

FOR SALE

BROOKLAKE PROFESSIONAL CENTER

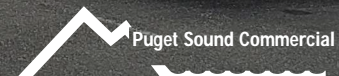
918 S 348TH ST, UNIT A | FEDERAL WAY, WA

*\$2,500,000.00 Clinic and
Professional Condo Building*



EXCLUSIVELY LISTED BY

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Rare opportunity for a turnkey clinic & administrative office condo building

Medical clinic space & administrative office space

4,800 SF total

Built in 1999

Both spaces currently leased by one Tenant until February 28, 2026

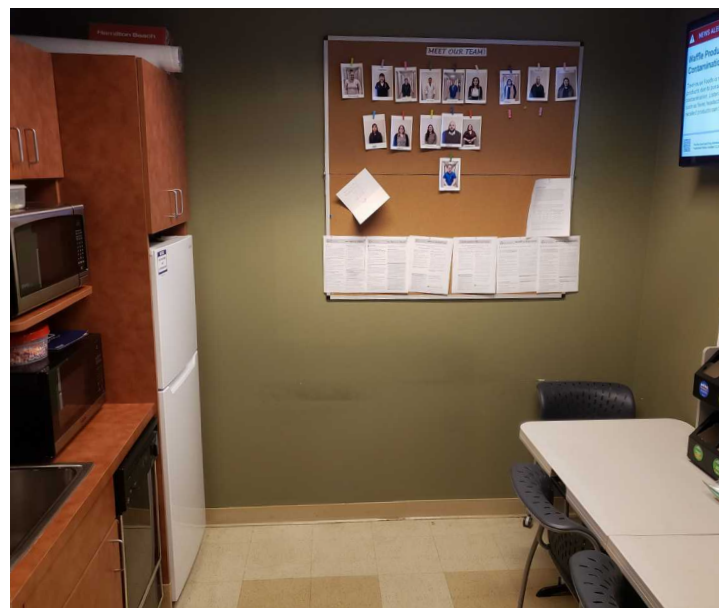
Base rent is approximately \$9,300/month

Clinic build-out includes reception area, business office, 3 exam rooms, 2 restrooms, 1 procedure room/sterilization area, 1 lab area, 1 recovery area, 1 staff lounge, 1 doctor office

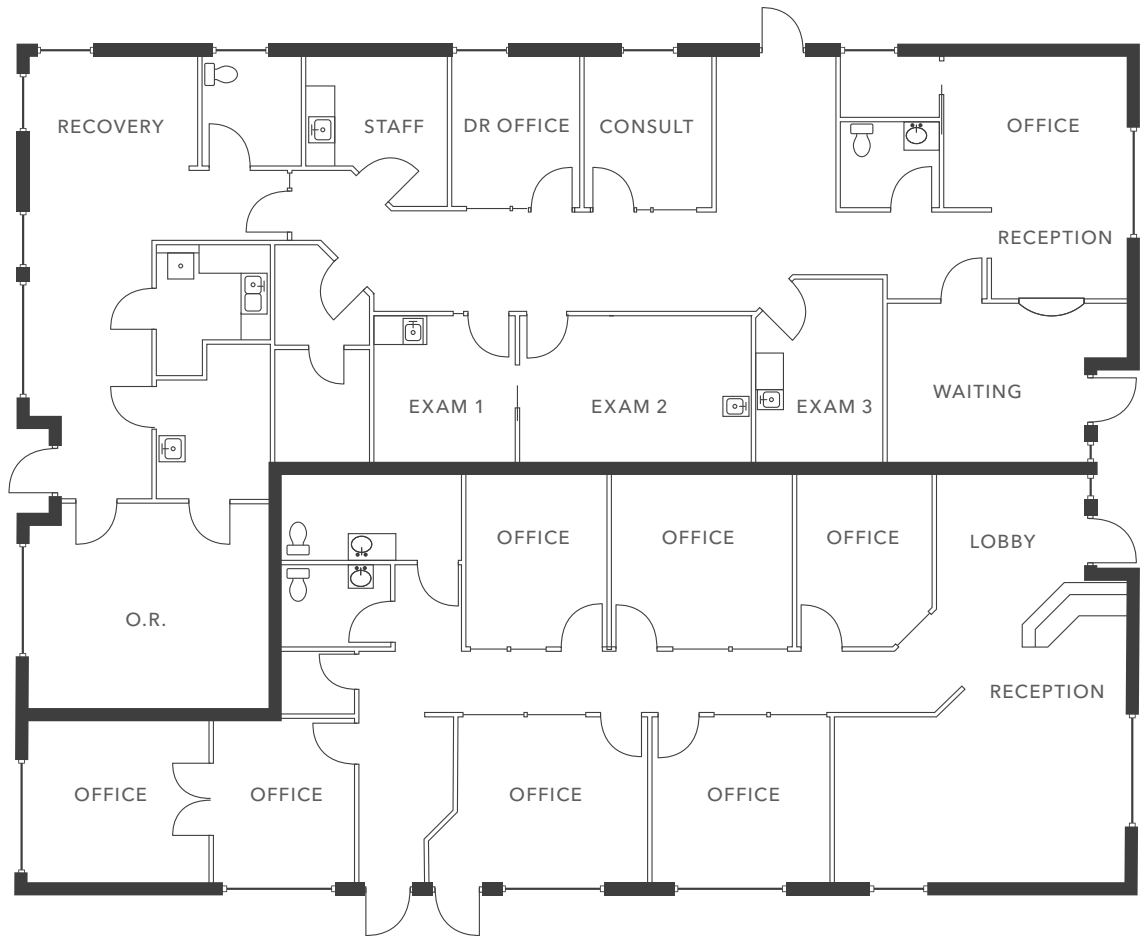
Adjacent to Franciscan Hospital

16 parking spaces adjacent to building / total of 58 on-site

Join existing Tenants: Happy Kids Dentistry & Orthodontics and Evergreen Prosthetics & Orthodontics



