

# Campus Park

Warehouse/Office  
Spaces Available:

2,033 SF  
2,035 SF  
2,149 SF  
2,529 SF  
4,068 SF



Campus Park is owned and operated by:



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# PROPERTY HIGHLIGHTS



IDEAL FOR LIGHT MANUFACTURING AND DISTRIBUTION WITH SMALL OFFICE.



ALL BAY UNITS HAVE RESTROOMS, SMALL OFFICE, AND RECEPTION AREA.



HIGH-QUALITY SPACE WITH NEW CARPET AND PAINT.



3-PHASE POWER.



GL LOADING DOORS (10' X 10').



14' - 15' CLEARANCE HEIGHT.



EXCELLENT ACCESS AND PROXIMITY TO I-5, SR-18, AND SR-99.



WITHIN MINUTES TO NEARBY BUSINESSES, BANKING, RESTAURANTS, AND RETAIL SERVICES.



# PHOTOS

## BUILDING 1

34310 9th Ave S  
Federal Way, WA

## BUILDING 2

1020 S 344th St  
Federal Way, WA

## BUILDING 3

1112 S 344th St  
Federal Way, WA



# AVAILABLE SPACES

2,033 SF - 4,068 SF

## BUILDING 1

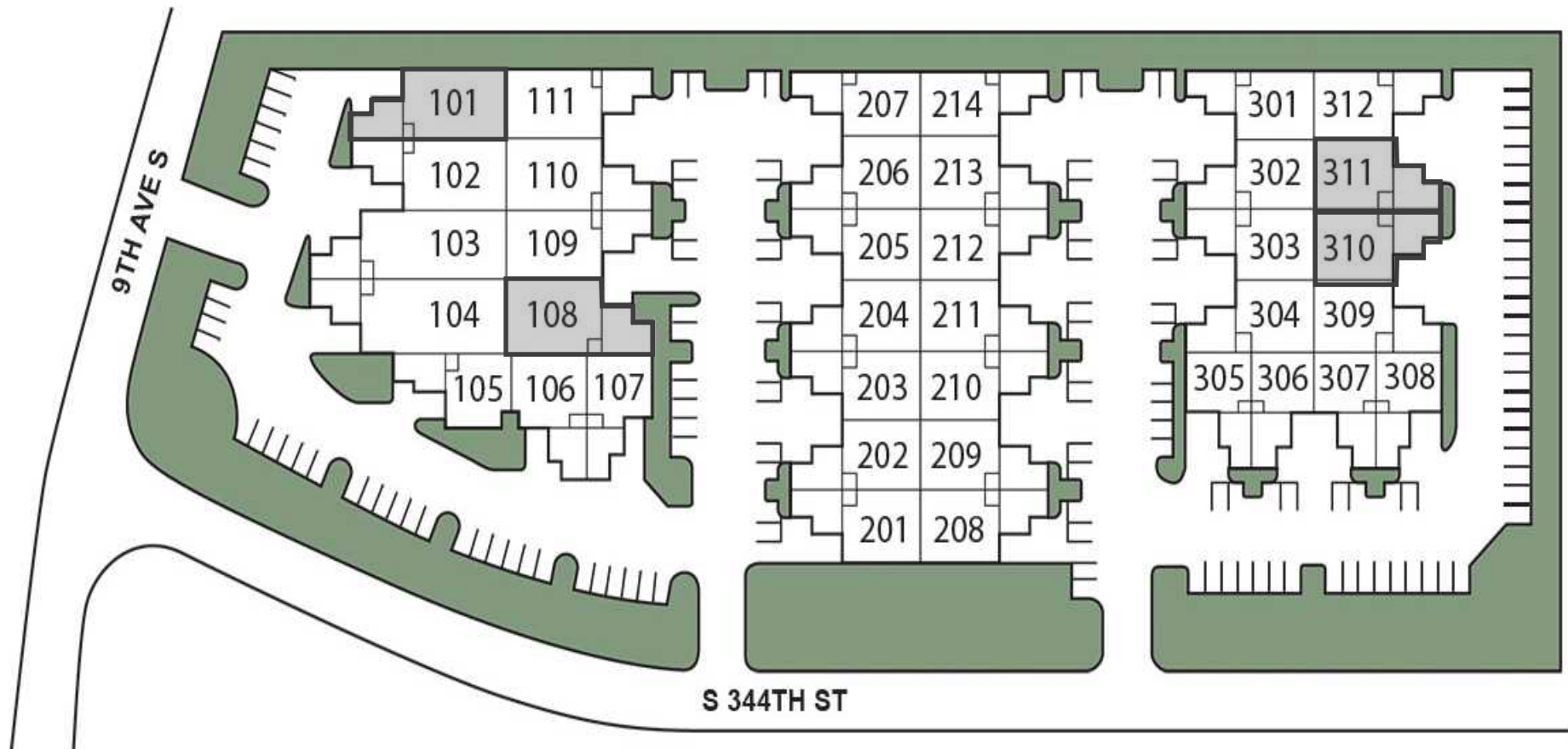
34310 9th Ave S  
Federal Way, WA

## BUILDING 2

1020 S 344th St  
Federal Way, WA

## BUILDING 3

1112 S 344th St  
Federal Way, WA





# AVAILABLE SPACES

2,033 SF - 4,068 SF

BLDG	SUITE	TOTAL SF	OFFICE SF	MONTHLY BASE RENT	EST. NNN'S	AVAILABLE	COMMENTS
1	101	2,149	585	\$2,794	\$1,040	4/1/25	3 phase power, 1 GL.
1	108	2,529	587	\$3,288	\$1,225	Available Now	3 phase power, 1 GL.
3	310	2,033	653	\$2,643	\$984	8/01/25	3 phase power, 1 GL.
3	311	2,035	618	\$2,646	\$985	8/01/25	3 phase power, 1 GL.
3	310 + 311	4,068	1,271	\$5,289	\$1,969	8/01/25 or potentially sooner	3 phase power, 1 GL.

