



TECHNOLOGY CENTER

32125 32ND AVENUE SOUTH, FEDERAL WAY, WA | OFFICE FOR LEASE



I5TECHCENTER.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

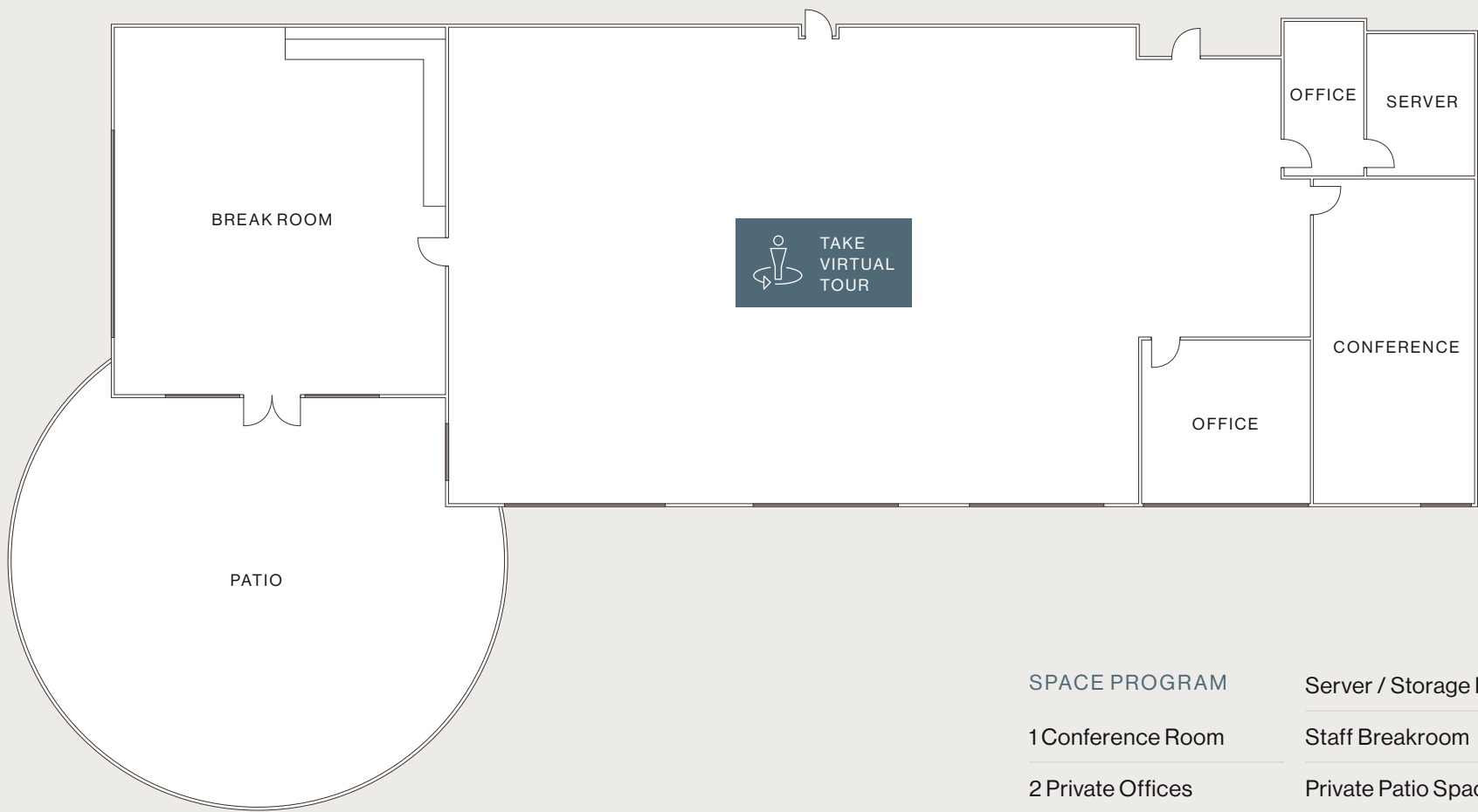
AVAILABLE SUITES

Suite 160	±7,660 RSF
Suite 200	±15,935 RSF
Suite 288	±18,435 RSF



SUITE 160

±7,660
RENTABLE SQUARE FEET



