



# TECHNOLOGY CENTER

32125 32ND AVENUE SOUTH, FEDERAL WAY, WA



[15TECHCENTER.COM](http://15TECHCENTER.COM)

**km** Kidder  
Mathews

# THE IMAGE & QUALITY COMPANIES DESIRE



The I-5 Technology Center is a Class A, two-story office property located directly off I-5 in the East Campus submarket of Federal Way

The building was constructed in 2000 to the highest standards, exceeding most conventional Class A office buildings in the Seattle area. The building has been extensively renovated and features a grand lobby with a free-floating steel staircase beneath a large multi-paneled skylight. The building has upgraded electrical and data capabilities and an above-market parking ratio. Totalling 100,601 square feet, the I-5 Technology Center is located directly adjacent to a major intersection off of Interstate 5 and within one mile of The Federal Way Commons, one of the largest lifestyle centers in the greater Puget Sound region.



TOUR  
BUILDING  
LOUNGE



TOUR  
BUILDING  
GYM

# KEY FEATURES



\$18.00 PSF, NNN  
lease rate



Aggressive ownership  
with a creative approach



Avanti market  
in common cafe



24/7 fitness  
center with lockers  
and showers



Abundant free  
parking (5:1,000 SF)



High bay garage/  
storage access with  
available space



Amenity-rich  
location



Quick, convenient  
freeway access to  
I-5 and SR 18

# MAIN LOBBY



# OFFICE SPACE AVAILABLE

## AVAILABLE SUITES

Suite 160 ±7,660 RSF

Suite 200 ±15,935 RSF

Suite 288 ±18,435 RSF



# SUITE 160

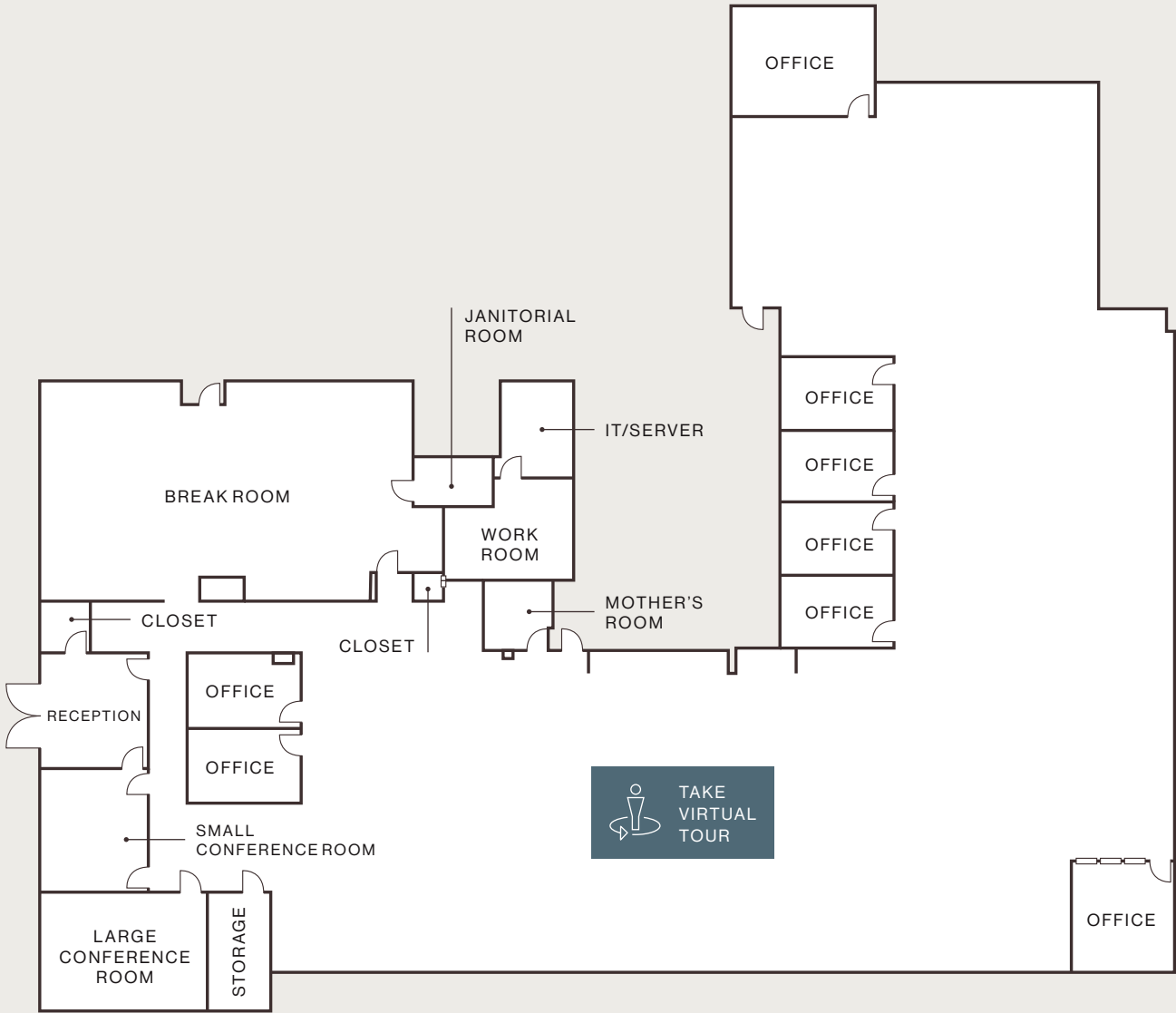
±7,660  
RENTABLE SQUARE FEET



<b>SPACE PROGRAM</b>	Server / Storage Room
1 Conference Room	Staff Breakroom
2 Private Offices	Private Patio Space

# SUITE 200

±15,935  
RENTABLE SQUARE FEET



### SPACE PROGRAM

- Spacious Breakroom
- 8 Private Offices
- Small Conference Room
- Large Conference Room
- Work Room
- Mother's Room
- IT / Server Room
- 3 Storage / Closets

# SUITE 288

±18,435  
RENTABLE SQUARE FEET



SPACE PROGRAM	Training Room
2 Conference Rooms	Staff Breakroom
7 Private Offices	IT Room
3 Copy / Work Rooms	2 Storage Closets



