

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

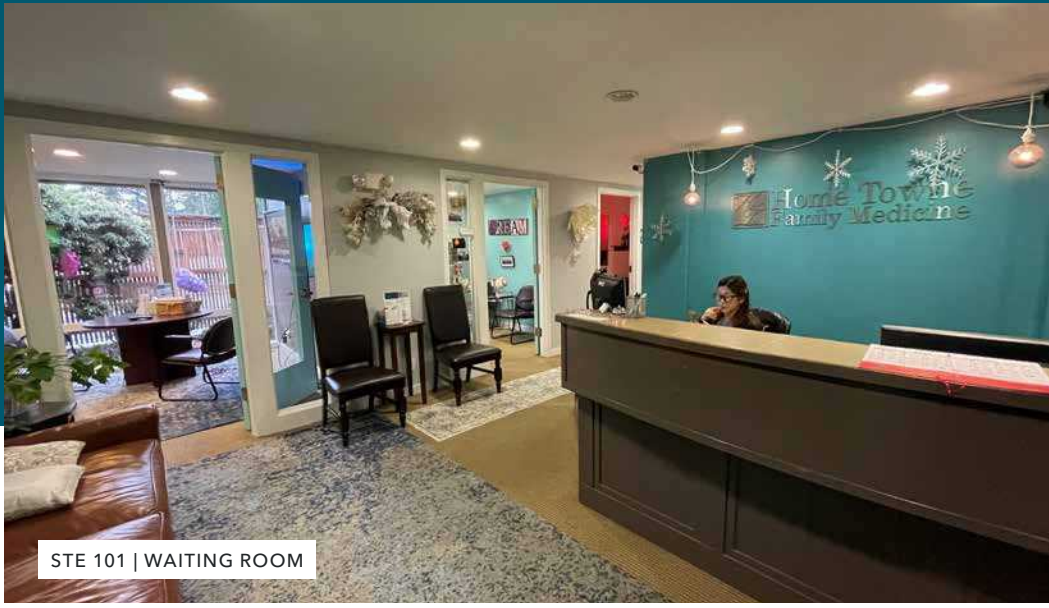
1,107 SF

SECOND FLOOR

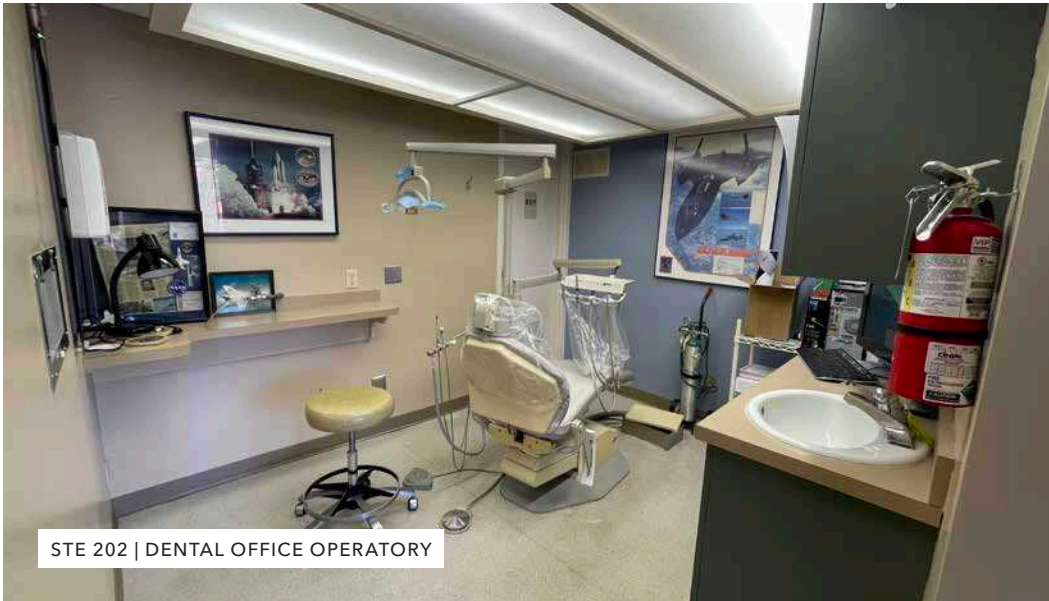
1,118 SF

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

