

FOR SALE OR LEASE

# BROOKLAKE PROFESSIONAL CENTER

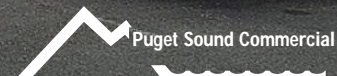
918 S 348TH ST, UNIT A | FEDERAL WAY, WA

*REDUCED PRICING!  
\$2,300,000.00 Clinic and  
Professional Condo Building*



KIDDER.COM

EXCLUSIVELY LISTED BY





*Rare opportunity for a turnkey clinic & administrative office condo building*

Medical clinic space & administrative office space

4,800 SF total

2,680 SF clinic space

2,120 SF clinic or admin space

Both suites available March 1, 2026

Built in 1999

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

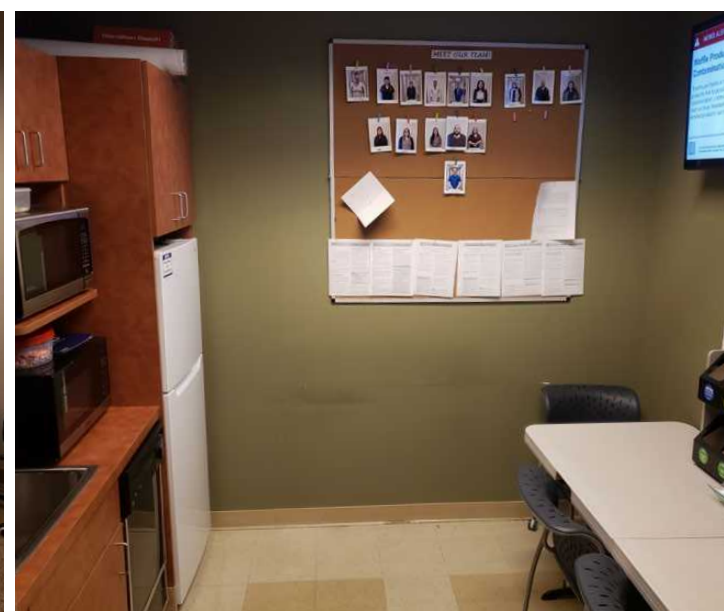
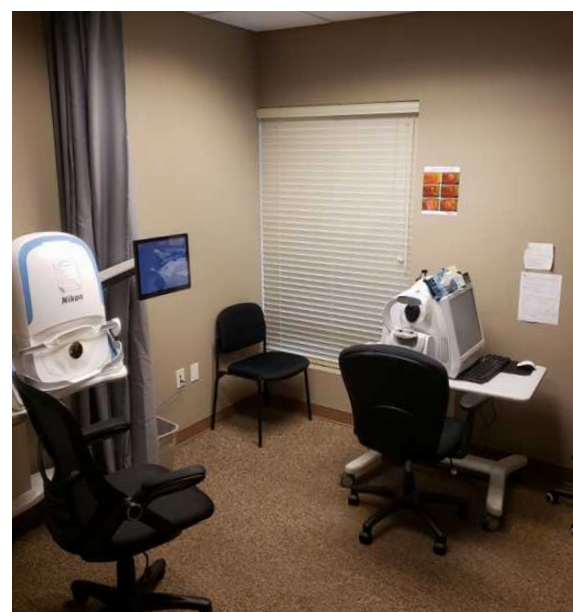
Adjacent to Franciscan Hospital

