

THE GREENLINE



THE ANDOVER COMPANY, INC.
CORFAC INTERNATIONAL



IRG
Industrial Realty Group, LLC



THE GREENLINE

Formerly the Weyerhaeuser Headquarters Building

Puget Sound's most iconic office space

The Greenline is a remarkable 355,000 SF ***Class A*** office campus to house your employees!

Your company will find employee recruiting and retention greatly enhanced by the immediate access to Interstate 5 in Federal Way, while still being in a gorgeous, quiet campus setting!



WORLD CLASS DESIGN

The Greenline is an internationally recognized architectural icon designed originally for The Weyerhaeuser Corporation by Skidmore, Owings and Merrill. Completed in 1971, the building is comprised of 355,000 square feet on five stories with floorplates ranging from 28,000 to 98,000 square feet. Terraced parking allows for direct access to the lower four floors.

The building's exterior is characterized by its gently sloping ivy-planted rooftop terraces. These terraces link, at both ends, to the natural landscape surrounding the building for a very organic transition. The 10 acre lake is created by the natural dam of Hylebos Creek created by the construction of the building.

The five floors of the building are currently designed in open landscape office format, with 14 foot floor to floor heights, and 10 foot

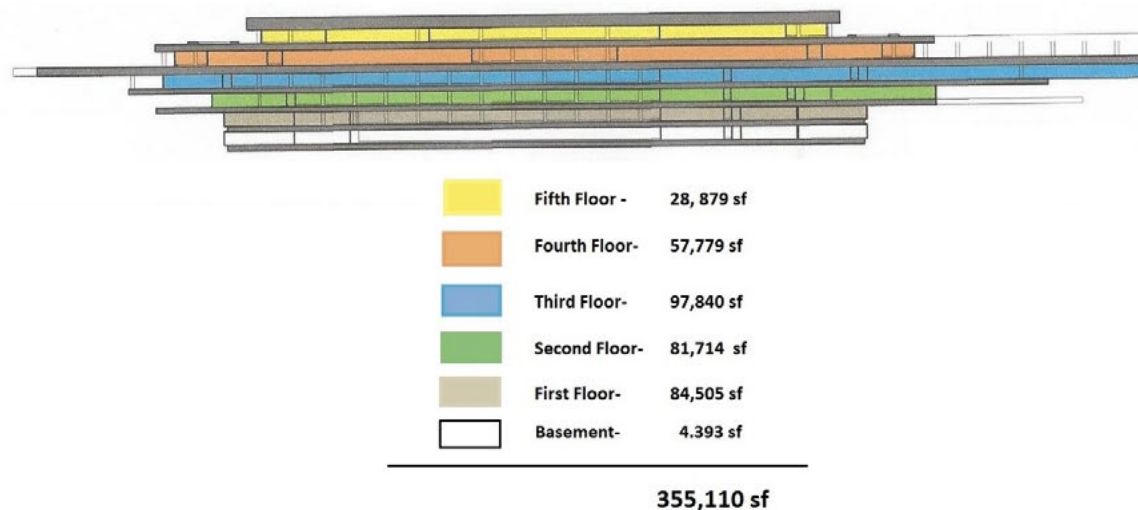
floor to ceiling heights. Each floor features non-sash window wall the length of the building, promoting natural daylight to the entire depth of each floor.

The fourth floor provides the main entry and houses many of the building amenities, including a large cafeteria and assembly spaces to accommodate 600 people for functions. Visitors at this level are greeted by a 384-foot long open walkway that reaches out and into the adjacent landscape. These windows are framed by over an acre of matching-grain oak panels and hardwood floors. Larger conference rooms accommodate up to 60 people.

The building's fifth floor comprises the current executive level and includes dedicated conference room space, executive kitchen and extensive, lush gardens at both ends.

The **Building Elevation Plan** is shown below.

Large scale and CAD (jpg) drawings are available for each floor upon request.





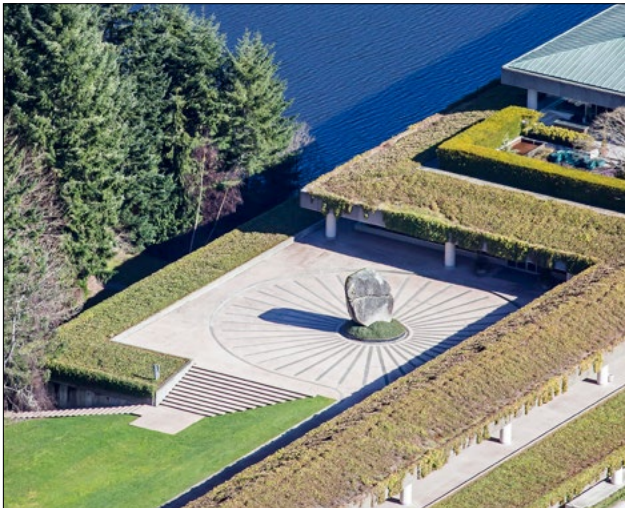
THE GREENLINE

Think differently!