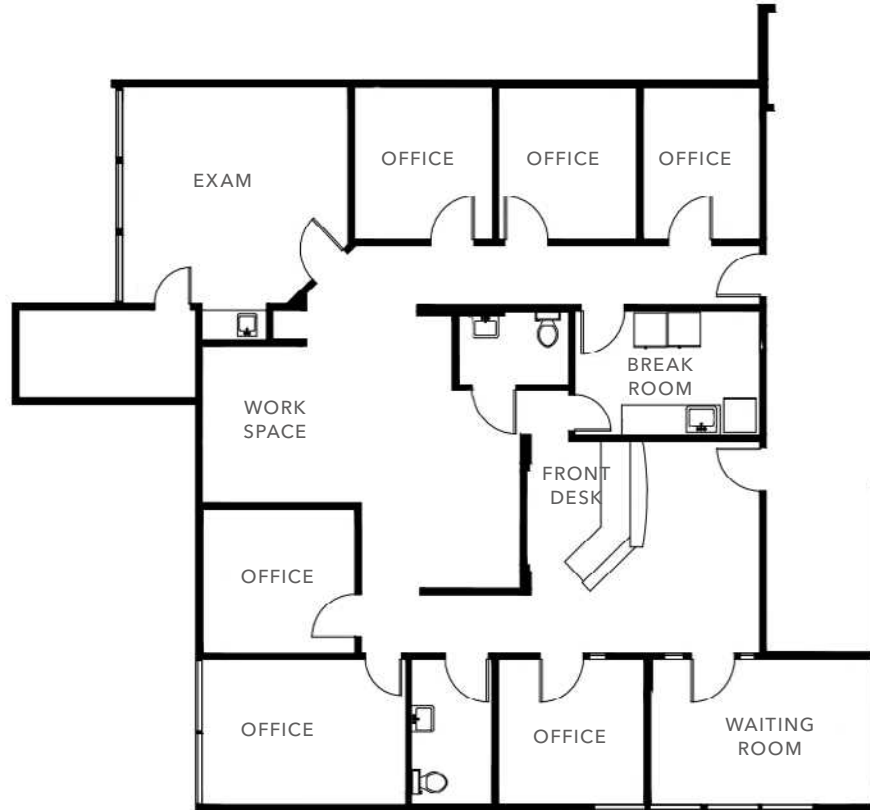
SW 156TH ST

AVAILABLE FOR LEASE

KIDDER MATHEWS

FOR LEASE

FLOOR PLAN -SUITE 101



 TOUR SUITE 101

2,262 SF

AVAILABLE

\$22.00

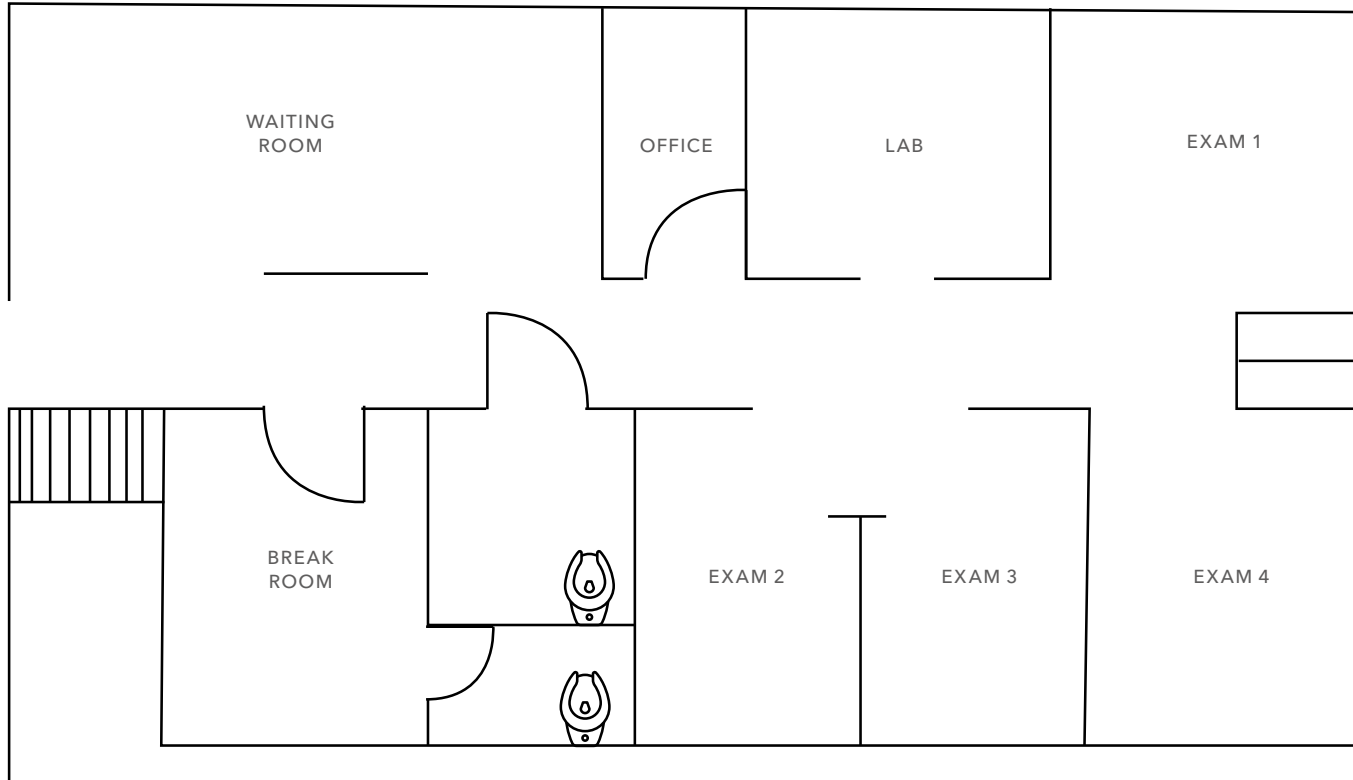
LEASE RATE, NNN

NOW