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

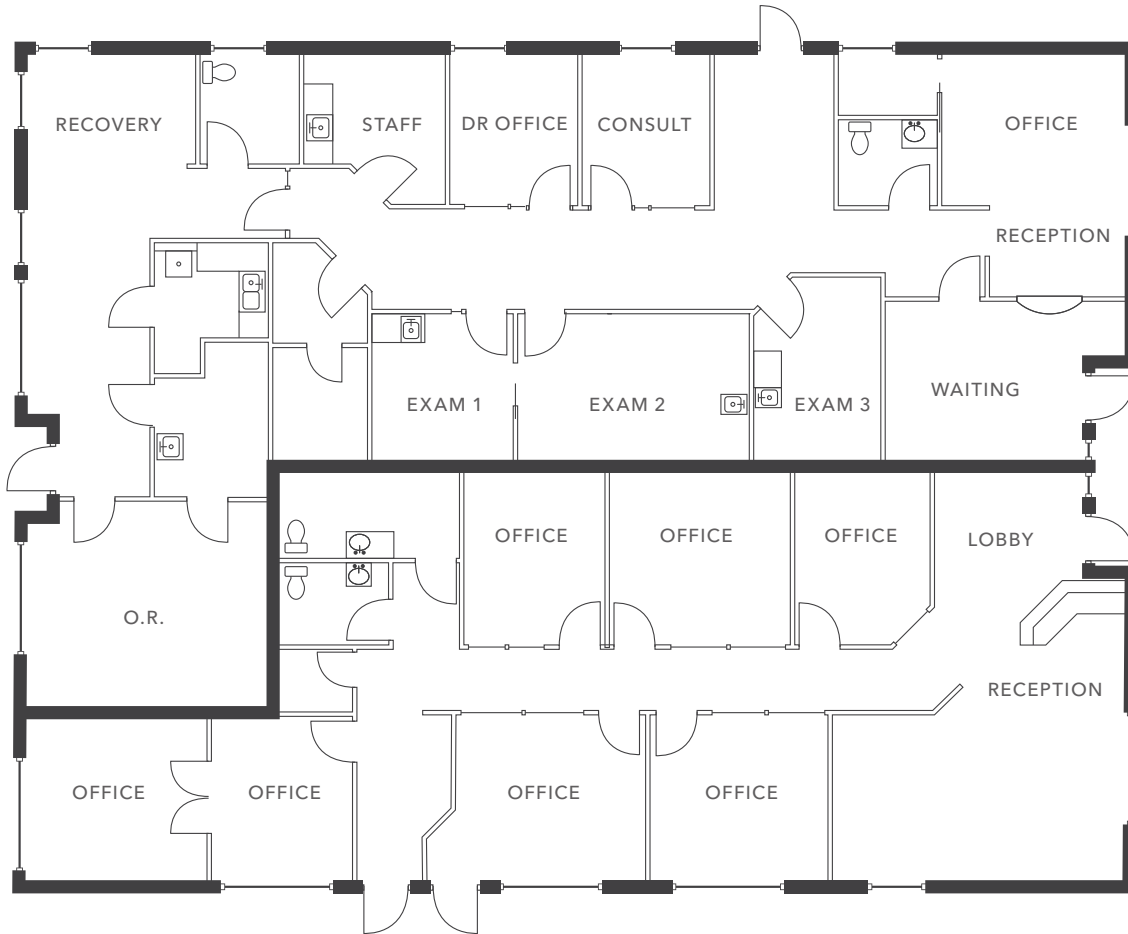
Join existing Tenants: Happy Kids Dentistry & Orthodontics and Evergreen Prosthetics & Orthodontics

For Sale at \$2,300,000.00

For Lease at \$30-\$35 PSF/Year+NNN



# FLOOR PLAN



*4,800 SF*

TOTAL BUILDING SIZE

*2,680 SF*

CLINIC SPACE

*2,120 SF*

ADMIN OR ADDITIONAL  
CLINIC 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

