

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



\$17.00 PSF, NNN  
(\$9.83 PSF inclusive of all utilities and in-suite janitorial)



Renovations include lobby, common areas, bathrooms, and exterior



374 RSF - 5,033 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

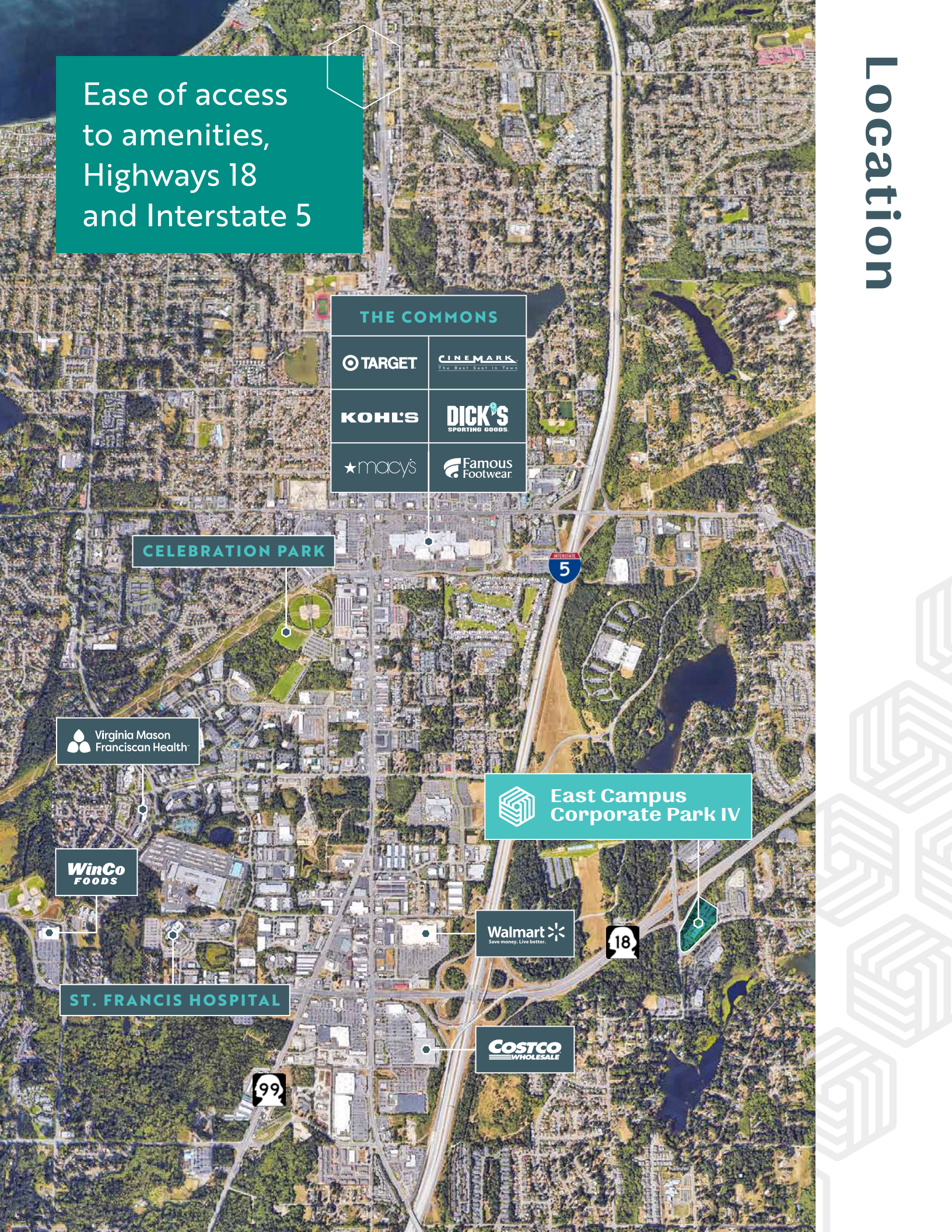
Walmart  
Save money. Live better.