- One of a kind iconic building with Interstate 5 exposure
- The Greenline is a 355,000 SF building with the capability to expand to over one million square feet.
- State-of-the-art telecommunication and fiber services through Century Link and Comcast Business Cable
- Plentiful free parking for employee convenience
- Large floor plate sizes range from 29,000 to 98,000 RSF to efficiently space plan your employees
- Fitness and athletic room with showers/lockers to maintain healthy and happy employees
- Only five minutes away from the extensive Federal Way Transit Center on I-5, which would easily accommodate a company starting a shuttle service to the transit center.

Calm your mind

- A quiet 480 acre office campus for your company and employees to thrive!
- Stroll or run through the numerous manicured trails throughout the campus, surrounded by magnificent Douglas fir trees!
- Walk the trails that lead you to the beautiful Pacific Bonsai Museum and Rhododendron Species Botanical Garden, all on the campus.
- The adjacent North Lake offers fly fishing and trout fishing within walking distance of Greenline!



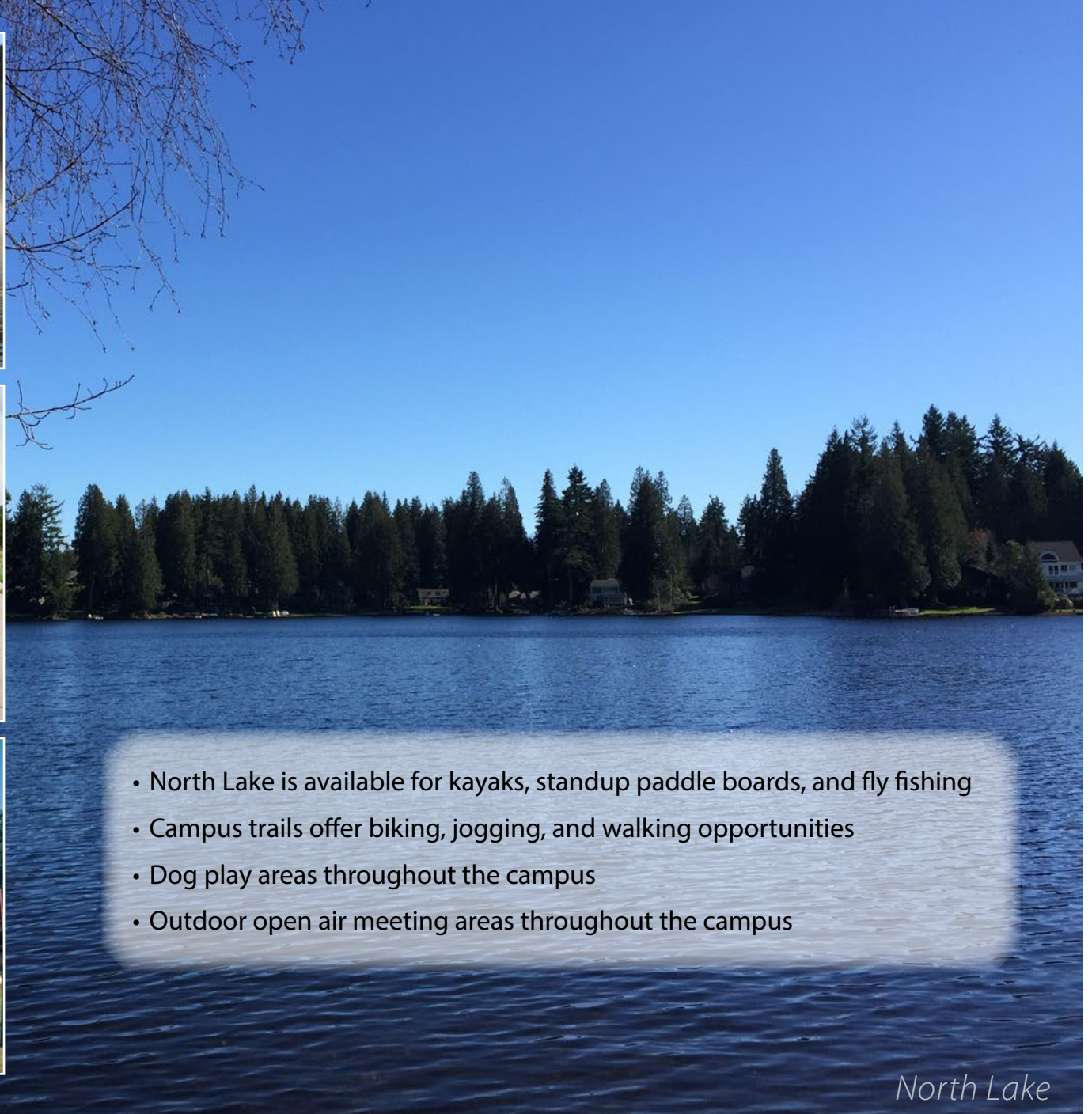
BIRD'S EYE VIEW



33663 WEYERHAEUSER WAY S • FEDERAL WAY, WASHINGTON

THE GREENLINE

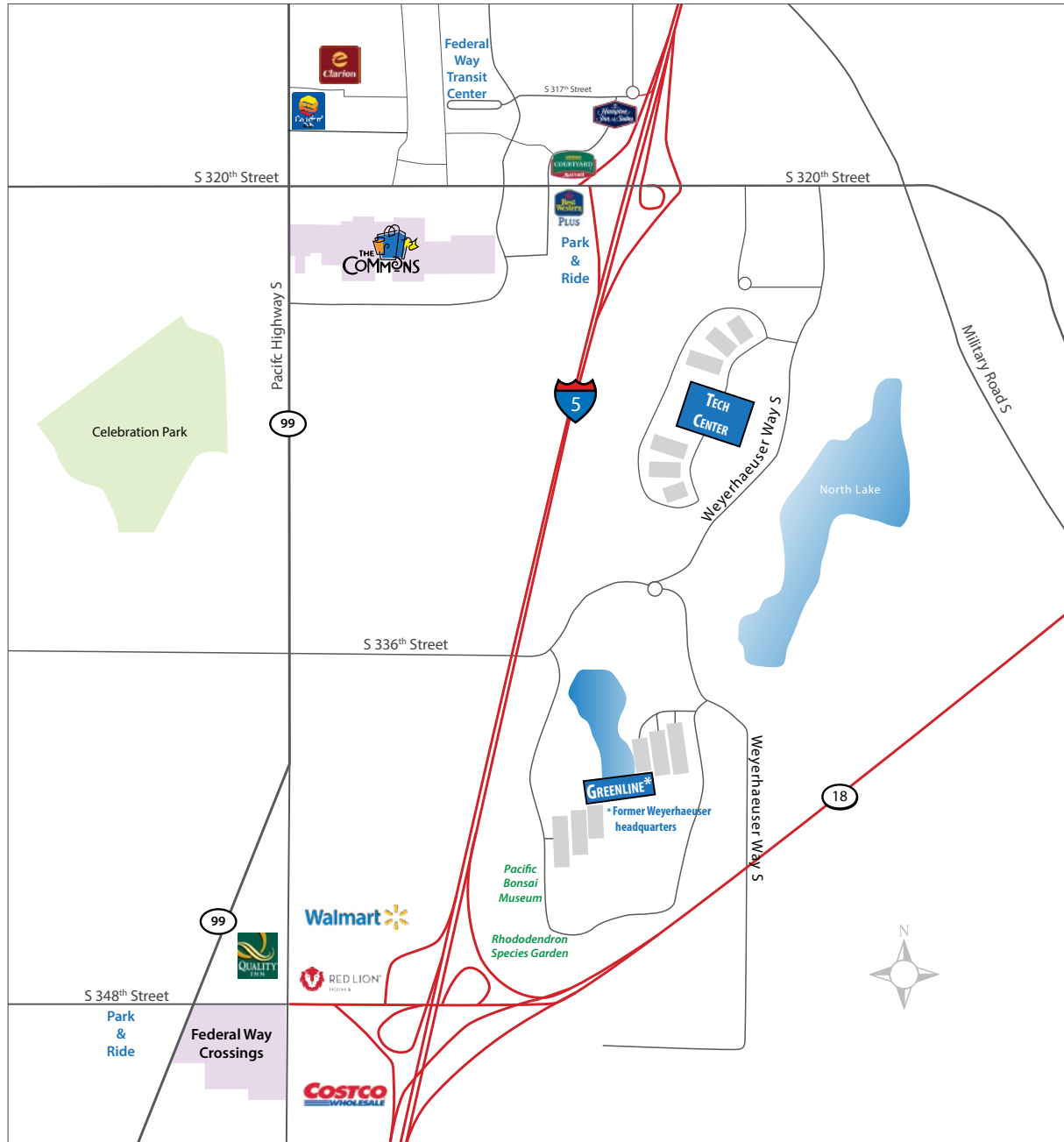
EXTERIOR AMENITY OPPORTUNITIES



- North Lake is available for kayaks, standup paddle boards, and fly fishing
- Campus trails offer biking, jogging, and walking opportunities
- Dog play areas throughout the campus
- Outdoor open air meeting areas throughout the campus