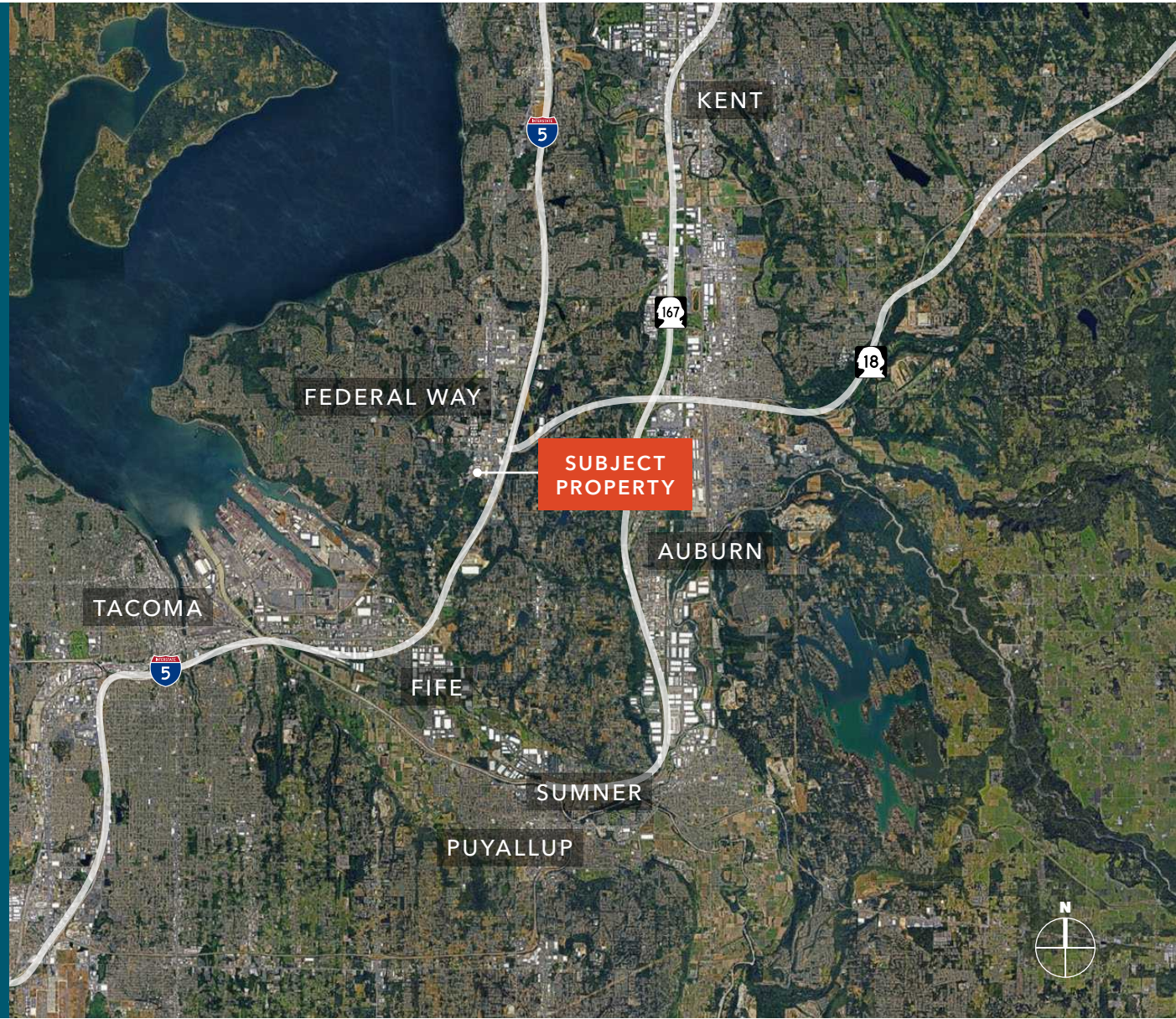
Across the street from the Franciscan  
Hospital

**4 MIN**

TO I-5

**10 MIN**

TO SR-167





*Exclusively listed by*

**BRIAN CLAPP**

Kidder Mathews

206.248.7316

brian.clapp@kidder.com

**SPENCER CLAPP**

Kidder Mathews

206.248.7427

spencer.clapp@kidder.com

**COURT PIXTON**

Puget Sound Commercial

253.838.4100

cbpixton@pugetsoundcommercial.com

**KIDDER.COM**