## ST. FRANCIS HOSPITAL

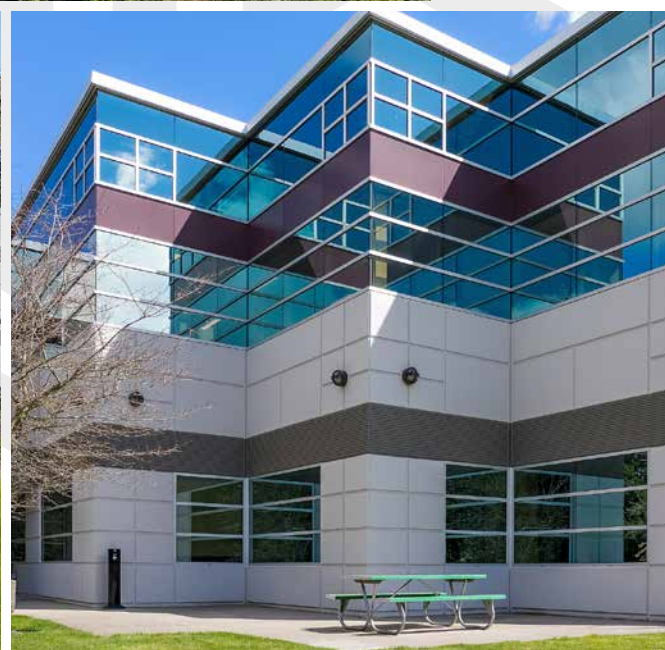


COSTCO  
WHOLESALE





# The Campus

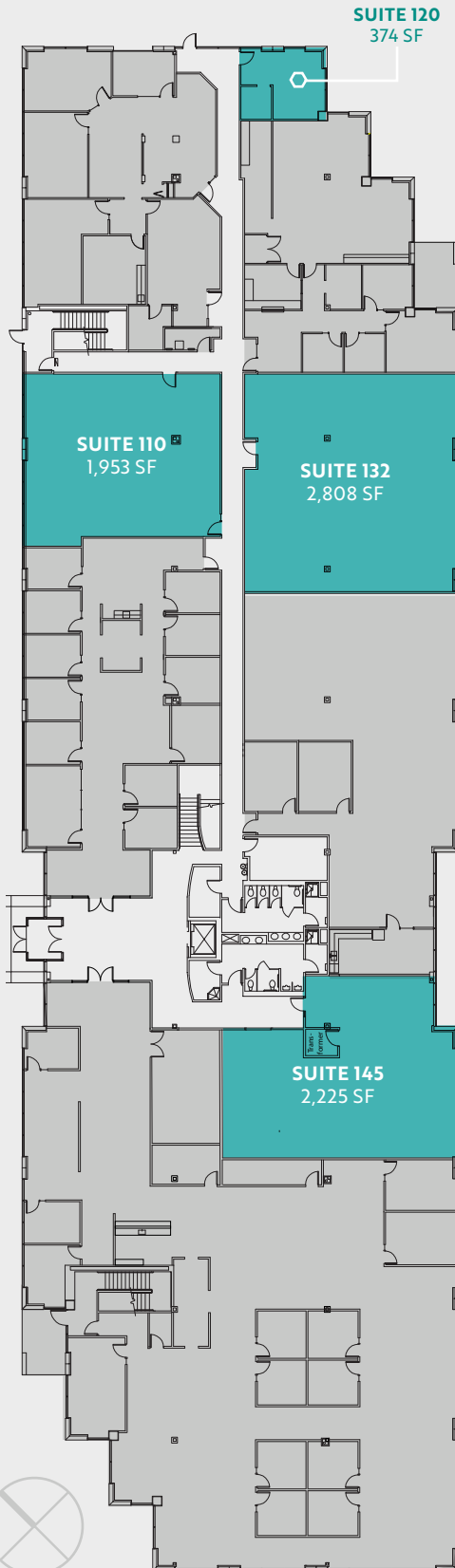


# Modern interiors. Natural surroundings.



# 1st floor

ECCP IV



Suite	Size	Features
110	1,953 SF	New LED lighting and new carpet
120	374 SF	\$900 per month full service
132	2,808 SF	New LED lighting and new carpet
145	2,225 SF	New LED lighting and new carpet

