

THE SANCTUARY

A PLACE YOU WANT TO BE



33810 - 33940 Weyerhaeuser Way S, Federal Way, WA 98001

For more information, please visit www.mjrfederalway.com/the-sanctuary

Locally owned &
operated by:



For lease by:



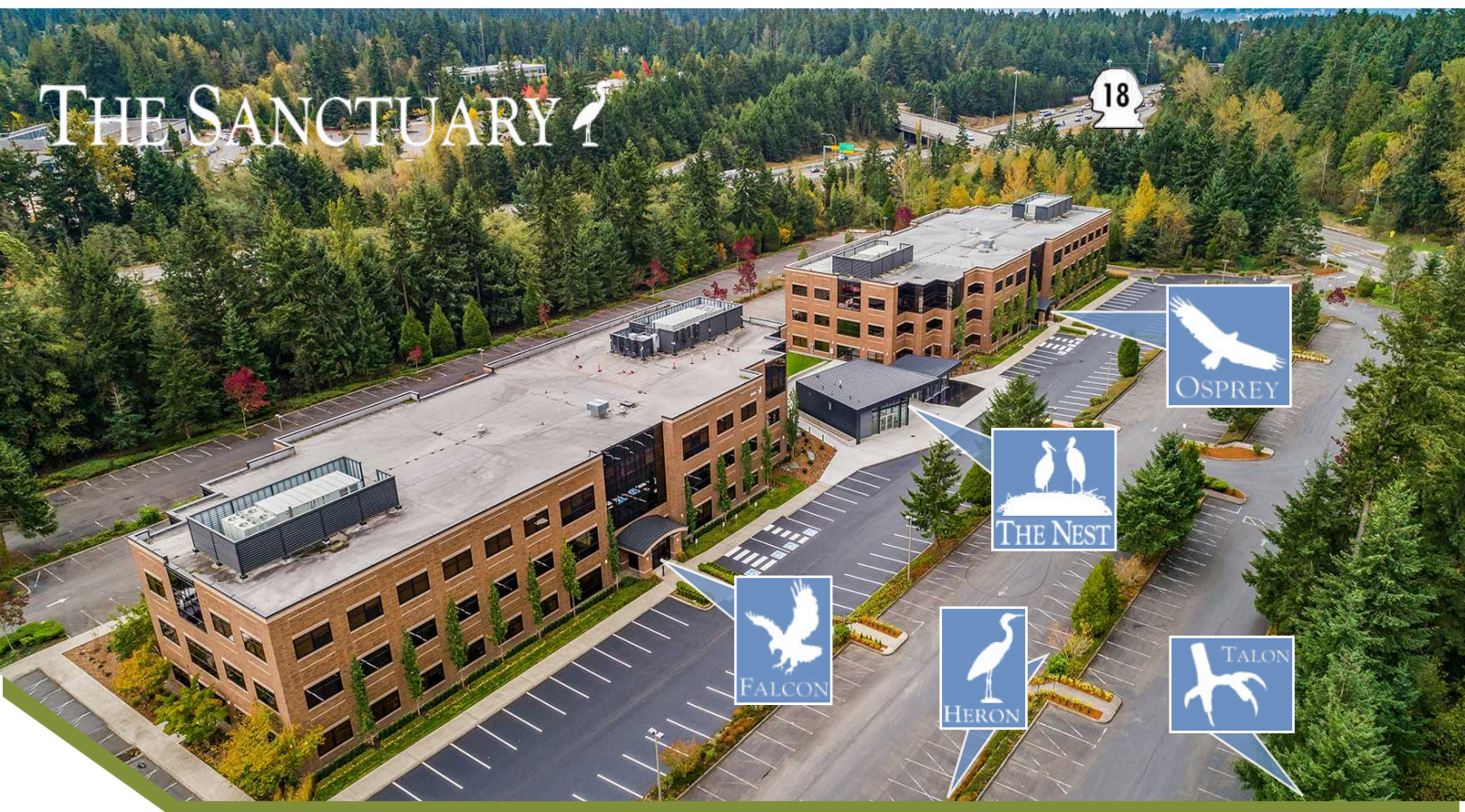
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THE SANCTUARY

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The Sanctuary, located in Federal Way, Washington is comprised of four Class-A office buildings totaling 250,000 SF. MJR Development completed a substantial campus-wide renovation project in the Fall of 2020, which completely transformed The Sanctuary into an inspirational campus environment for professional office tenants.