AVAILABLE

FOR LEASE

FLOOR PLAN -SUITE 102



1,012 SF

AVAILABLE

\$22.00

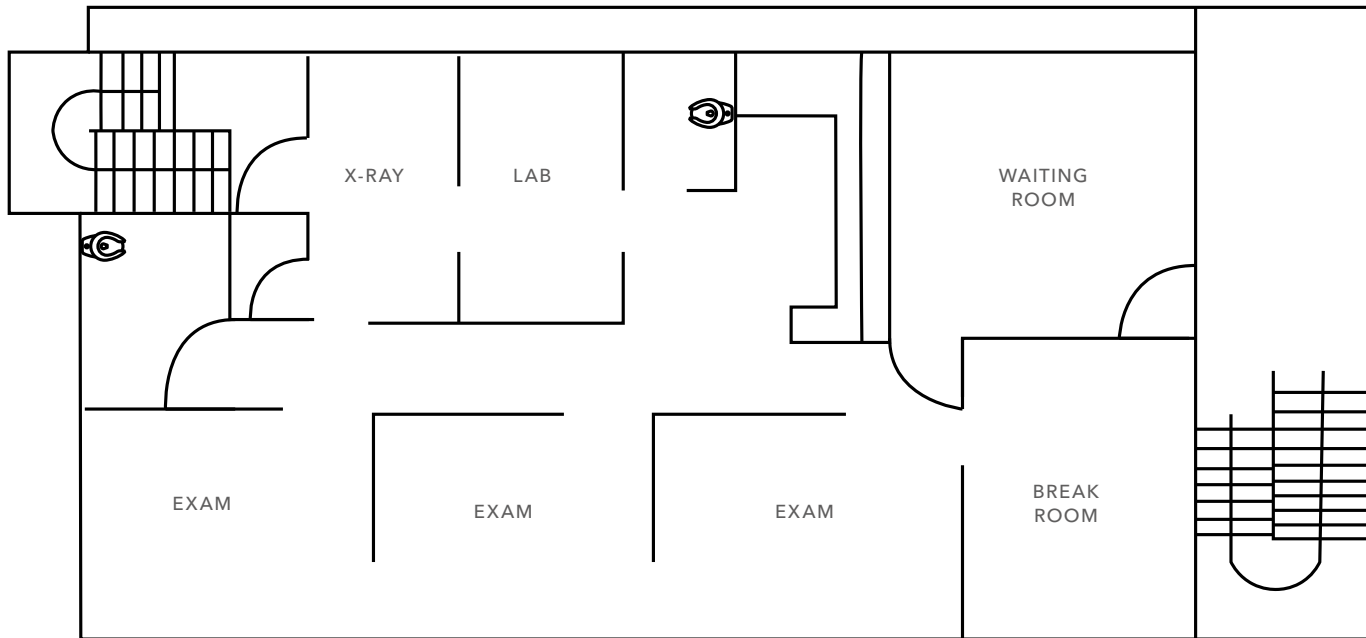
LEASE RATE, NNN

2/1/25

AVAILABLE

FOR LEASE

FLOOR PLAN -SUITE 201



1,118 SF

AVAILABLE

\$22.00

