

FOR LEASE

# BURIEN MEDICAL DENTAL OFFICE BUILDING

*Ask about purchase  
opportunity*

15580 3RD AVE SW  
BURIEN, WA

15580 3RD AVENUE SW  
YOUR SIGN HERE YOUR SIGN HERE  
YOUR SIGN HERE YOUR SIGN HERE

## FOR LEASE

*Lease opportunity situated in walkable downtown Burien. Call brokers to discuss entire building purchase opportunity.*

BASE RENT	\$22.00/SF/year
1ST FLOOR	2,262 RSF and 1,012 RSF
2ND FLOOR	1,107 RSF and 1,118 RSF
FULL BUILDING	Available February 1, 2025 (of 5,499 RSF)
YEAR BUILT	1969
CONSTRUCTION	Wood frame
PARKING	39 stalls, free of charge, first come, first serve
SIGNAGE	Building & monument
AVAILABLE	Now

*2,262 SF*

FIRST FLOOR

*1,012 SF*

FIRST FLOOR

*1,107 SF*

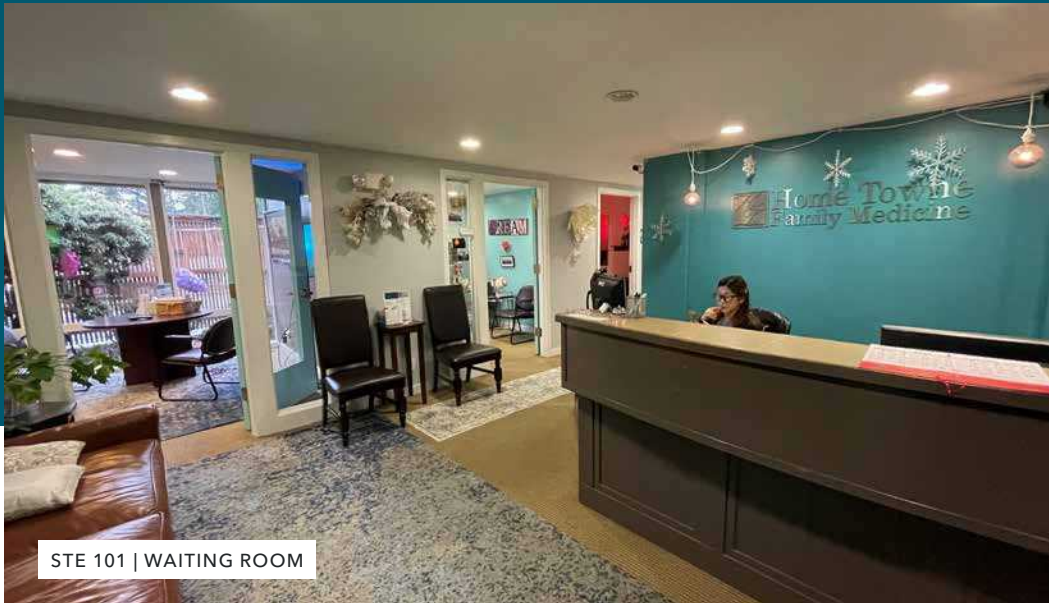
SECOND FLOOR

*1,118 SF*

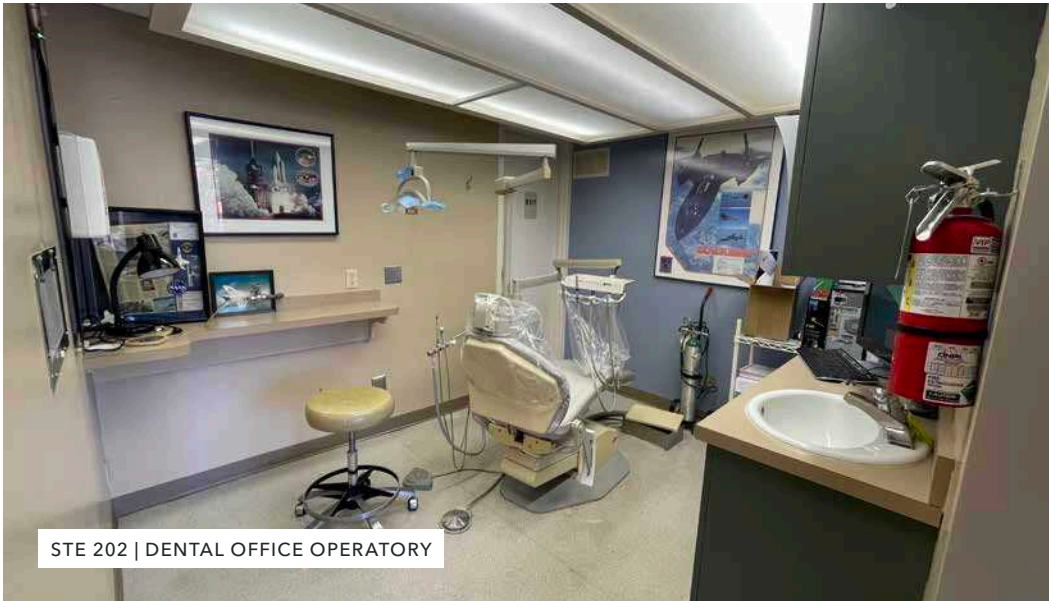
SECOND FLOOR







STE 101 | WAITING ROOM



STE 202 | DENTAL OFFICE OPERATORY

*The first floor space features a waiting area, reception, private patient lounge, manager's office, ADA restroom, three exam rooms, utility room, private staff restroom, and small courtyard. Second floor suite offers 4 dental operatories in a built-out dental suite.*