A place you want to be.



The Nest

An inspirational campus environment featuring unique indoor and outdoor conference and gathering spaces, perfect for fueling employee collaboration and efficiency



Striking Interior Finishes

Renovated lobbies, common areas and tenant suites featuring premium, modern finishes throughout



Superior Economics

Competitive lease rates and low overall cost of occupancy, with no local B&O taxes



Plentiful, Free Parking

Campus-wide ratio of over 4 stalls per 1,000 SF, with additional parking available for heavy parking users



Amenities

Shared conference facilities, on-site café & bar and on-site entertainment events



Health & Fitness

Brand new centralized fitness center, showering facilities in every building, bicycle racks and access to an extensive network of walking & jogging trails in the immediate vicinity



Central Location & Easy Access

Conveniently within reach from Seattle, & Tacoma, and accessible from across the entire Puget Sound Region via I-5, SR-167 & SR-18



Flexible Suite Sizes

Tenants of any size, from 1,000 SF up to 27,877 SF can be accommodated.

THE NEST



AN INSPIRATIONAL CAMPUS ENVIRONMENT

The Nest, the quintessential event, meeting & people space, was completed in the Fall of 2020. It is the preferred place for employees at The Sanctuary to meet, brainstorm, ideate new concepts or just enjoy the beautiful surrounding environment.



- State-of-the-art people spaces designed for corporate events, training, conferences and day-to-day meetings, small and large
- Multi-purpose clubhouse building, offering a large meeting and event space
- Stand-alone conference room surrounded by a striking water feature
- The Tree House - an elevated inspiration space for smaller meetings
- Café & bar in the clubhouse building, serving coffee & espresso, as well as sandwiches, salads, snacks and refreshments throughout the day, and periodic happy hours in the evenings
- Outdoor plaza available to tenants for company gatherings or as a getaway from the office