# UNIT 101

34310 9th Ave S  
Federal Way, WA

BUILDING: 1

TOTAL SF: 2,149

OFFICE SF: 585

MONTHLY BASE RENT: \$2,794

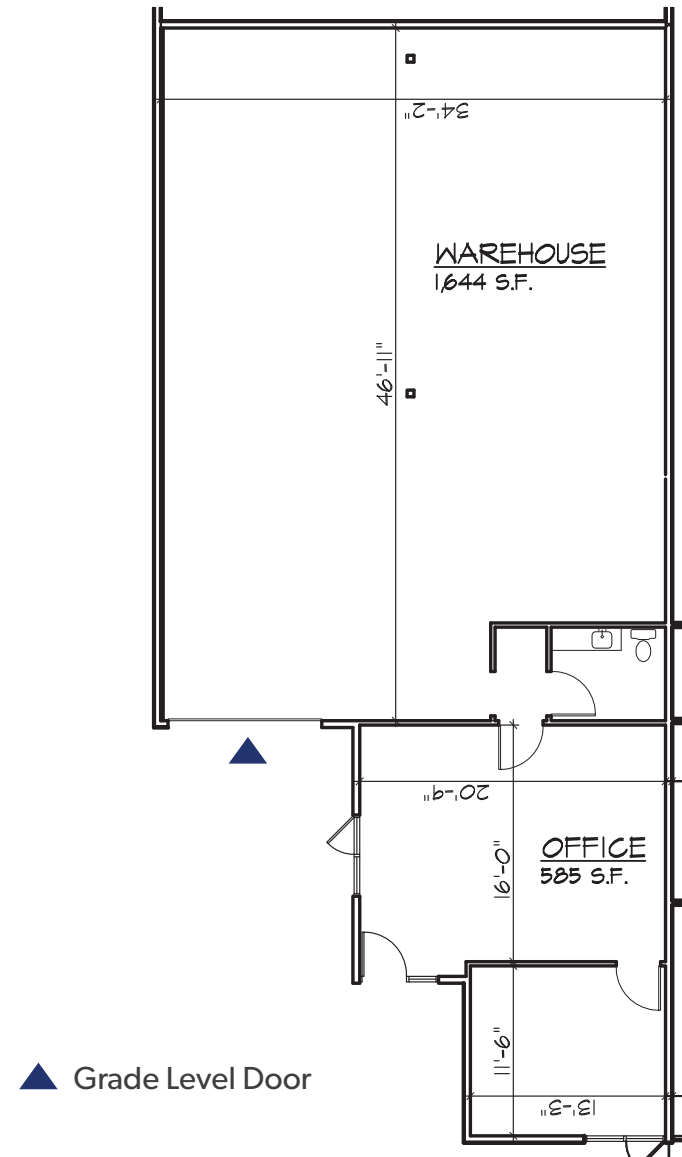
EST. NNN'S: \$1,040

AVAILABLE: 4/1/25

LOADING: 1 GL

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# UNIT 108

34310 9th Ave S  
Federal Way, WA

BUILDING: 1

TOTAL SF: 2,529

OFFICE SF: 587

MONTHLY BASE RENT: \$3,288

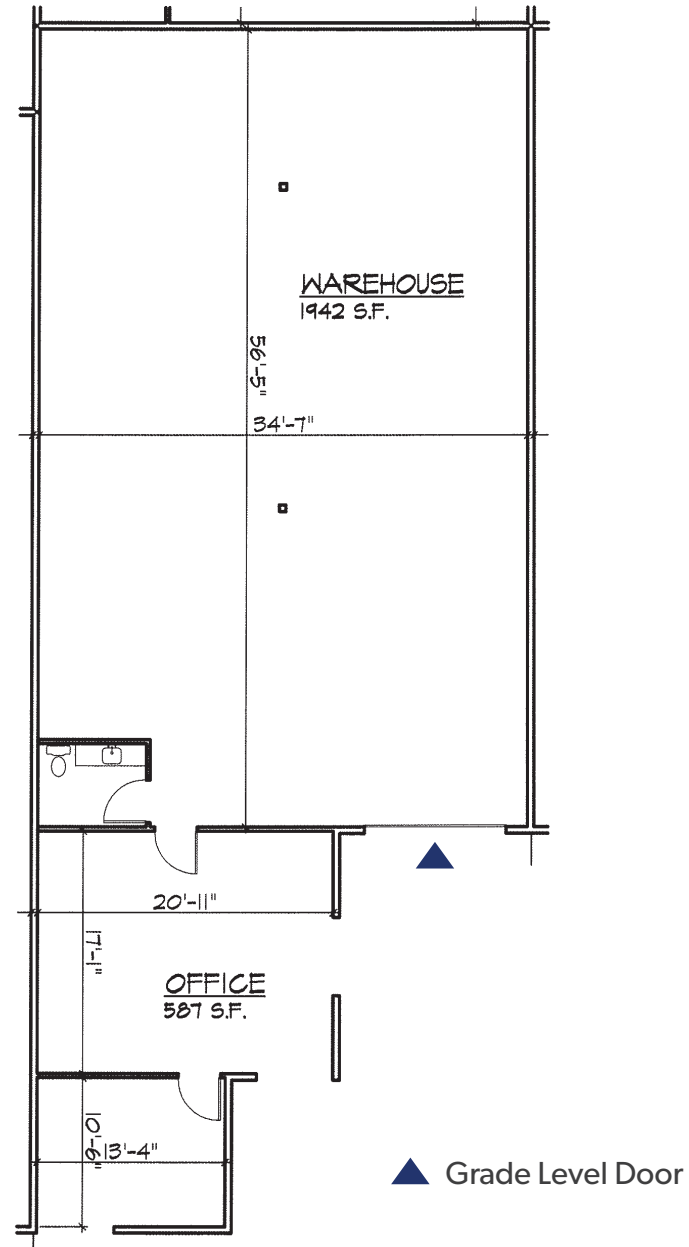