2,262 RSF  
1ST FLOOR



1,012 RSF  
1ST FLOOR



1,107 RSF  
2ND FLOOR



1,118 RSF  
2ND FLOOR



MONUMENT  
SIGNAGE  
AVAILABLE



CLOSE TO  
SEATAC  
AIRPORT

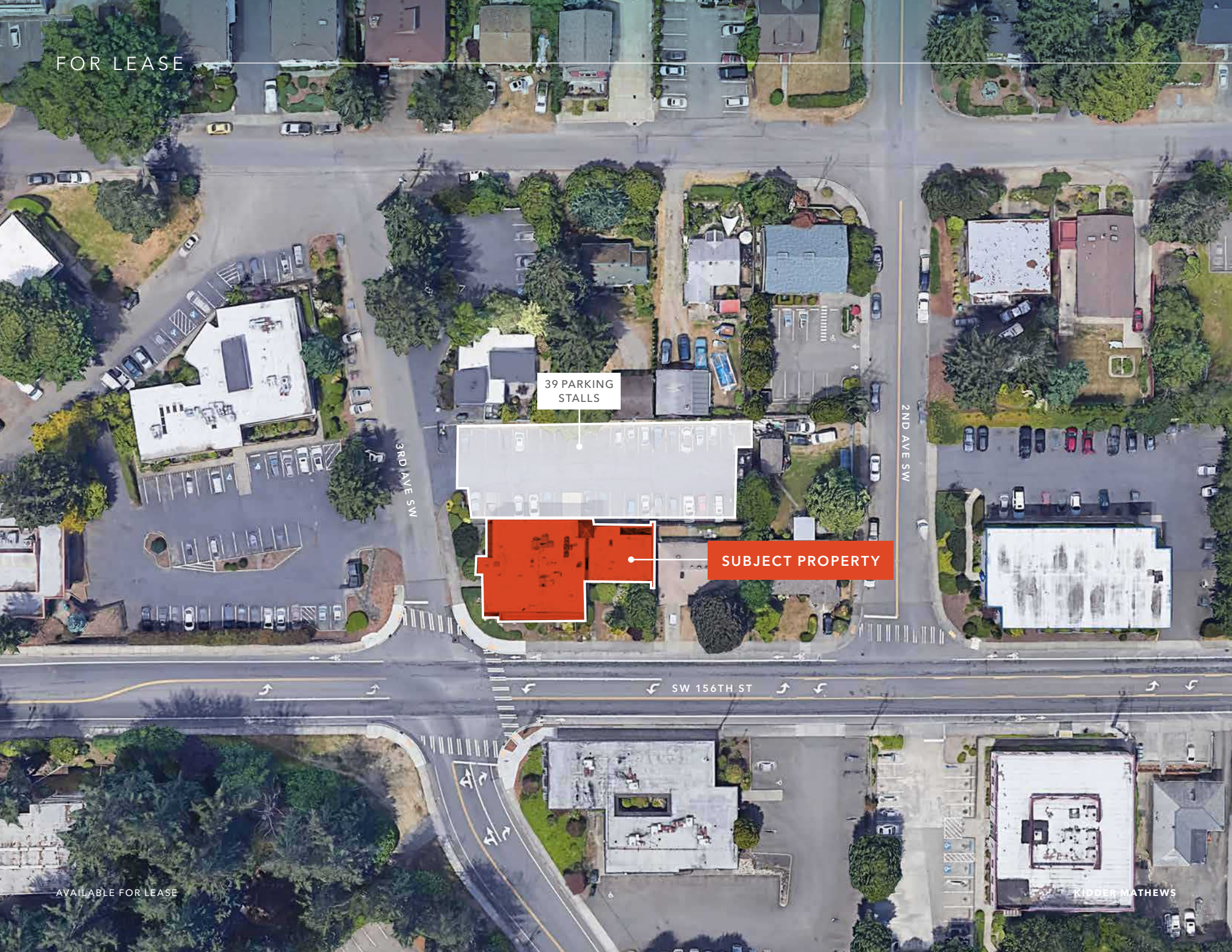
Parking lot recently resurfaced and restriped