SPACE PROGRAM

1 Conference Room

2 Private Offices

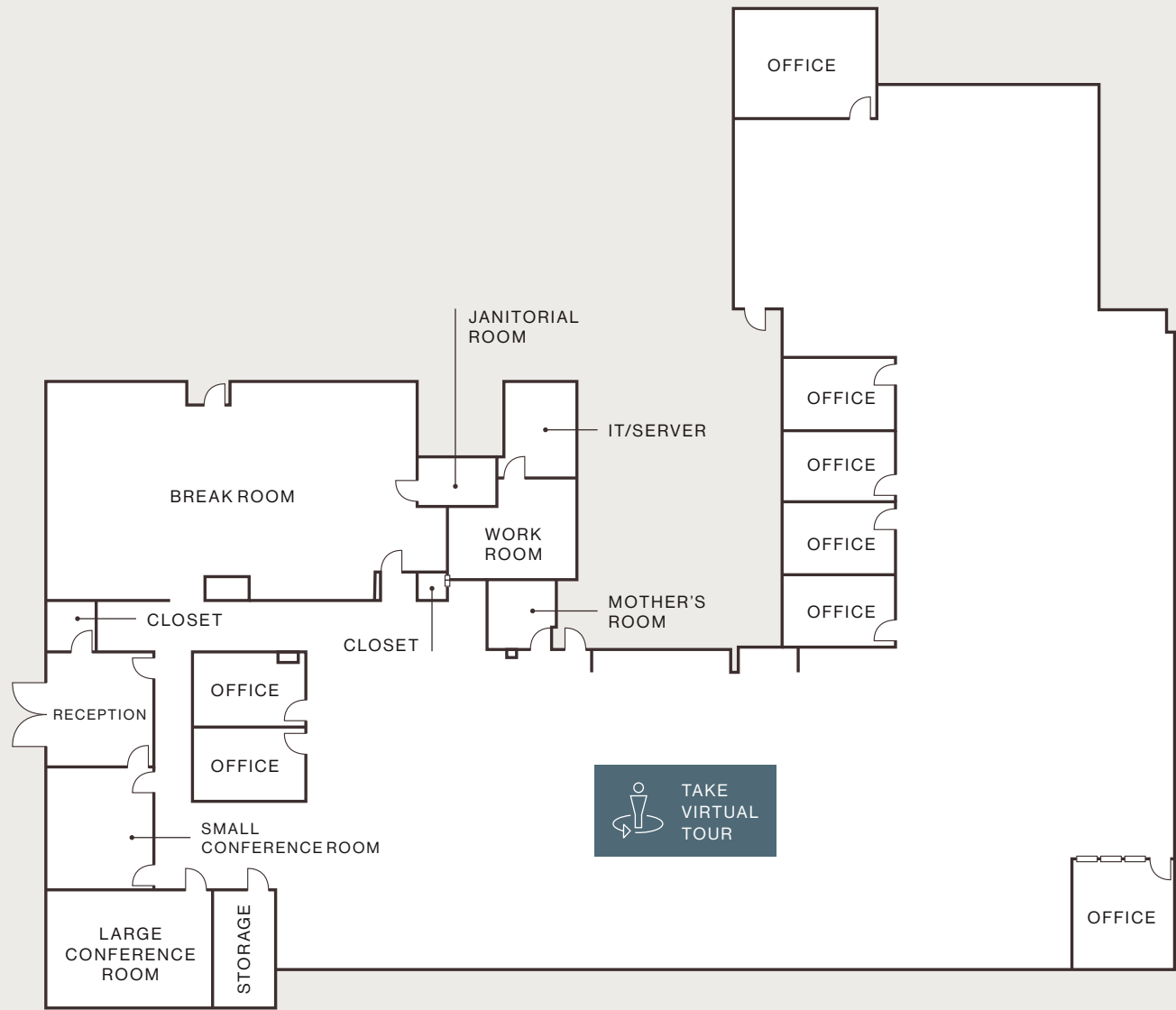
Server / Storage Room

Staff Breakroom

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

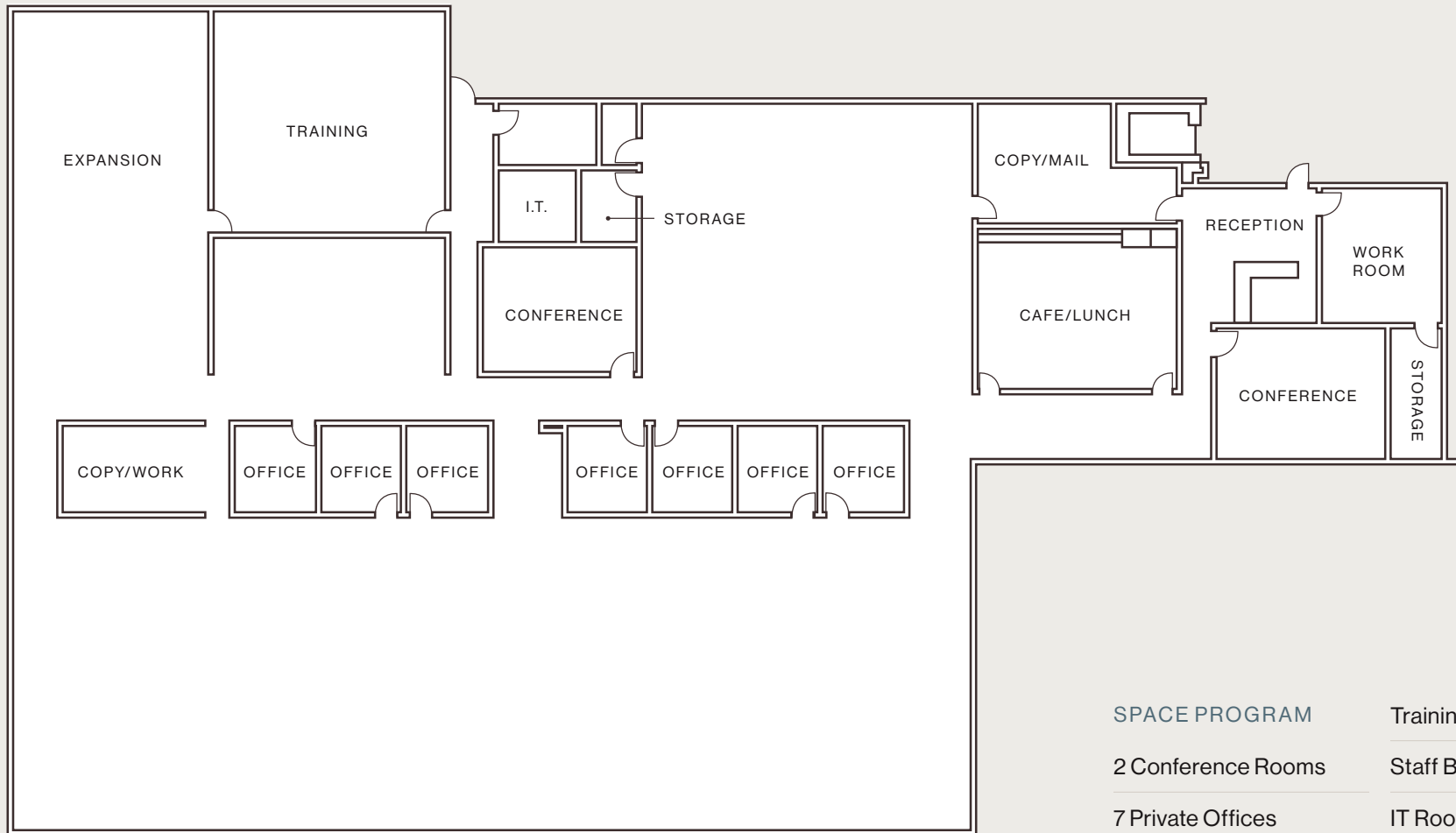
Mother's Room

IT / Server Room

3 Storage / Closets

SUITE 288

±18,435
RENTABLE SQUARE FEET



SPACE PROGRAM

2 Conference Rooms

7 Private Offices

3 Copy / Work Rooms

Training Room

Staff Breakroom

IT Room

2 Storage Closets

AMENITIES



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 |

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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