

East Campus Corporate Park IV

Turn-Key Deals on 5+ Year Leases

3450 S 344TH WAY, FEDERAL WAY, WA



PLAY
VIDEO

Owned by



ROSEN HARBOTTLE
COMMERCIAL REAL ESTATE

Leasing by



**Kidder
Mathews**



 East Campus Corporate Park IV

East Campus Corporate Park IV is a two-story, Class A office building located off Highway 18 in East Campus, Federal Way



\$17.00 PSF, NNN
(\$10.93 PSF inclusive of all utilities and in-suite janitorial)



Renovations include lobby, common areas, bathrooms, and exterior



2,225 RSF - 2,808 RSF available



Immediate access to I-5 and SR-18

Location

Ease of access
to amenities,
Highways 18
and Interstate 5

THE COMMONS

TARGET

CINEMARK
The Best Seat In Town

KOHL'S

DICK'S
SPORTING GOODS

macy's

Famous
Footwear

CELEBRATION PARK

Virginia Mason
Franciscan Health

WinCo
FOODS



East Campus
Corporate Park IV

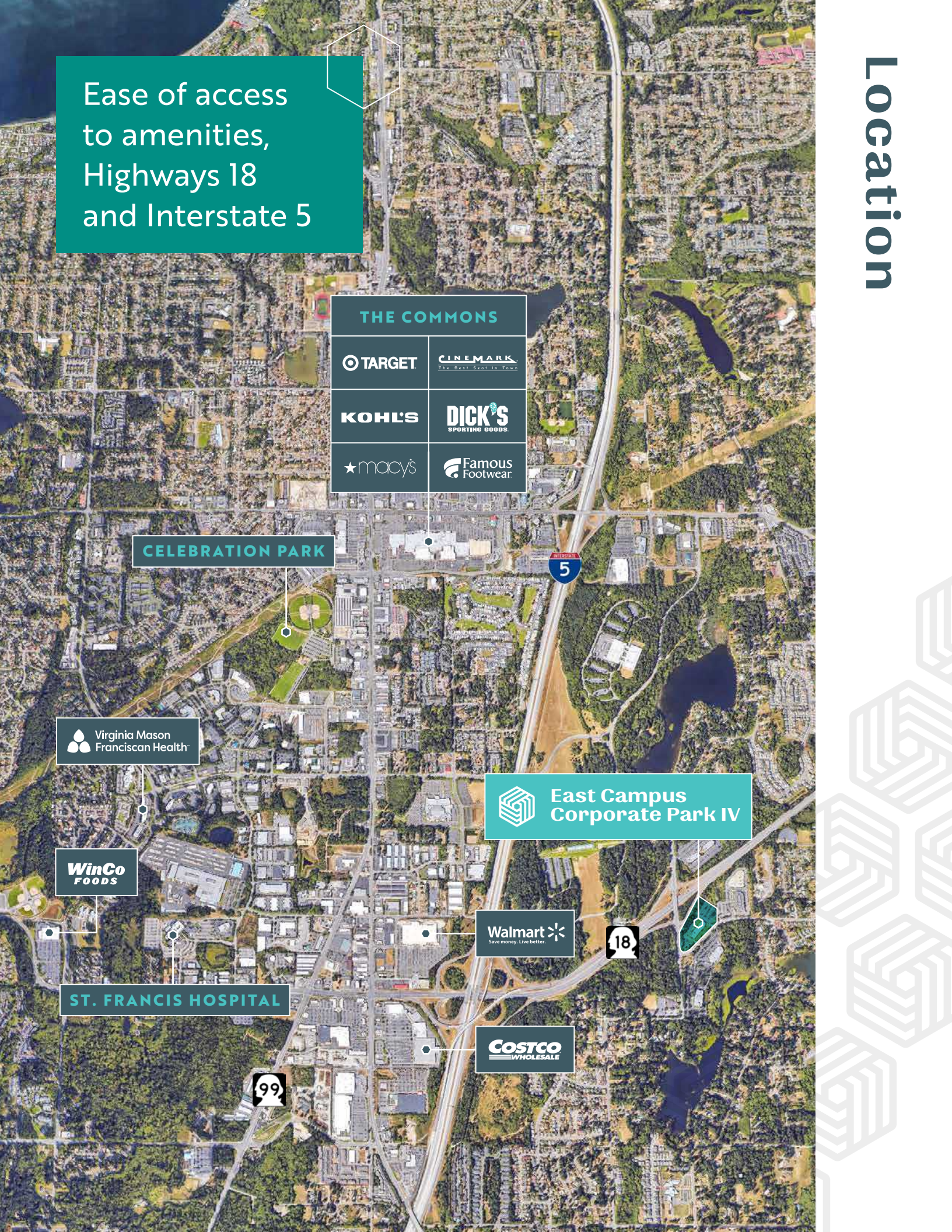
Walmart
Save money. Live better.



