

For Lease

# MAPLEWOOD MEDICAL CENTER

33915 1ST WAY S, FEDERAL WAY, WA

*Exclusively leased by*

**WILL FRAME**

253.722.1412

will.frame@kidder.com

**DREW FRAME**

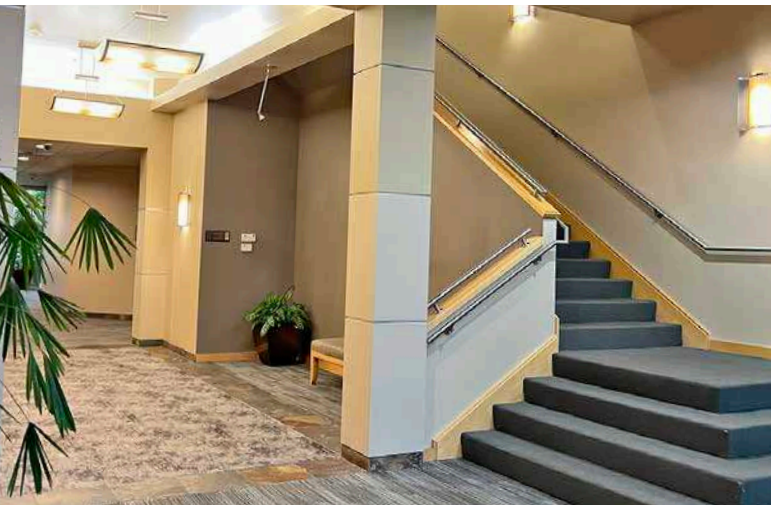
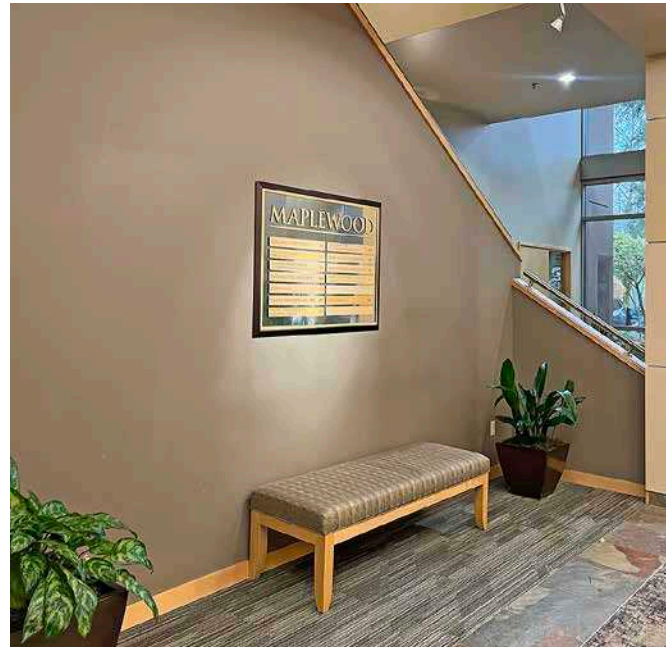
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**km Kidder Mathews**





## Class "A" Medical Office

SUITE 114 2,290 SF

SUITE 126 1,011 SF

SUITE 140 3,349 SF

SUITE 204 1,570 SF

RATE \$17.00 PSF, NNN

HOSPITAL SYNERGY Located a block from Virginia Mason and less than a mile from the St Francis Hospital Campus