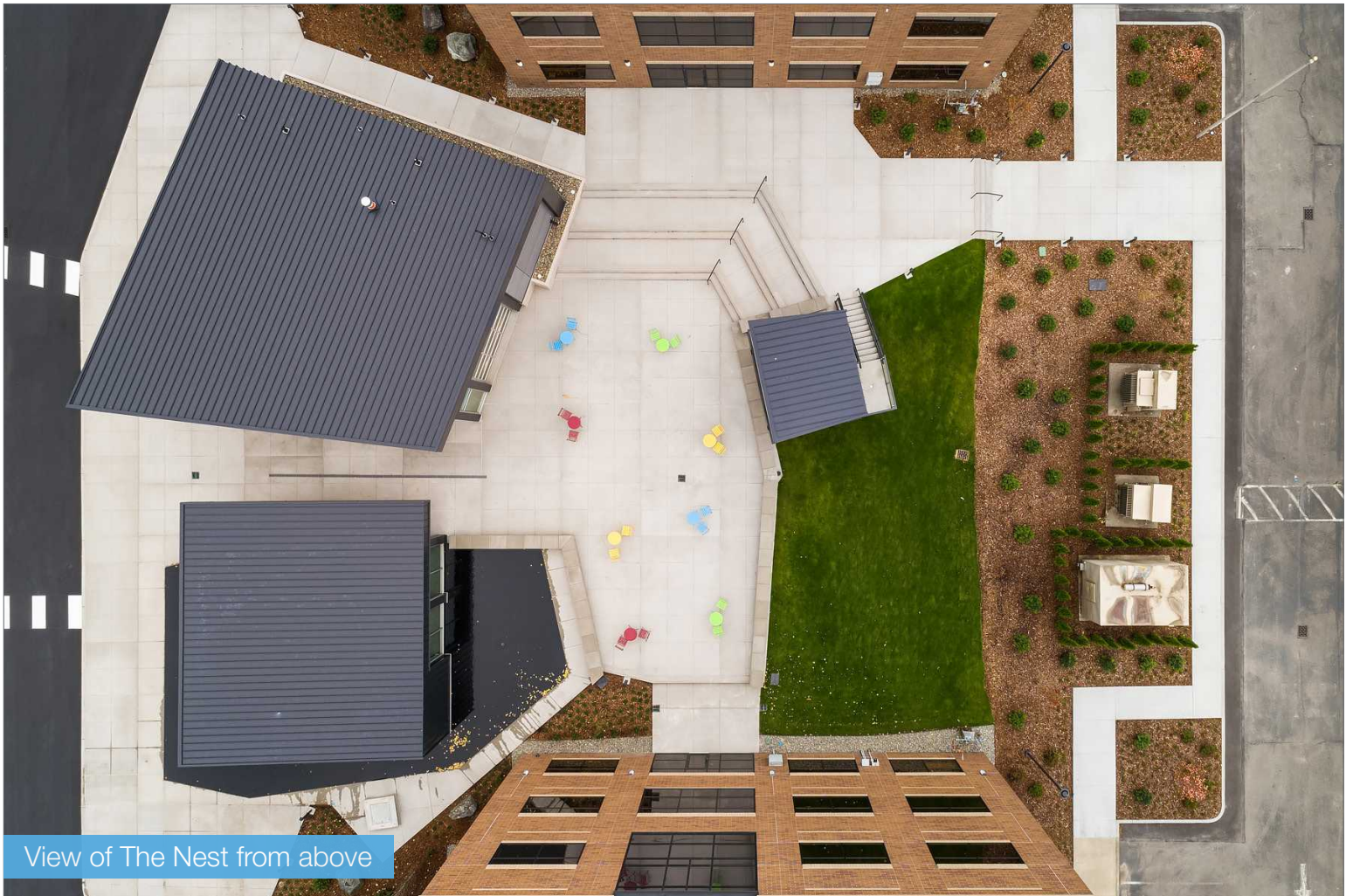
THE NEST



AN INSPIRATIONAL CAMPUS ENVIRONMENT



Interior of the Clubhouse



View of The Nest from above

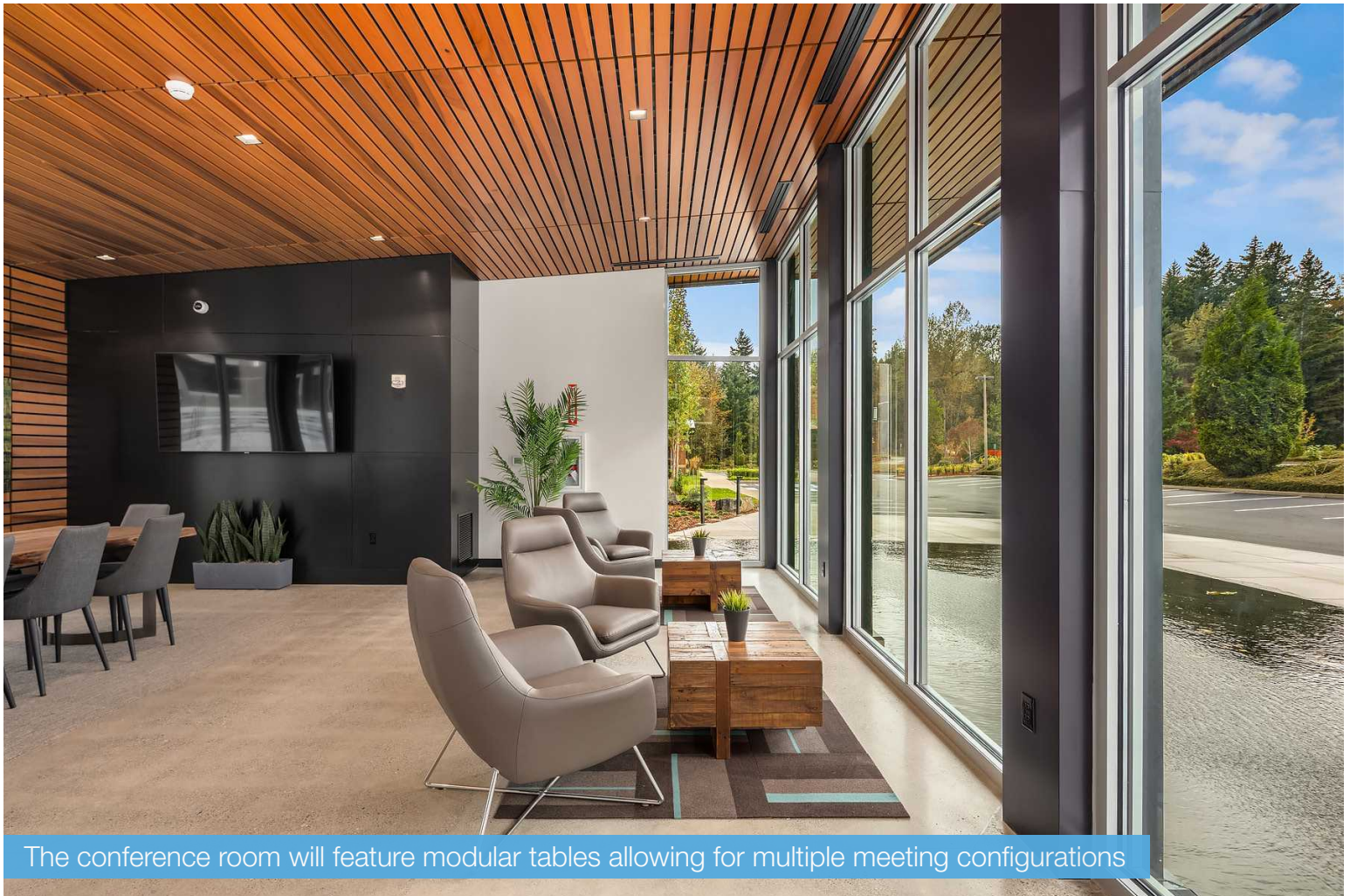
THE NEST



AN INSPIRATIONAL CAMPUS ENVIRONMENT

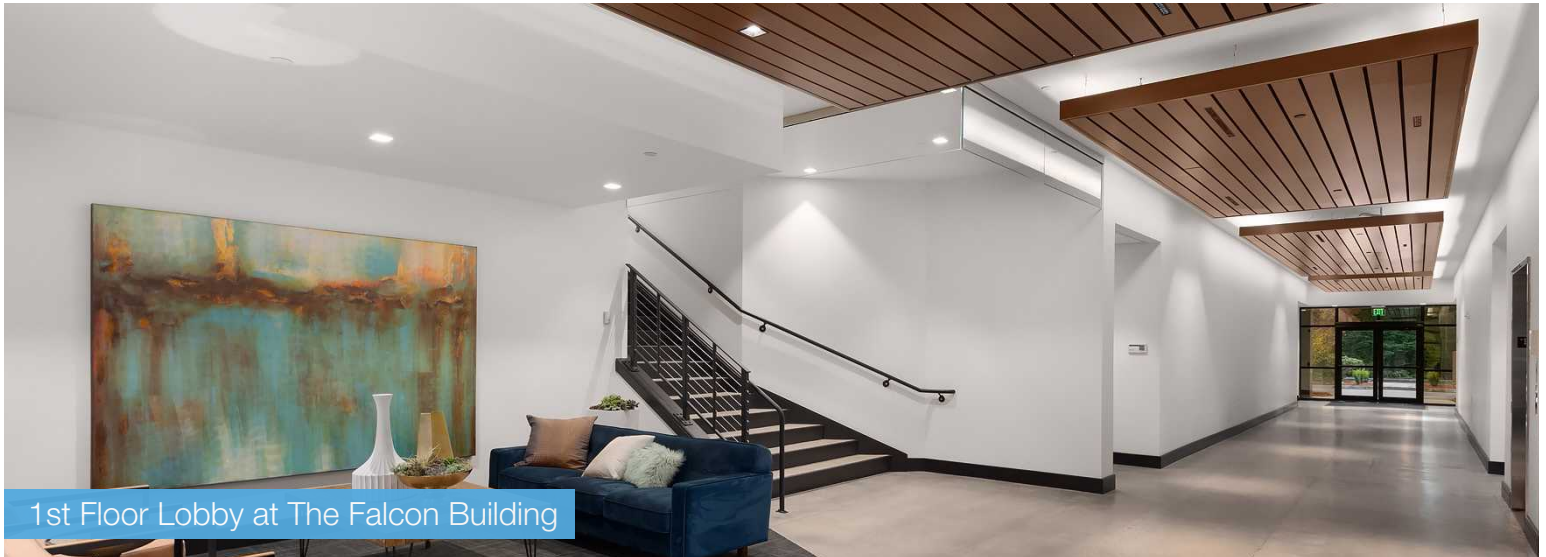


The Treehouse overlooking the outdoor plaza



The conference room will feature modular tables allowing for multiple meeting configurations

New, modern & attractive; a perfect environment for your business to attract and retain employees and impress clients and visitors.



