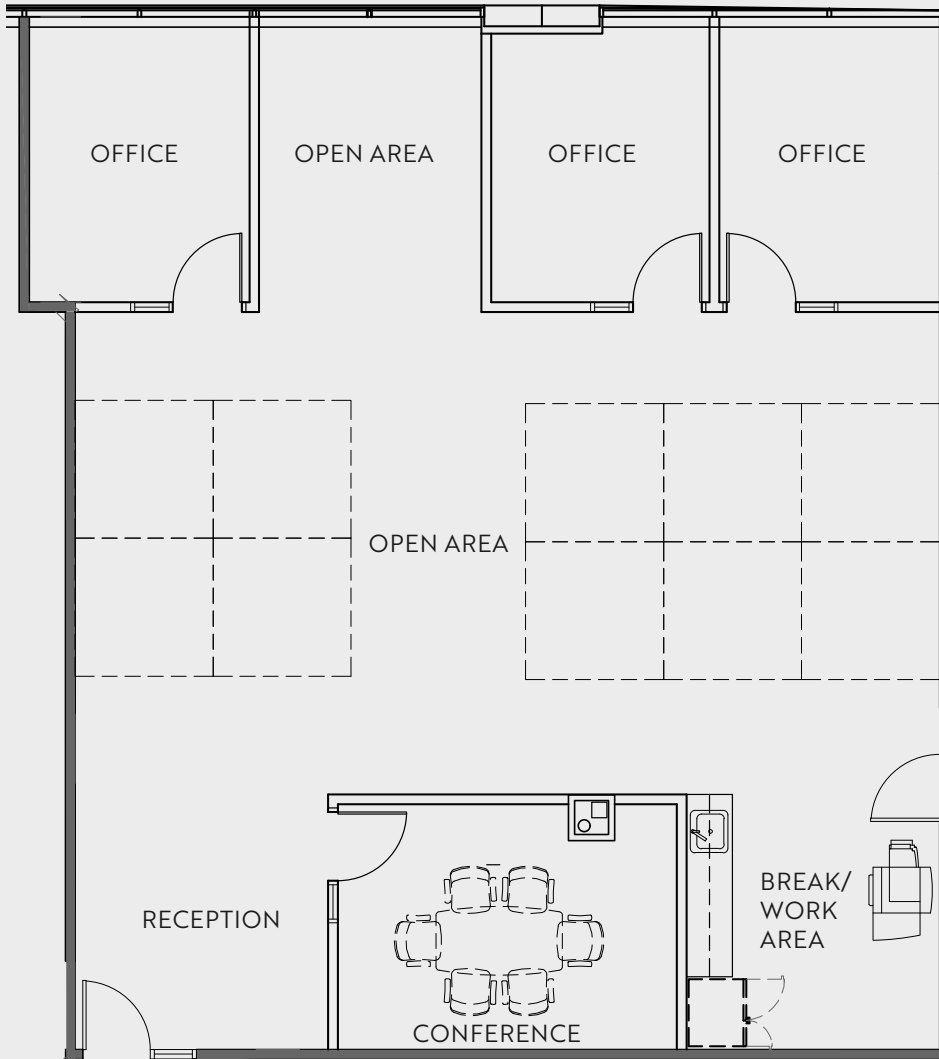
Availabilities

1st floor

ECCP IV

SUITE 110: 1,953 SF TEST FIT

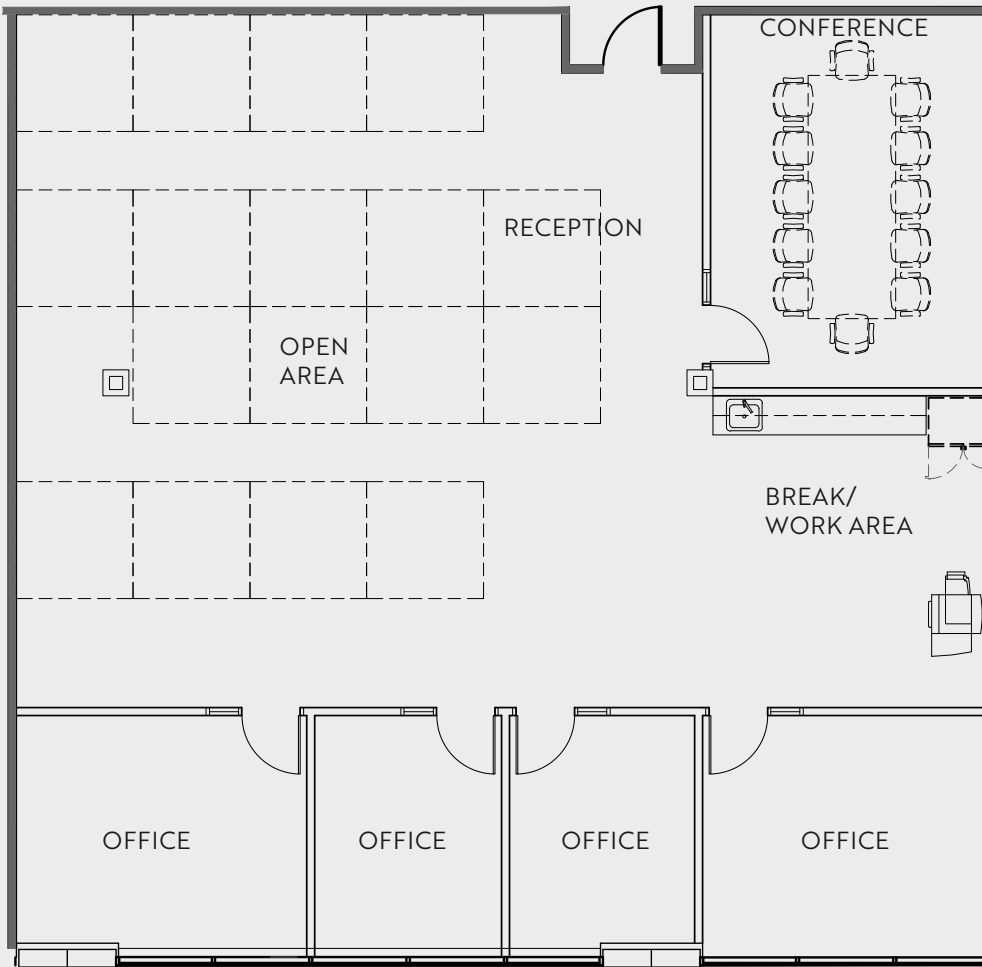
Availabilities



1st floor

ECCP IV

SUITE 132: 2,808 SF TEST FIT



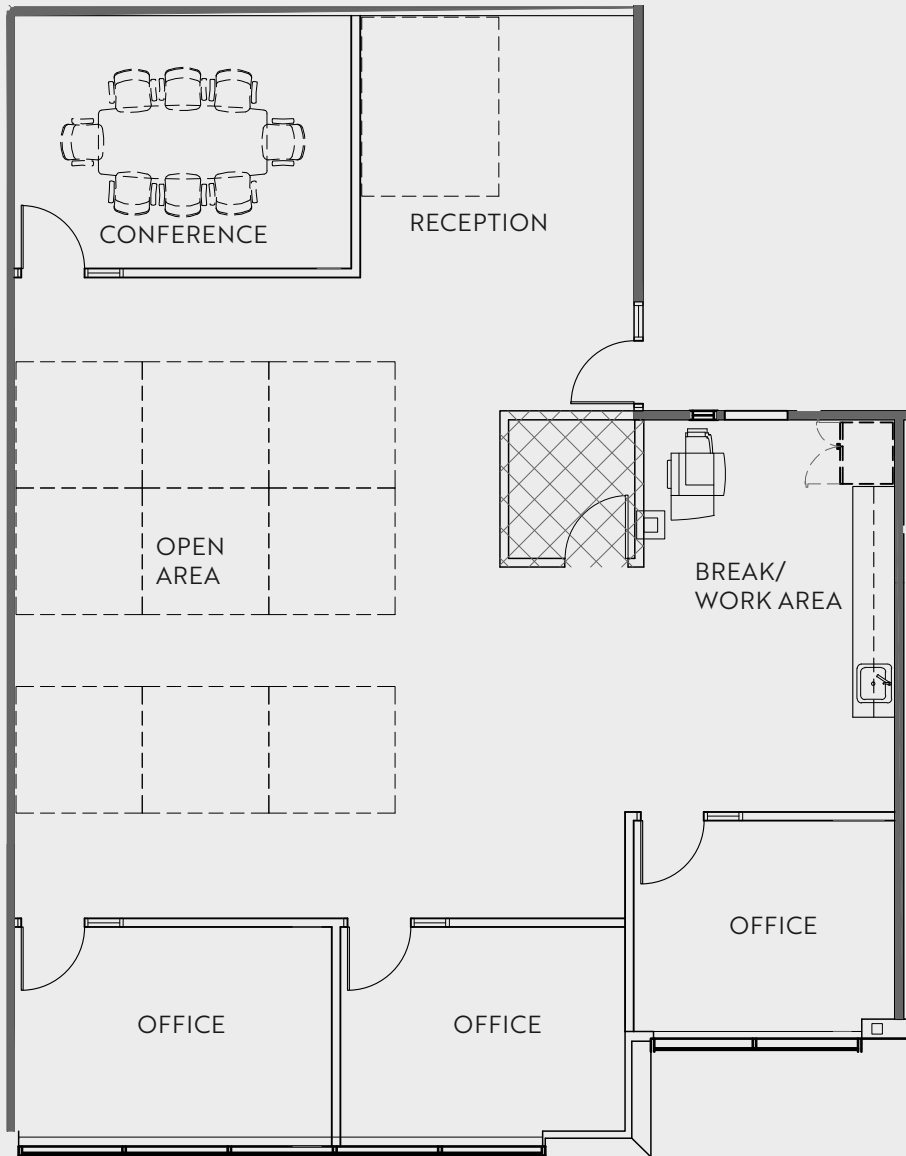
Availabilities



1st floor

ECCP IV

SUITE 145: 2,225 SF TEST FIT



Availabilities





 **East Campus
Corporate Park IV**

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FEDERAL WAY, WA

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Owned by

 **ROSEN HARBOTTLE**
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