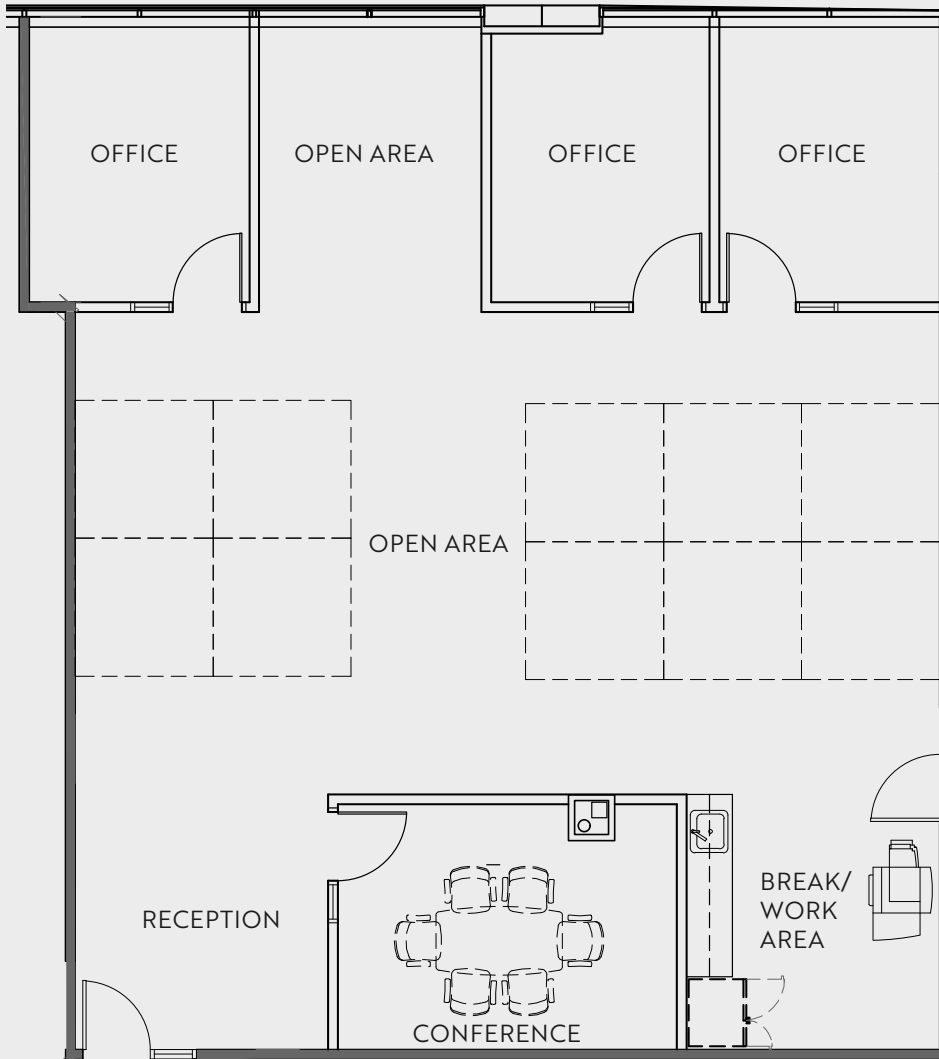
Availabilities

# 1st floor

ECCP IV

## SUITE 110: 1,953 SF TEST FIT

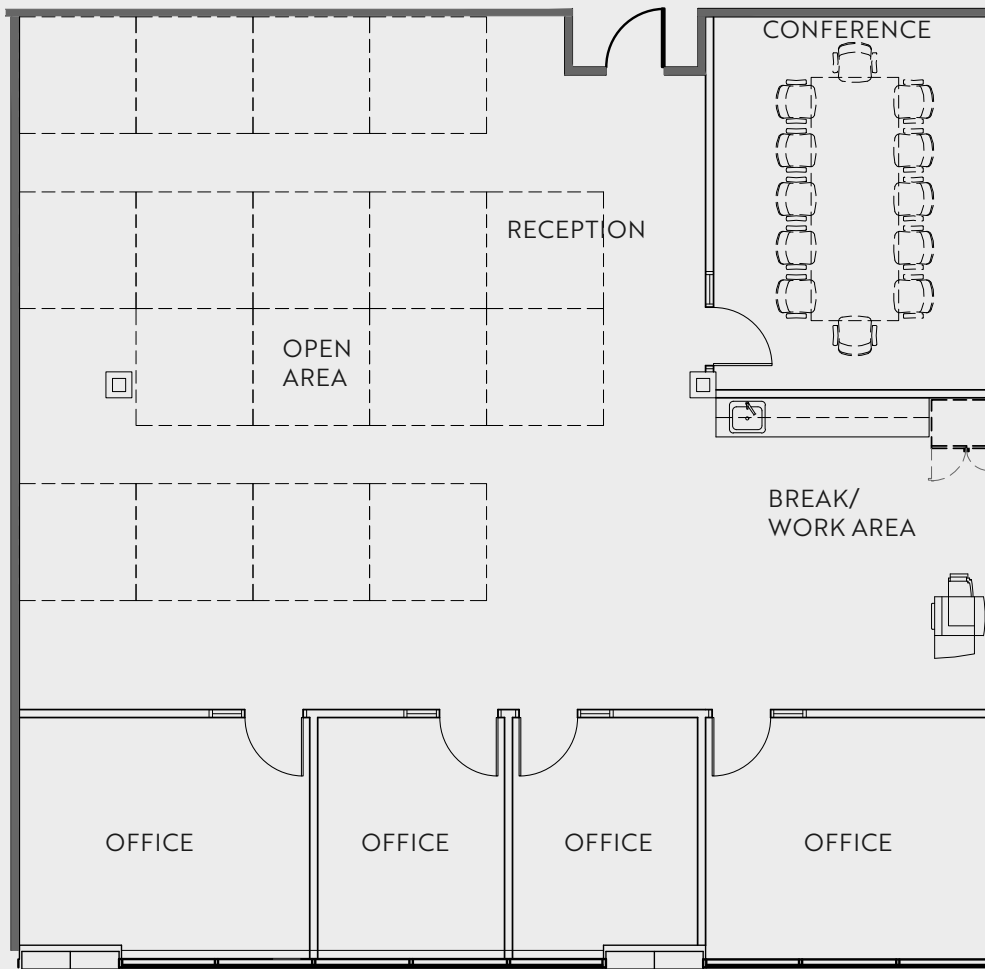
Availabilities



# 1st floor

ECCP IV

SUITE 132: 2,808 SF TEST FIT



Availabilities

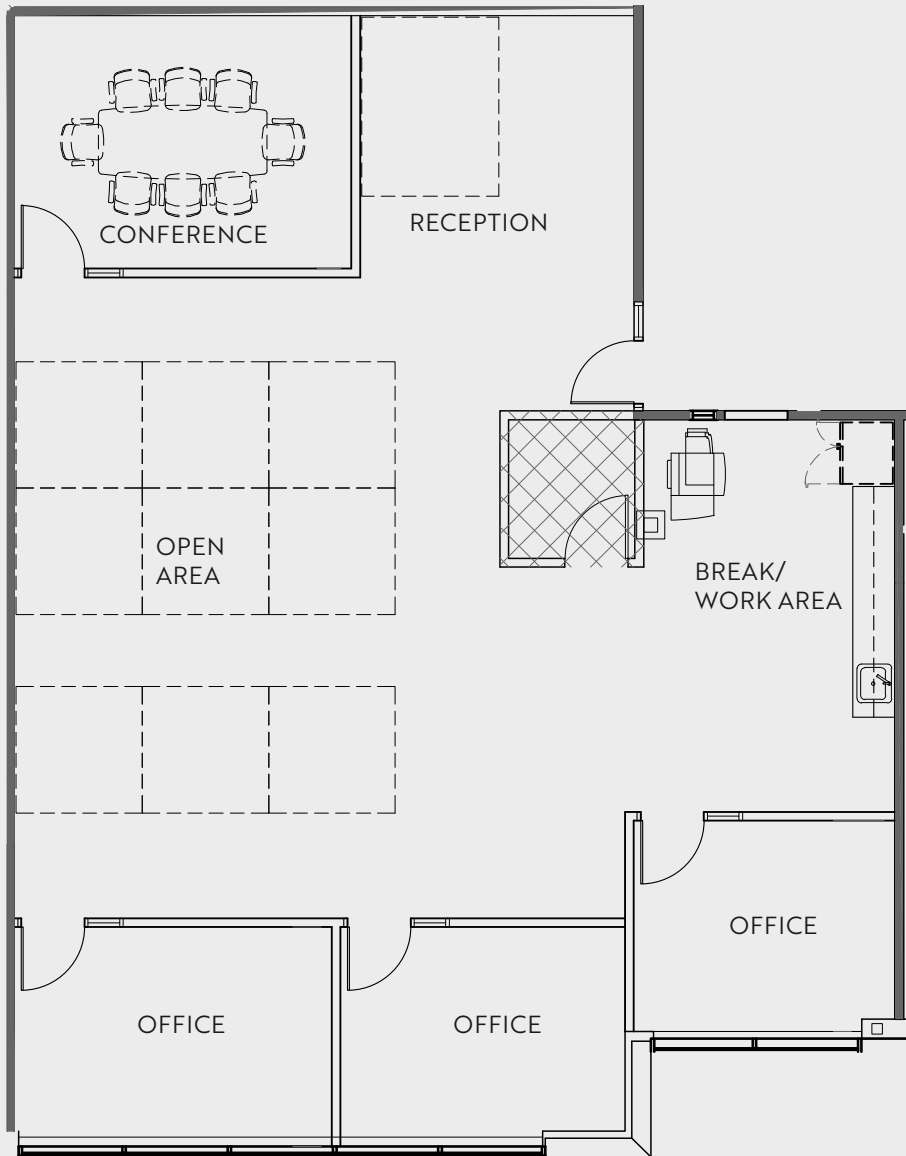




# 1st floor

ECCP IV

SUITE 145: 2,225 SF TEST FIT



Availabilities





 **East Campus  
Corporate Park IV**

# East Campus Corporate Park IV

3450 S 344TH WAY  
FEDERAL WAY, WA

**WILL FRAME**  
253.722.1412  
will.frame@kidder.com

**DREW FRAME**  
253.722.1433  
drew.frame@kidder.com

Owned by

 **ROSEN HARBOTTLE**  
COMMERCIAL REAL ESTATE

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