1st Floor Lobby at The Falcon Building



2nd Floor Library at The Falcon Building

The Falcon Building features updated interior finishes throughout, including:



New lobbies with modern, premium materials, comfortable and inviting sitting areas and exposed staircases



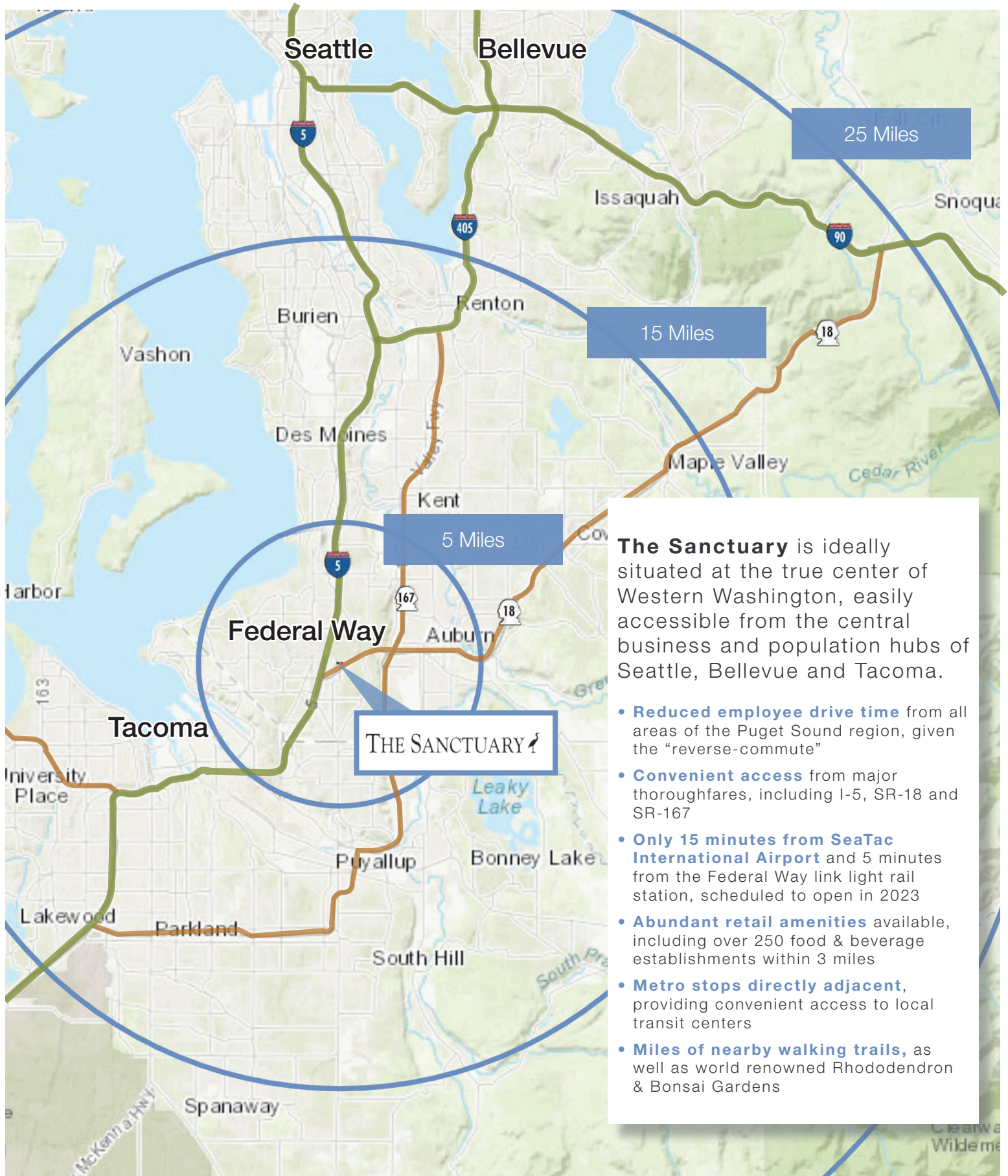
High-quality building standard finishes in tenant suites, including LED lights



New library relaxation and sitting areas on the 2nd floor, with a fireplace



Updated common corridors, elevator lobbies and restrooms



The Sanctuary is ideally situated at the true center of Western Washington, easily accessible from the central business and population hubs of Seattle, Bellevue and Tacoma.