Two new dental suites are coming available February 1, 2025

Call for purchase opportunity



FOR LEASE



39 PARKING STALLS

SUBJECT PROPERTY

3RD AVE SW

2ND AVE SW

SW 156TH ST

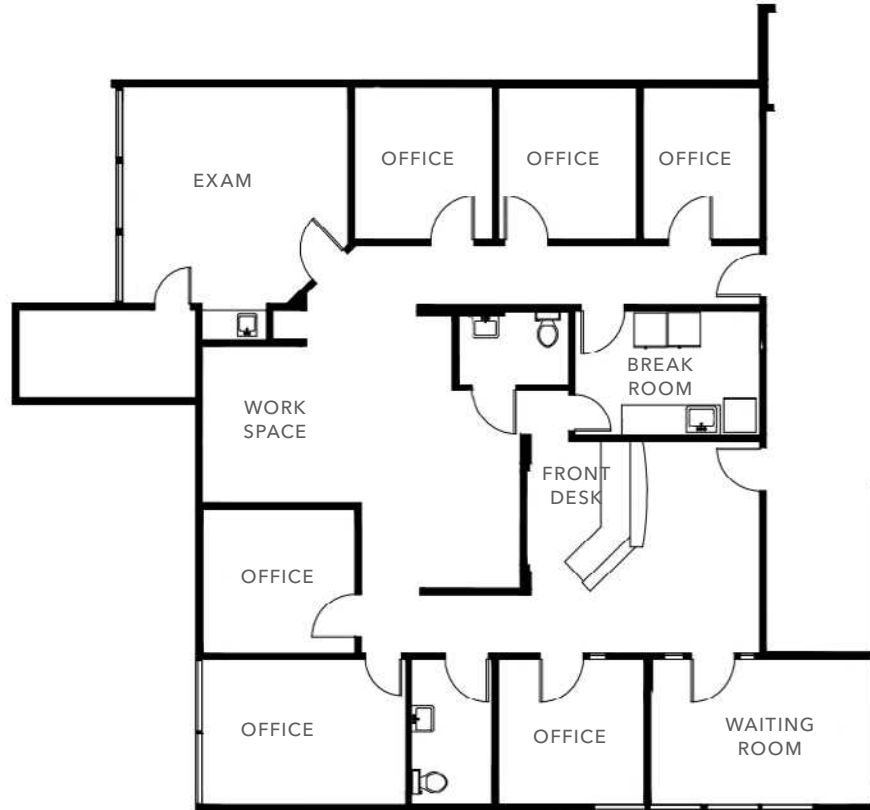
AVAILABLE FOR LEASE

KIDDER MATHEWS



FOR LEASE

## FLOOR PLAN -SUITE 101



 TOUR SUITE 101

2,262 SF