FLOOR PLAN



4,800 SF

TOTAL BUILDING SIZE

2,680 SF

CLINIC SPACE

2,120 SF

ADMIN OR ADDITIONAL
CLINIC SPACE

Both spaces leased by one Tenant
until February 28, 2026 with no
Renewal Options on either space.



CONVENIENT
LOCATION IN
FEDERAL WAY
MED DISTRICT



JOIN EXISTING
ADJACENT
TENANTS



4,800 SF
AVAILABLE TO
OCCUPY MARCH
1, 2026



EXCELLENT
MEDICAL
BUILD-OUT



HIGHLY- ACCESSIBLE LOCATION

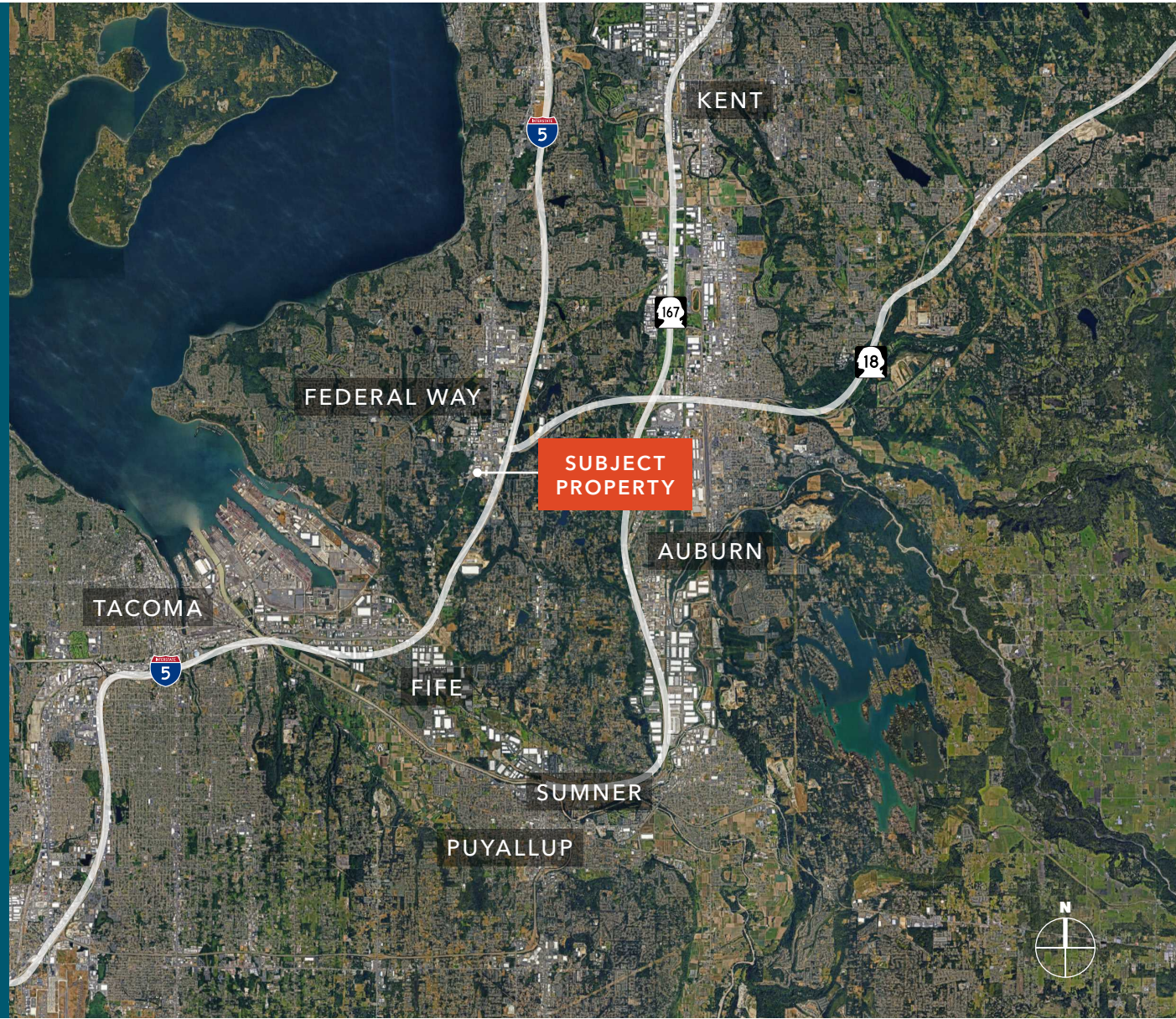
Located in the heart of Federal Way
Medical District on a busy corner lot

Highly visible frontage with street appeal
and exterior signage available

Across the street from the Franciscan
Hospital

4 MIN
TO I-5

10 MIN
TO SR-167





Exclusively listed by

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