- **Reduced employee drive time** from all areas of the Puget Sound region, given the “reverse-commute”
- **Convenient access** from major thoroughfares, including I-5, SR-18 and SR-167
- **Only 15 minutes from SeaTac International Airport** and 5 minutes from the Federal Way link light rail station, scheduled to open in 2023
- **Abundant retail amenities** available, including over 250 food & beverage establishments within 3 miles
- **Metro stops directly adjacent**, providing convenient access to local transit centers
- **Miles of nearby walking trails**, as well as world renowned Rhododendron & Bonsai Gardens

Tenants who lease office space at The Sanctuary enjoy a significantly lower rental rate and average occupancy savings of between 28% and 52%, when compared to Class A office buildings in the downtown business cores of Seattle, Bellevue and Tacoma. Tenants also avoid a local business & occupation tax in Federal Way, unlike the three local central business districts, as well as Renton and Kent.

Submarket Occupancy Cost Comparison to The Sanctuary

Tenant Occupancy Cost	The Sanctuary	Seattle CBD	Bellevue CBD	Tacoma CBD
Average Full Service Rental Rate ¹	\$33.47	\$41.34	\$56.77	\$33.85
Average Parking Cost / SF ²	\$0.00	\$15.60	\$10.80	\$8.40
Business and Occupation Tax-Head Tax / SF ³	\$0.00	\$6.58	\$1.60	\$4.00
Total Cost / SF / Year	\$33.47	\$63.52	\$69.17	\$46.25
Total Cost / Employee / Year ⁴	\$6,694	\$12,704	\$13,834	\$9,250

Tenant Savings

Total Cost / SF / Year Difference over Sanctuary		\$30.05	\$35.70	\$12.78
Total Savings / Employee / Year		\$6,010	\$7,140	\$2,556
Total Savings for a Company with 100 Employees over a 5 Year Lease Term		\$3,005,000	\$3,570,000	\$1,278,000

¹ As reported by Costar for Class A Office Buildings. Sanctuary based on rate of \$22.00 NNN.

² Based on 4 parking stalls per 1,000 SF leased at the average monthly parking cost per CBD as listed by bestparking.com (Seattle: \$325, Bellevue: \$225, Tacoma: \$175).

³ B&O Taxes based on 0% for The Sanctuary (Federal Way), 0.658% for Seattle, 0.1596% for Bellevue, and 0.400% for Tacoma assuming \$1,000 gross revenue per square foot of leased premises by a Basic Services Company. Rates from each city's website for 2025.