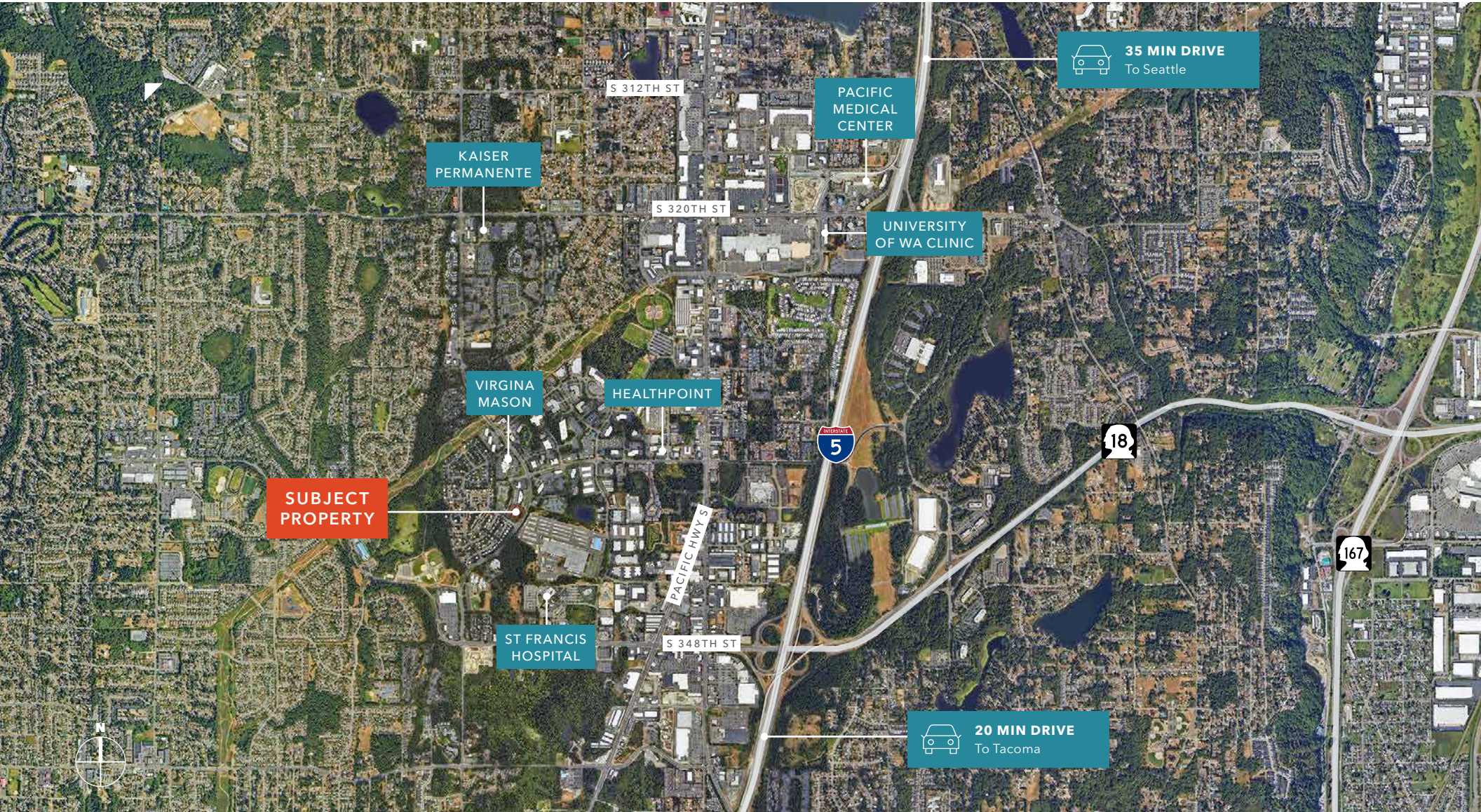
LOCATION Central location with easy access to I-5

TENANTS Join tenants Patricia Kho DDS, GI Alliance, Kids on 1st Dentistry, and Silver Falls Dermatology

SECOND GEN Multiple suites with existing medical buildouts that are ready for occupancy