ST. FRANCIS HOSPITAL



COSTCO
WHOLESALE

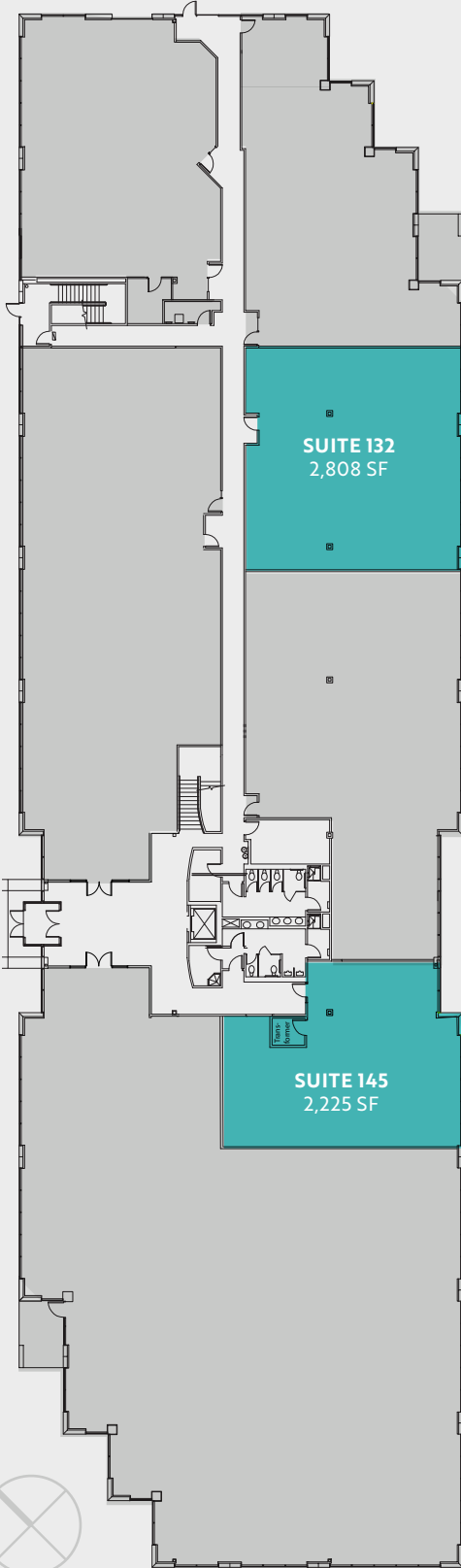


Modern interiors. Natural surroundings.



1st floor

ECCP IV



| Suite | Size | Features |
|-------|----------|---------------------------------|
| 132 | 2,808 SF | New LED lighting and new carpet |
| 145 | 2,225 SF | New LED lighting and new carpet |