North Lake

VICINITY MAP



Iconic Weyerhaeuser Headquarters building

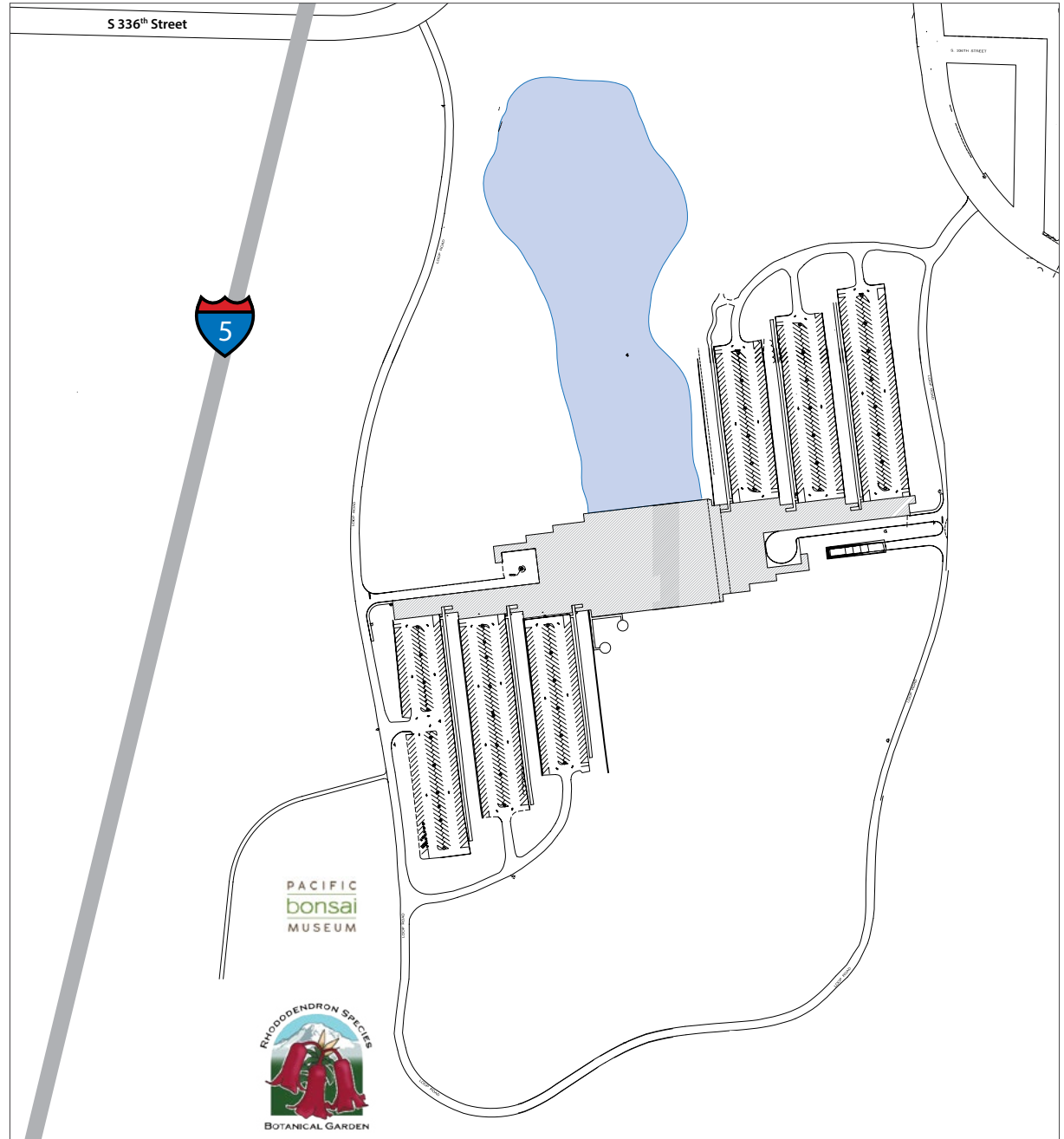


Manicured trails



Rhododendron Species Garden

SITE PLAN





THE GREENLINE

For further information or to schedule a tour,
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