# MAPLEWOOD MEDICAL CENTER



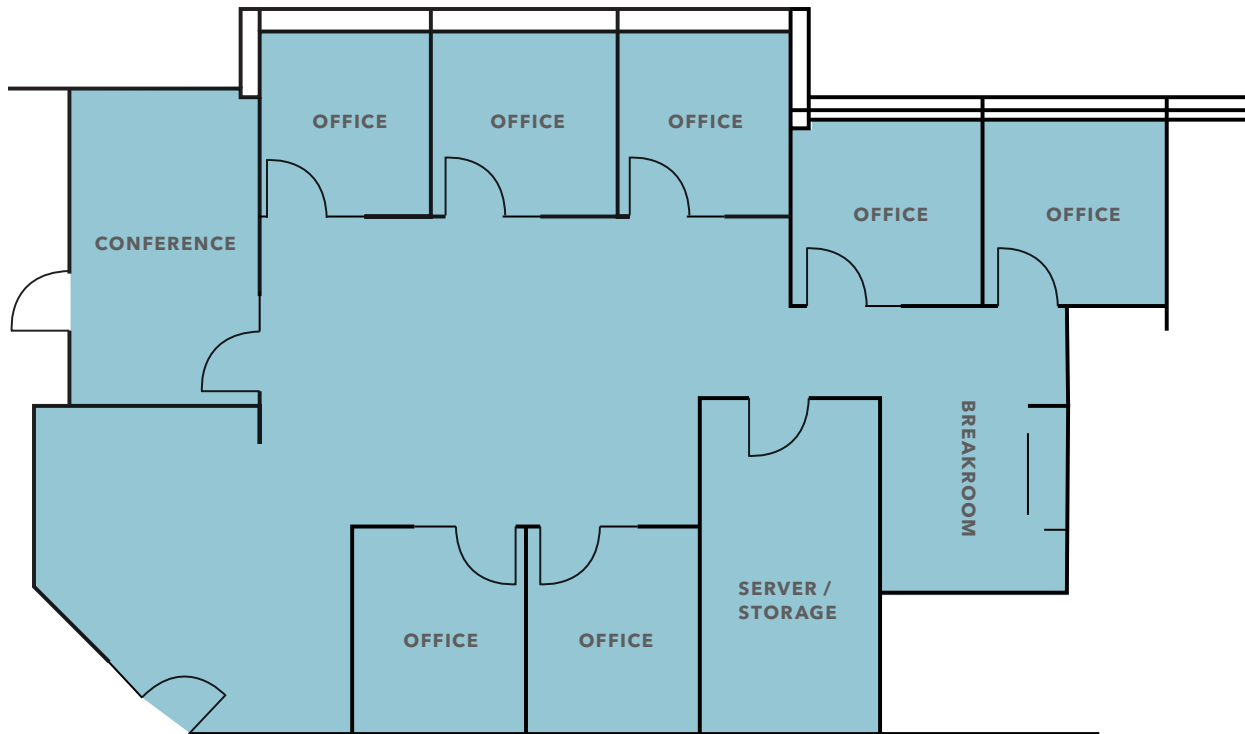
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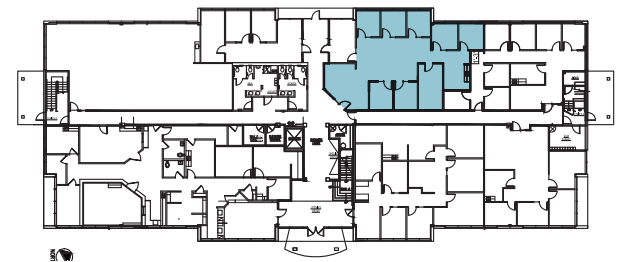