EST. NNN'S: \$1,225

AVAILABLE: NOW

LOADING: 1 GL

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# UNIT 310

1112 S 344th St  
Federal Way, WA

BUILDING: 3

TOTAL SF: 2,033

OFFICE SF: 653

MONTHLY BASE RENT: \$2,643

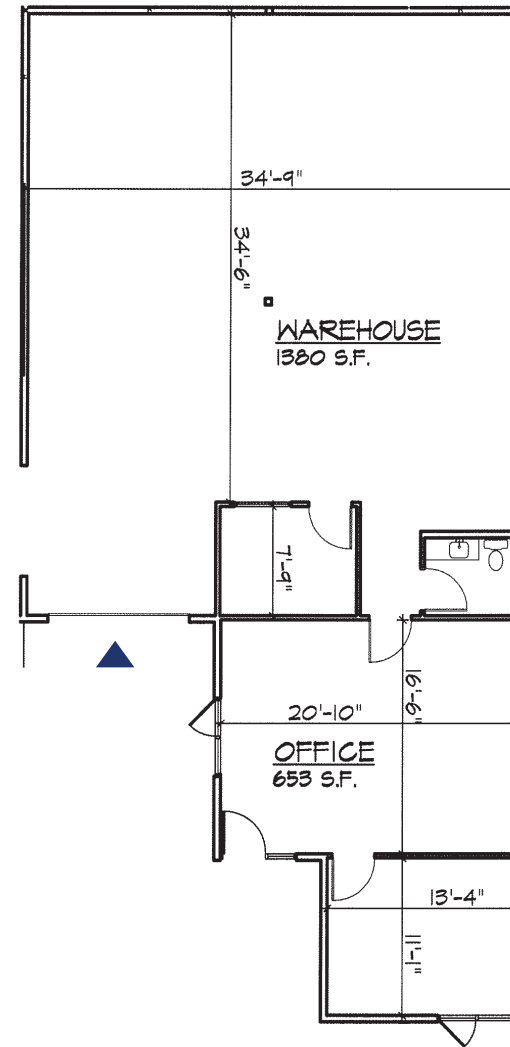
EST. NNN'S: \$984

AVAILABLE: 8/01/25

LOADING: 1 GL

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▲ Grade Level Door





# UNIT 311

1112 S 344th St  