AVAILABLE

\$22.00

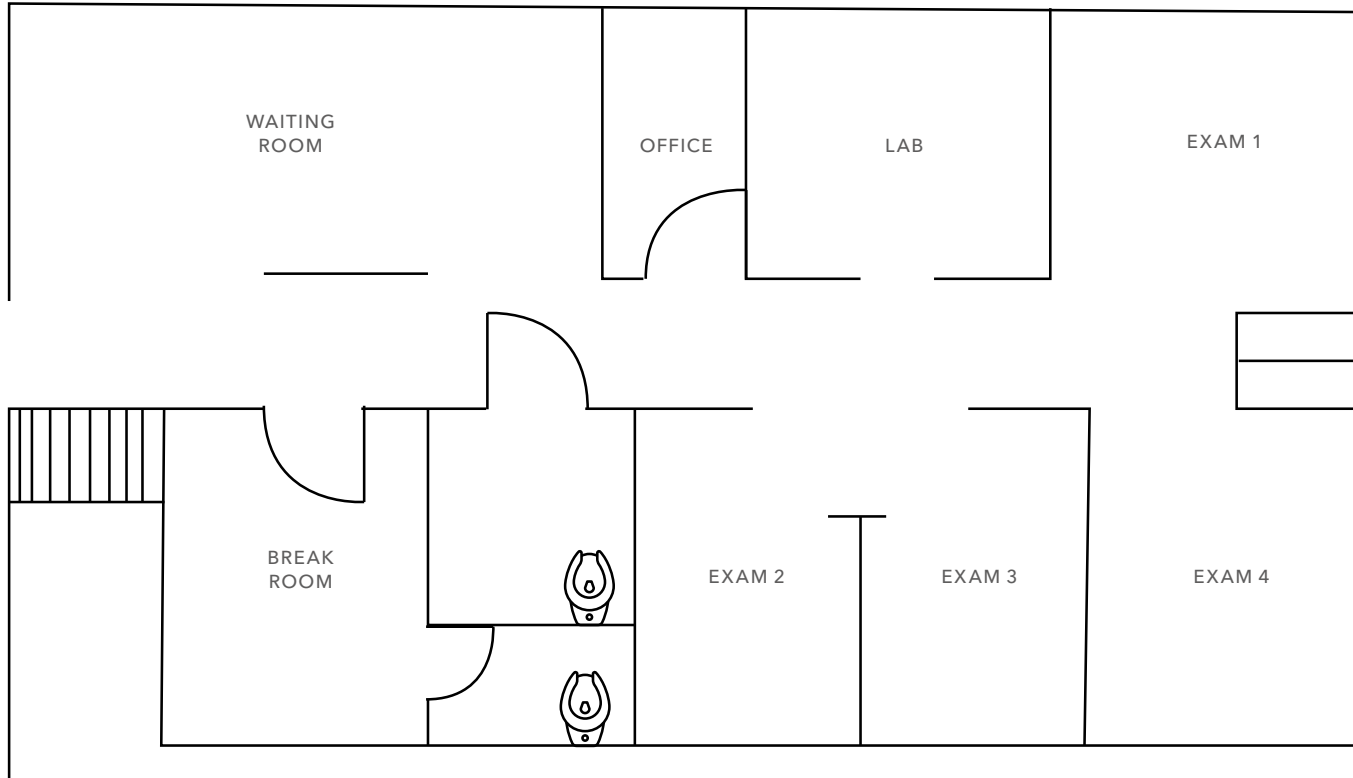
LEASE RATE, NNN

NOW

AVAILABLE

FOR LEASE

# FLOOR PLAN -SUITE 102



*1,012 SF*

AVAILABLE

*\$22.00*

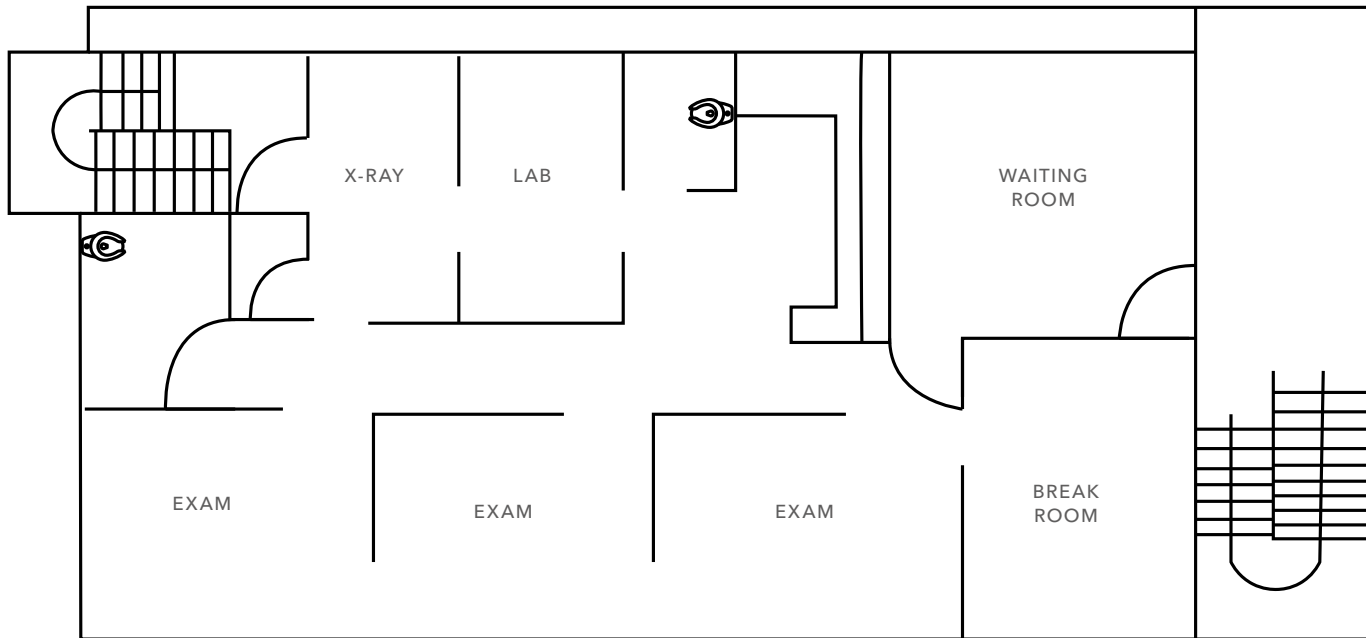
LEASE RATE, NNN

*2/1/25*

AVAILABLE

FOR LEASE

## FLOOR PLAN -SUITE 201



*1,118 SF*

AVAILABLE

*\$22.00*