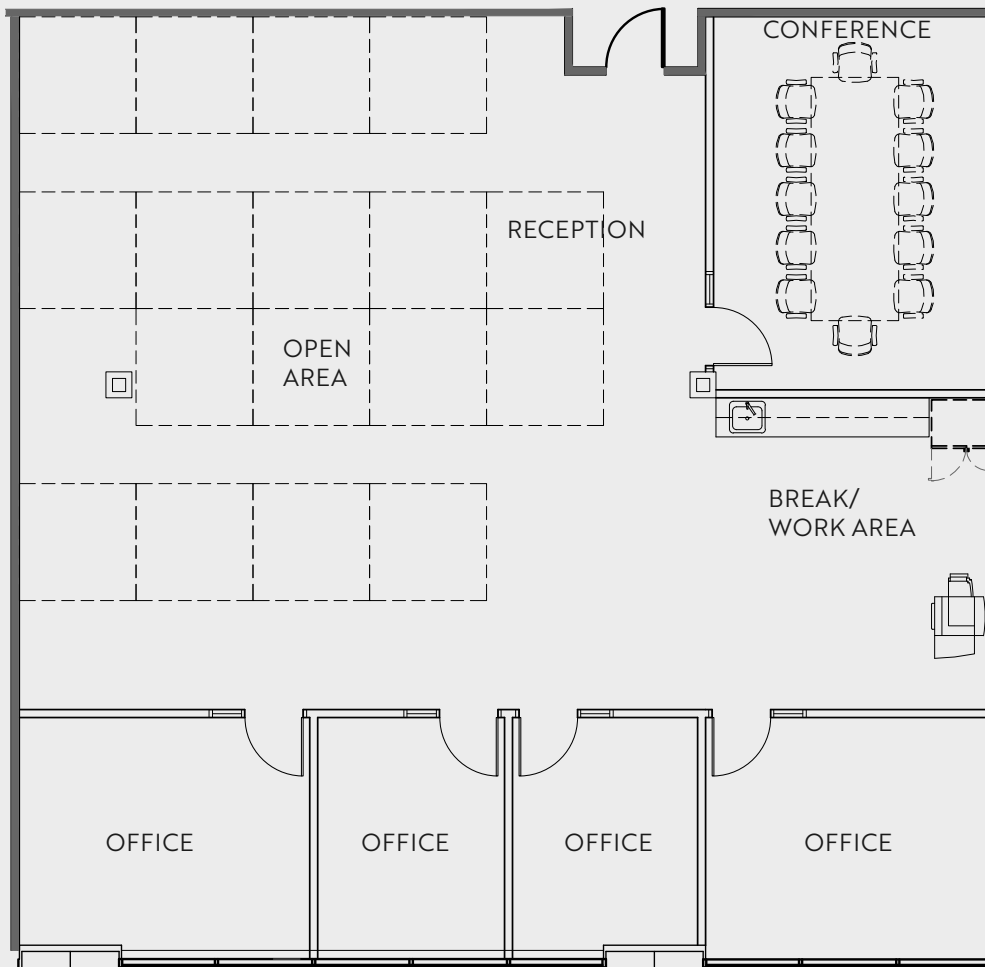
Availabilities



1st floor

ECCP IV

SUITE 132: 2,808 SF TEST FIT



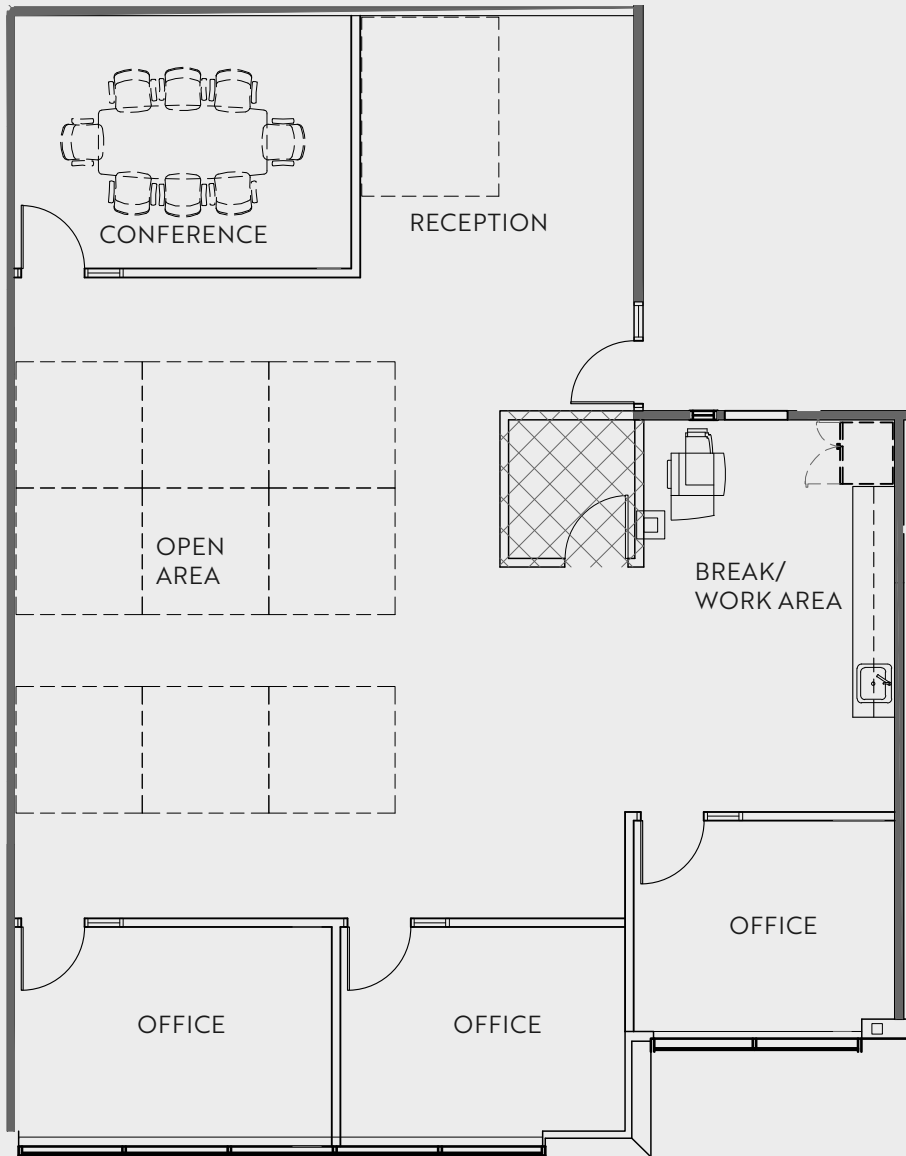
Availabilities



1st floor

ECCP IV

SUITE 145: 2,225 SF TEST FIT



Availabilities





The Campus





 **East Campus
Corporate Park IV**

East Campus Corporate Park IV

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FEDERAL WAY, WA

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