

# FOR LEASE

## Renovated Class-A Office in Federal Way



## The Centre at Federal Way

2505 S 320th Street, Federal Way, WA 98003

### PROPERTY HIGHLIGHTS

- + Suite 210: 3,188 - 7,100\* RSF
  - 5 private offices, conference room, break room & open area.
  - \*Can be combined with Suite 220*
- + Suite 220: 3,912 - 7,100\* RSF
  - 6 private offices, conference room, break room, work room, & open area (Available 2/1/2025)
  - \*Can be combined with Suite 210*
- + Suite 235: 1,068 RSF
  - 3 private offices, large conference room, and open area
- + Suite 620: 1,054 RSF
  - 2 offices, open area & top floor with deck
- + Suite 630: 3,446 RSF
  - Reception, 2 offices, conference room, break room, server / storage room, phone rooms, & open area
- + Extensive capital improvement project completed in 2018
- + Excellent location, with unmatched accessibility from I-5 and 1-1/2 blocks from the future Sound Transit Station
- + Prominent, 6-story, Class-A mid-rise with grand lobby and spectacular Mt. Rainier views
- + Countless retail amenities within walking distance



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SUITES AVAILABLE

## 4 Suites

OFFICE SF

## 1,068 - 7,100 SF

PRICE/SF

## \$21.00/SF, NNN

[View Property Website](#)

### MIKE GEORGE

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The Centre at Federal Way is the ideal place to locate your company in Federal Way. Conveniently situated just off I-5, and within easy walking distance to the future Sound Transit Station, countless restaurants, and retail amenities, the Centre offers the best of both worlds for employees and clients alike.

## BUILDING FEATURES

- + New building entries, common areas and landscaping, completed in early 2018
- + 2-story, light-filled lobby featuring grand staircase to second floor
- + Several suites feature direct access to spacious outdoor decks
- + Plentiful parking – ratio of 4.0/1,000 SF
- + New bathrooms, common corridors, elevator lobbies and elevator interiors
- + High-speed internet service available from Comcast & CenturyLink
- + After-hours access via electronic key card
- + Rated “Very Walkable” on WalkScore.com



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# Nearby Retailers



The Commons at Federal Way

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