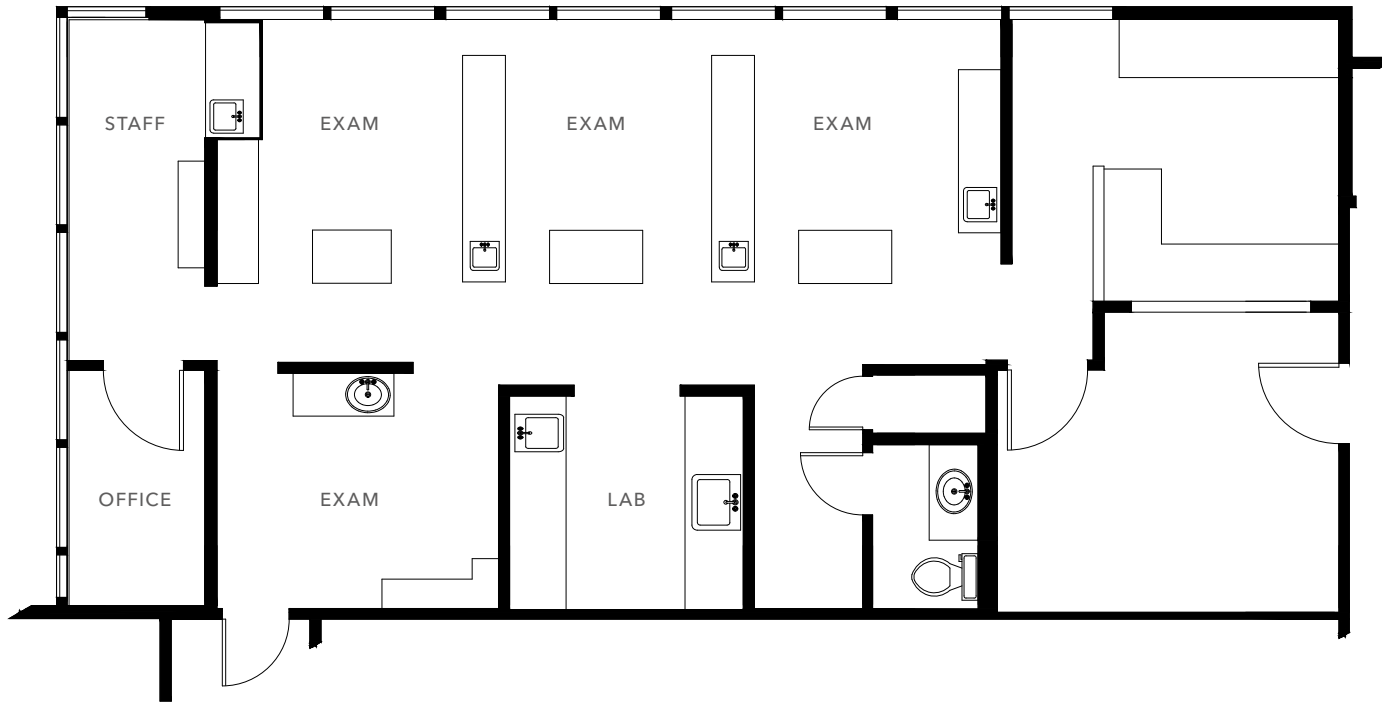
LEASE RATE, NNN

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

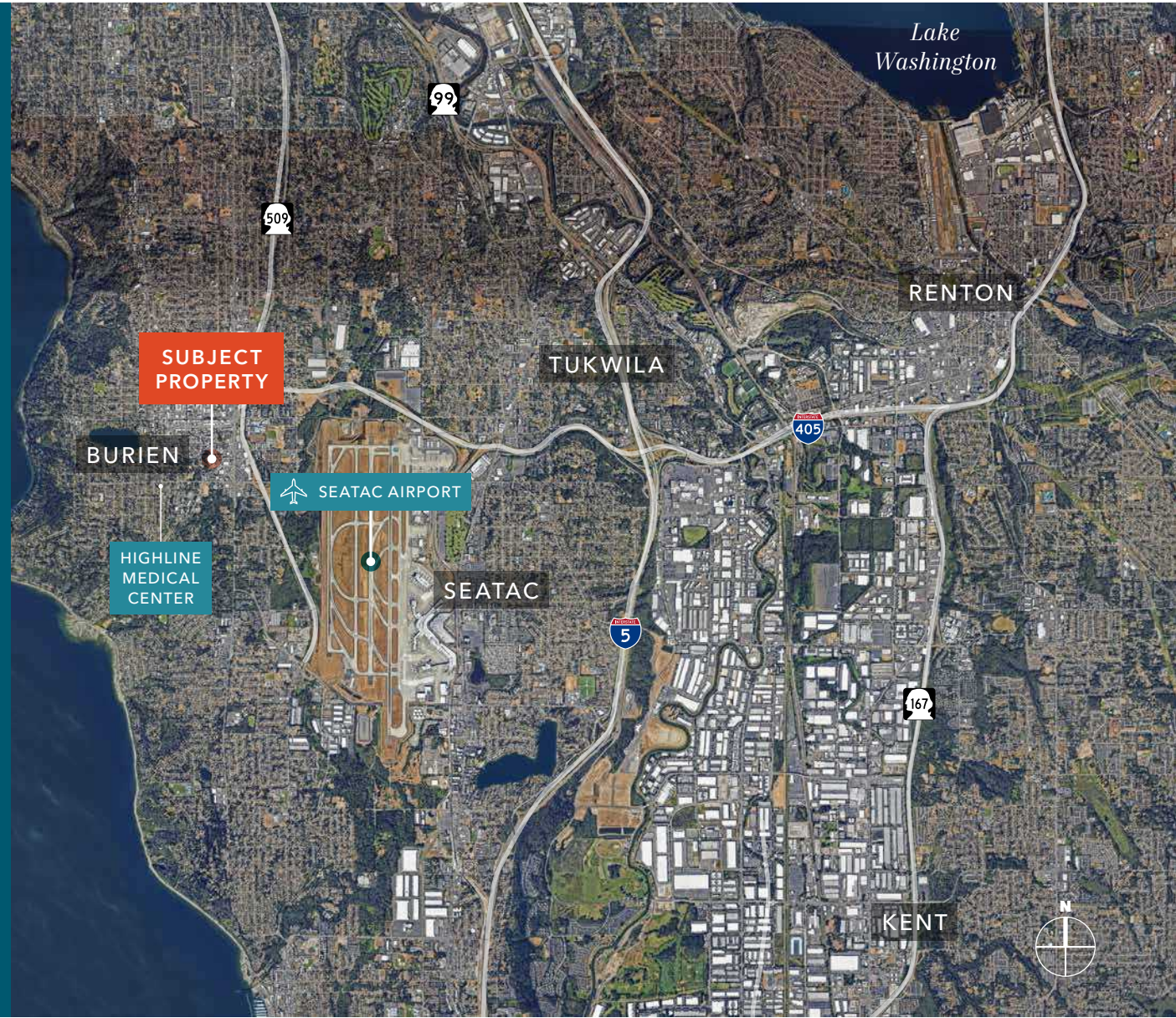
Minutes from Highline Medical Center & Burien Town Square

Conveniently located near SeaTac Airport

Easy for visitors to locate

3 MIN
TO HIGHLINE MED

5 MIN
TO SEATAC AIRPORT





Exclusively leased by _____

BRIAN CLAPP

206.248.7316

brian.clapp@kidder.com

SPENCER CLAPP

206.248.7427

spencer.clapp@kidder.com

KIDDER.COM