# AMENITIES



**I-5 TECHNOLOGY CENTER**

**THE COMMONS AT FEDERAL WAY ANCHOR TENANTS**

- The Commons at Federal Way
- 320th St/ Hwy 99 Corridor Retail

I-5 TECHNOLOGY CENTER • AVAILABLE FOR LEASE

## THE COMMONS AT FEDERAL WAY

- |                       |                             |
|-----------------------|-----------------------------|
| 01 Bath & Body Works  | 02 Applebee's               |
| 03 Baskin Robbins     | 04 Champs Sports            |
| 05 Buffalo Wild Wings | 06 Famous Footwear          |
| 07 Casa De Moda       | 08 Five Guys                |
| 09 Chase Bank         | 10 Harborstone Credit Union |
| 11 FedEd Office       | 12 Kpop Nation              |
| 13 Happy Lemon        | 14 Oriental Massage         |
| 15 Mama Stortini's    | 16 Pet Supplies Plus        |
| 17 Panera             | 18 Sleep Number             |
| 19 Salon Avida        | 20 Verizon                  |
| 21 Taco Madre         | 22 Yummy Crepe              |
| 23 The Table          | 24 Wetzel's Pretzels        |

## 320TH STREET / HWY 99 CORRIDOR

- |                      |                       |
|----------------------|-----------------------|
| 01 H Mart            | 02 Walmart            |
| 03 Barnes & Noble    | 04 85°C Bakery Cafe   |
| 05 Joann's           | 06 Best Buy           |
| 07 LensCrafters      | 08 Papa Murphy's      |
| 09 PetSmart          | 10 Trapper's          |
| 11 Chipotle          | 12 Wells Fargo        |
| 13 Safeway           | 14 Old Navy           |
| 15 Michaels          | 16 Ross               |
| 17 Total Wine & More | 18 Bank of America    |
| 19 Chick-fil-a       | 20 Black Bear Diner   |
| 21 L&L Hawaiian BBQ  | 22 Safeway            |
| 23 Planet Fitness    | 24 Daiso              |
| 25 Trader Joe's      | 26 Crumbl Cookies     |
| 27 T.J. Maxx         | 28 Ivar's Seafood Bar |
| 29 Red Lobster       | 30 Red Robin          |

KIDDER MATHEWS

23 MILES

TO DOWNTOWN SEATTLE

26 MILES

TO BELLEVUE

12 MILES

TO TACOMA

12 MILES

TO SEA-TAC INTERNATIONAL AIRPORT

# EFFORTLESS CONNECTIVITY





# TECHNOLOGY CENTER

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