Federal Way, WA

BUILDING: 3

TOTAL SF: 2,035

OFFICE SF: 618

MONTHLY BASE RENT: \$2,646

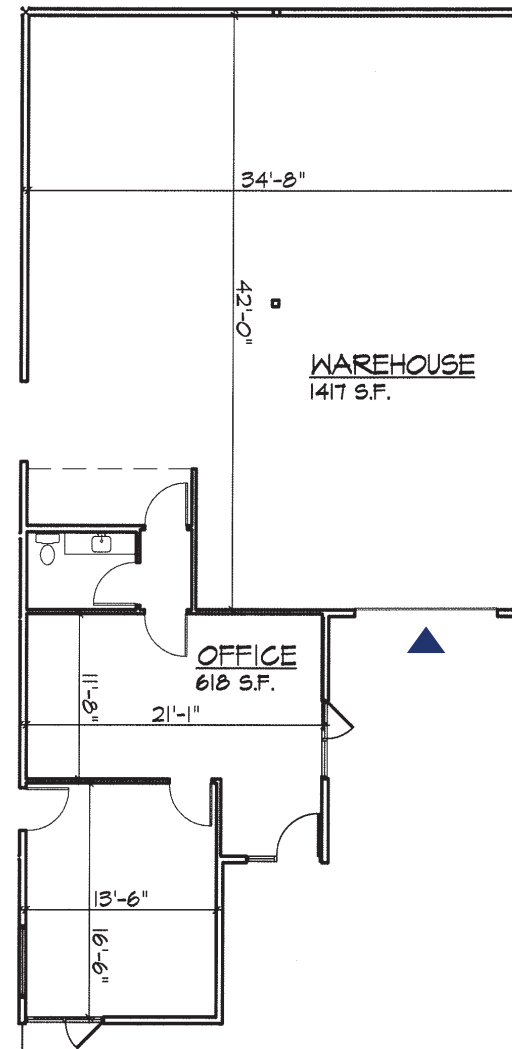
EST. NNN'S: \$985

AVAILABLE: 8/01/25

LOADING: 1 GL

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▲ Grade Level Door







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Campus Park | The Andover Company, Inc.

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