# SUITE 114



**SPACE PROGRAM**

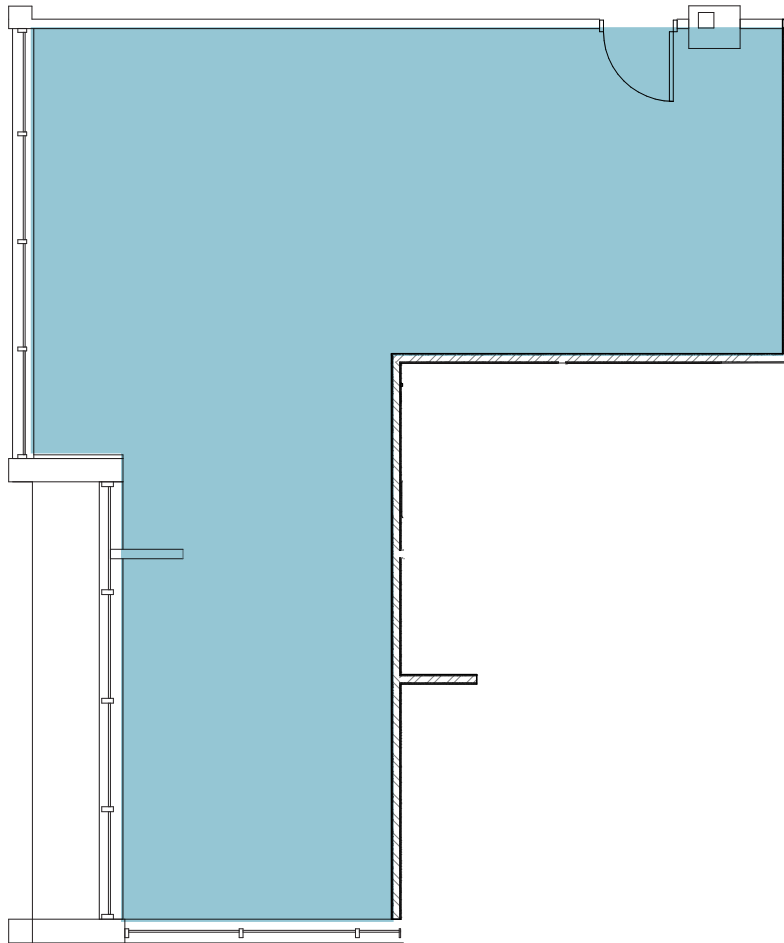
- Spacious Reception
- 7 Private Offices
- 1 Conference Room
- Staff Breakroom
- Server/Storage Room



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# SUITE 126

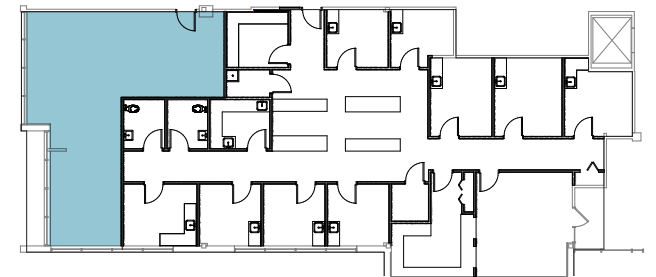


1,011 SF

AVAILABLE

\$17.00

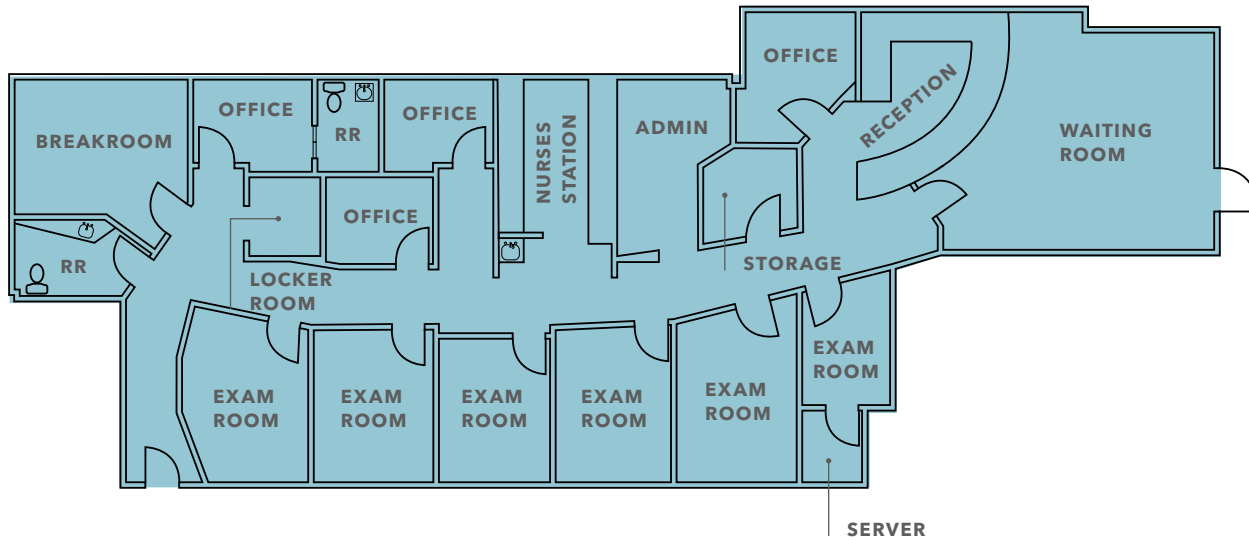
LEASE RATE (SF/YR)