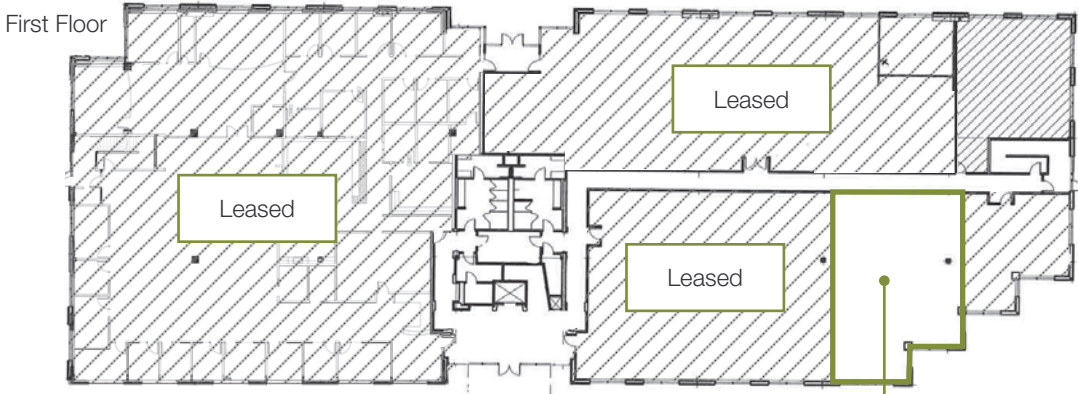
⁴ Based on 200 SF per employee

Current Availability at Talon Building



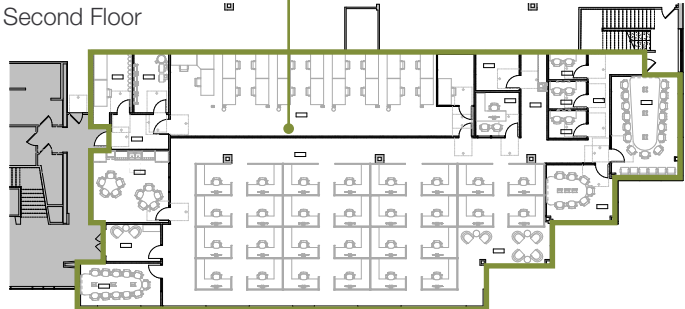
Talon Building - 1,941 & 8,014 RSF Available

33810 Weyerhaeuser Way S, Federal Way, WA



Suite 210
8,014 RSF
Available 6/1/2026

Suite 110
1,941 RSF

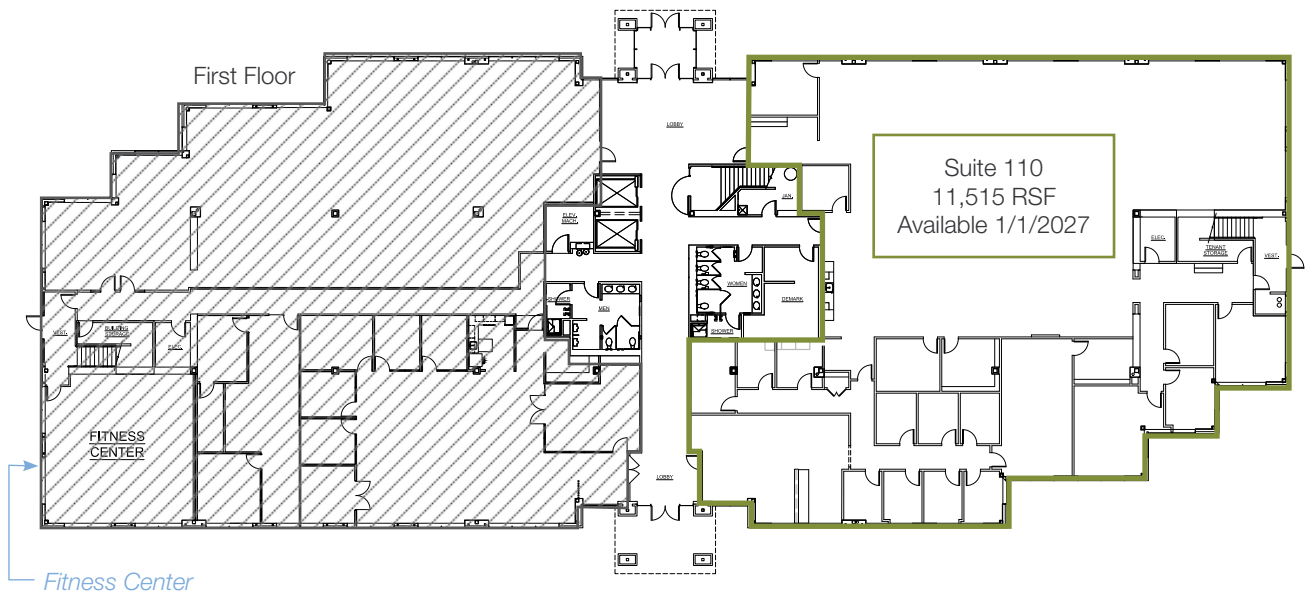


Current Availability at Falcon Building



Falcon Building - 11,515 RSF Available

33930 Weyerhaeuser Way S, Federal Way, WA



THE SANCTUARY

THE MOST PROMINENT LOCATION IN FEDERAL WAY



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MARKETING FLYERS: SOUTHEAST THE SANCTUARY