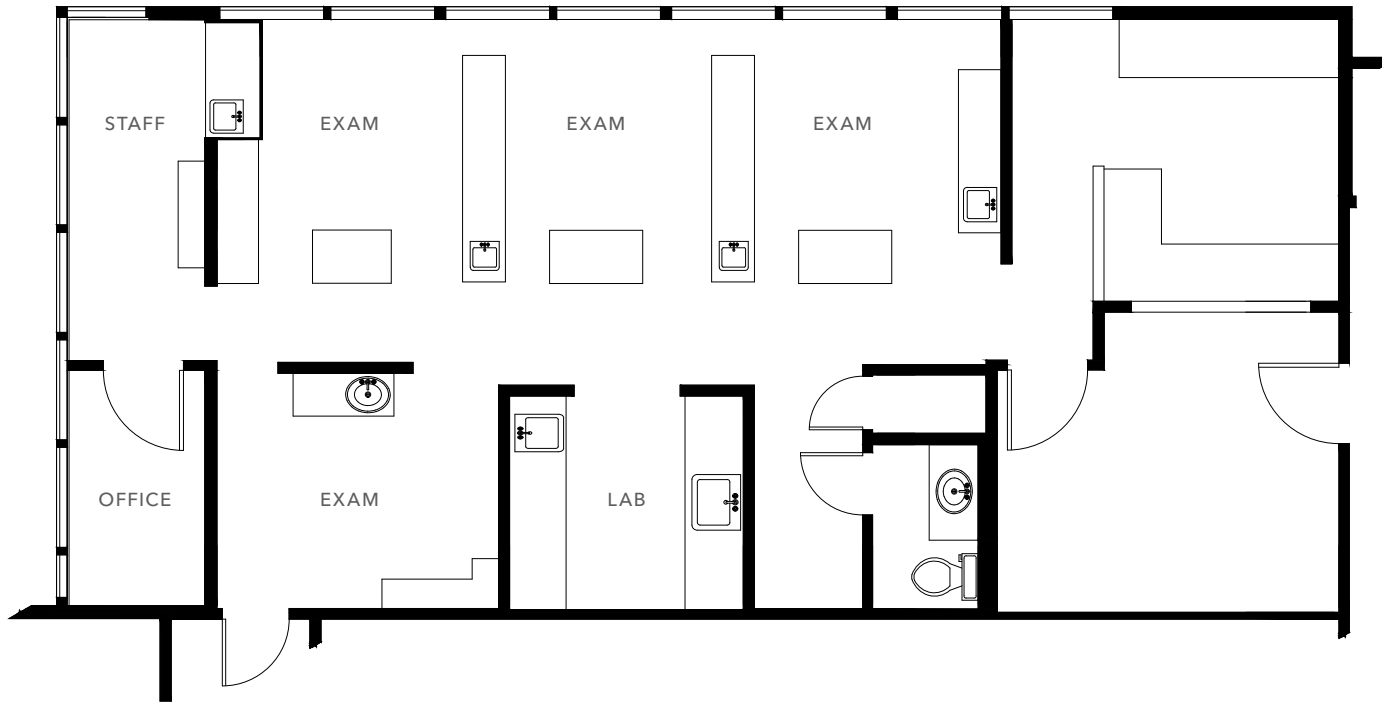
LEASE RATE, NNN

*2/1/25*

AVAILABLE

FOR LEASE

# FLOOR PLAN - SUITE 202



*1,107 SF*

AVAILABLE

*\$22.00*

LEASE RATE, NNN

*NOW*

AVAILABLE

*FOUR*

DENTAL OPERATORIES IN  
BUILT-OUT IN SUITE

 TOUR SUITE 202



# LOCATED IN THE HEART OF BURIEN

Easy walking distance to transportation, amenities, and numerous residential communities nearby

Minutes from Highline Medical Center & Burien Town Square

Conveniently located near SeaTac Airport

Easy for visitors to locate

**3 MIN**  
TO HIGHLINE MED

**5 MIN**  
TO SEATAC AIRPORT







*Exclusively leased by* \_\_\_\_\_

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