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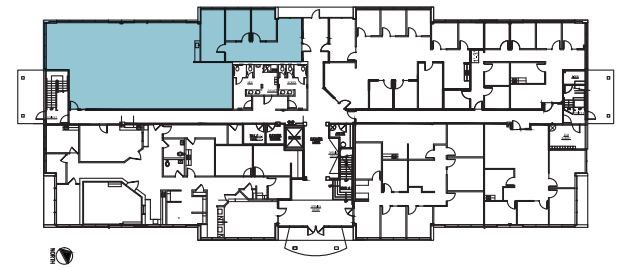
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# SUITE 140



**SPACE PROGRAM**

- Spacious Waiting & Reception Room
- Breakroom
- Staff Locker Room
- 4 Private Offices
- 6 Exam Rooms
- 2 In-Suite Restrooms
- Server Room
- Nurses Station
- Admin room



**3,349 SF**  
AVAILABLE

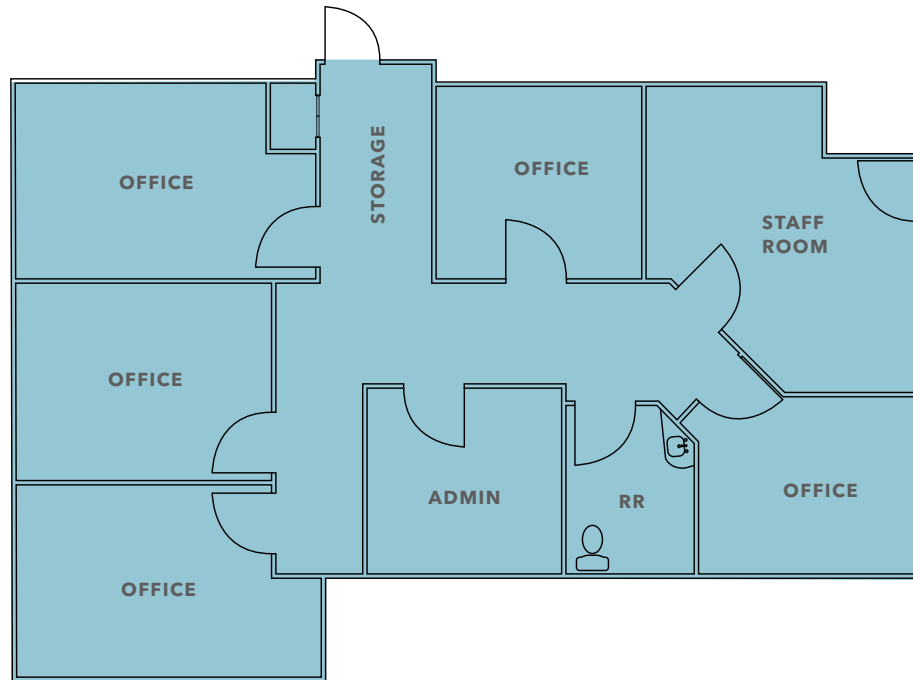
**\$17.00**  
LEASE RATE (SF/YR)

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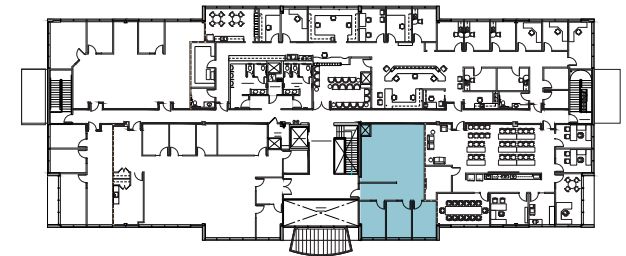


# SUITE 204



**SPACE PROGRAM**

- 1 In-Suite Restroom
- 5 Private Offices
- Admin Room
- Staff Breakroom
- Storage Closet



**1,570 SF**  
AVAILABLE

**\$17.00**  
LEASE RATE (SF/YR)

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S 348TH ST

1ST WAY S

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Mathews**