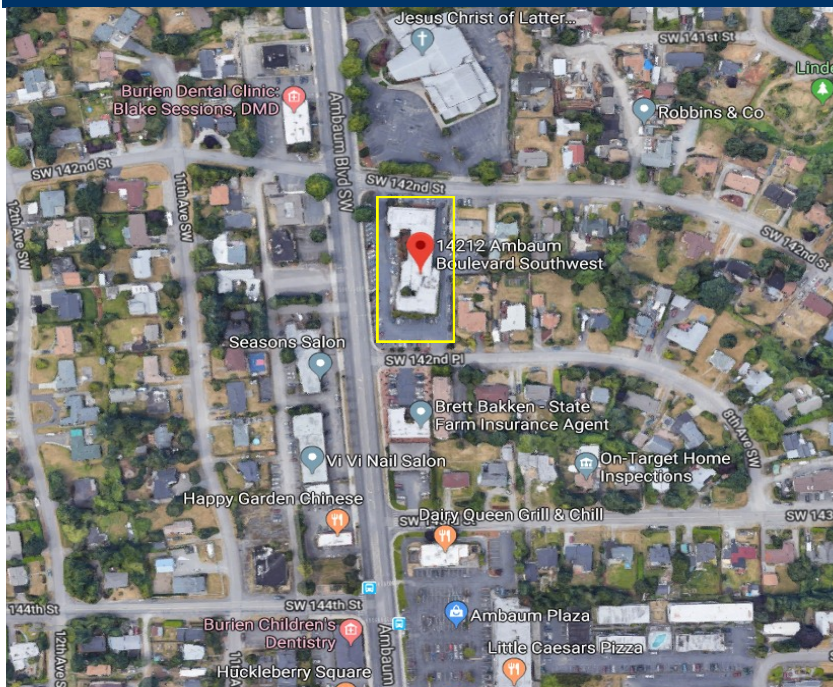


Ambaum Professional Center 14212 Ambaum BLVD SW Units FOR LEASE

14212 Ambaum BLVD SW • Burien, WA 98168



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PROPERTY FEATURES:

- Medical Office Building, 4 Units Available
- Suite 103: 956 SF; \$1,195.00/month +NNN
- Suite 201: 1,834 SF; \$2,292.50/month +NNN
- Suite 301: 1,282 SF \$1,602.50/month +NNN
- Suite 303: 1,306 SF \$1,632.50/month +NNN
- Long-term triple net leases

FOR MORE INFORMATION CONTACT:

Morgan Llewellyn, CCIM

Direct: 206-579-4052

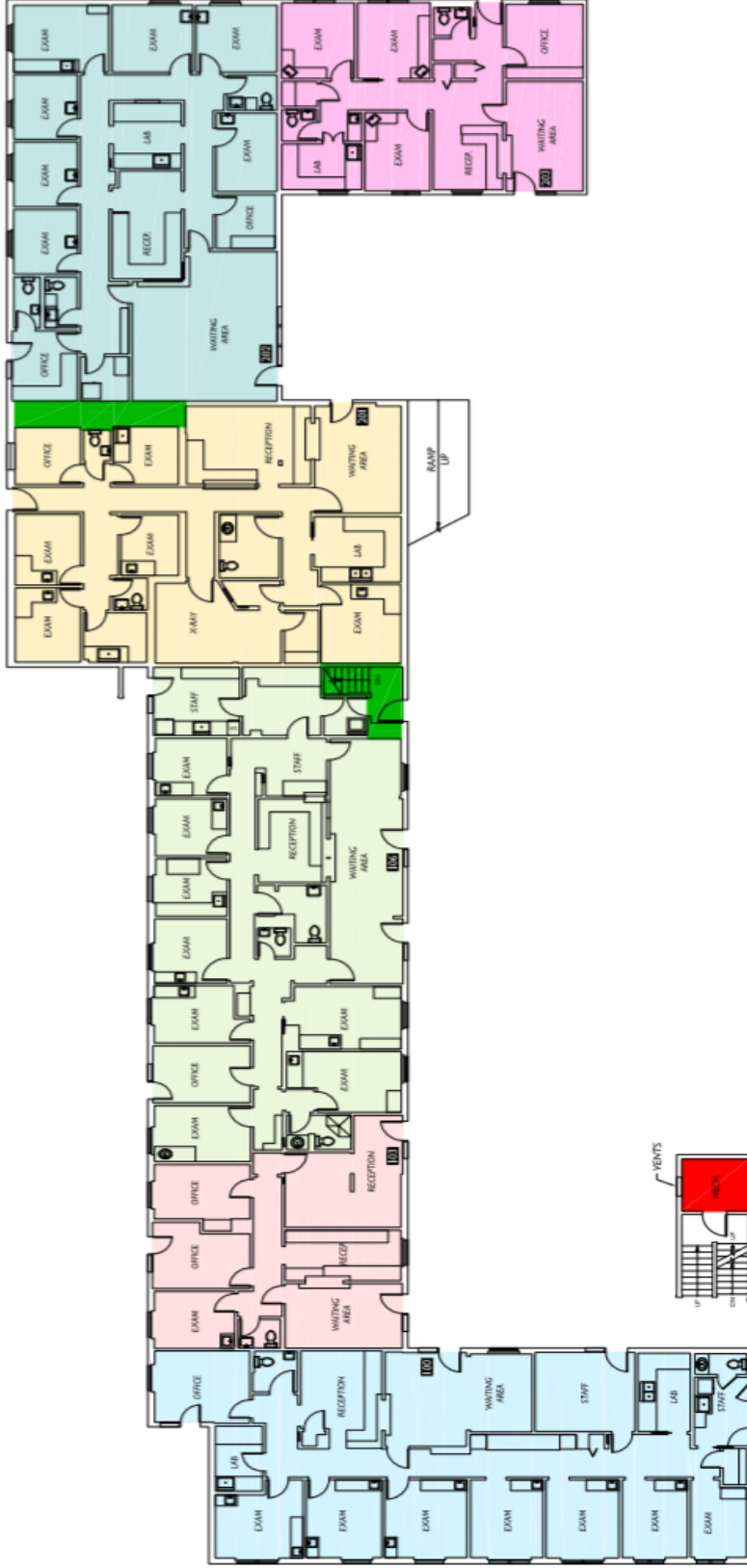
Office: 253-852-1898

mlllewellyn@ccim.net



FIRST FLOOR

Access Drive



Floor Summary	SQ. FT.	Suite #	Occupant Area	Rentable Area
Total Rentable Area	10,281	Suite 100	1,962	2,194
Total Occupant Area	9,196	Suite 103	855	956
Load Factor	1.1180	Suite 106	1,981	2,215
Floor Service Area	0	Suite 201	1,640	1,834
Building Service Area	60	Suite 202	1,790	2,001
Total Vertical	148	Suite 203	968	1,082

Area Analysis performed in accordance with ANSI/BOMA Z65.1-2010 Method A Standard.

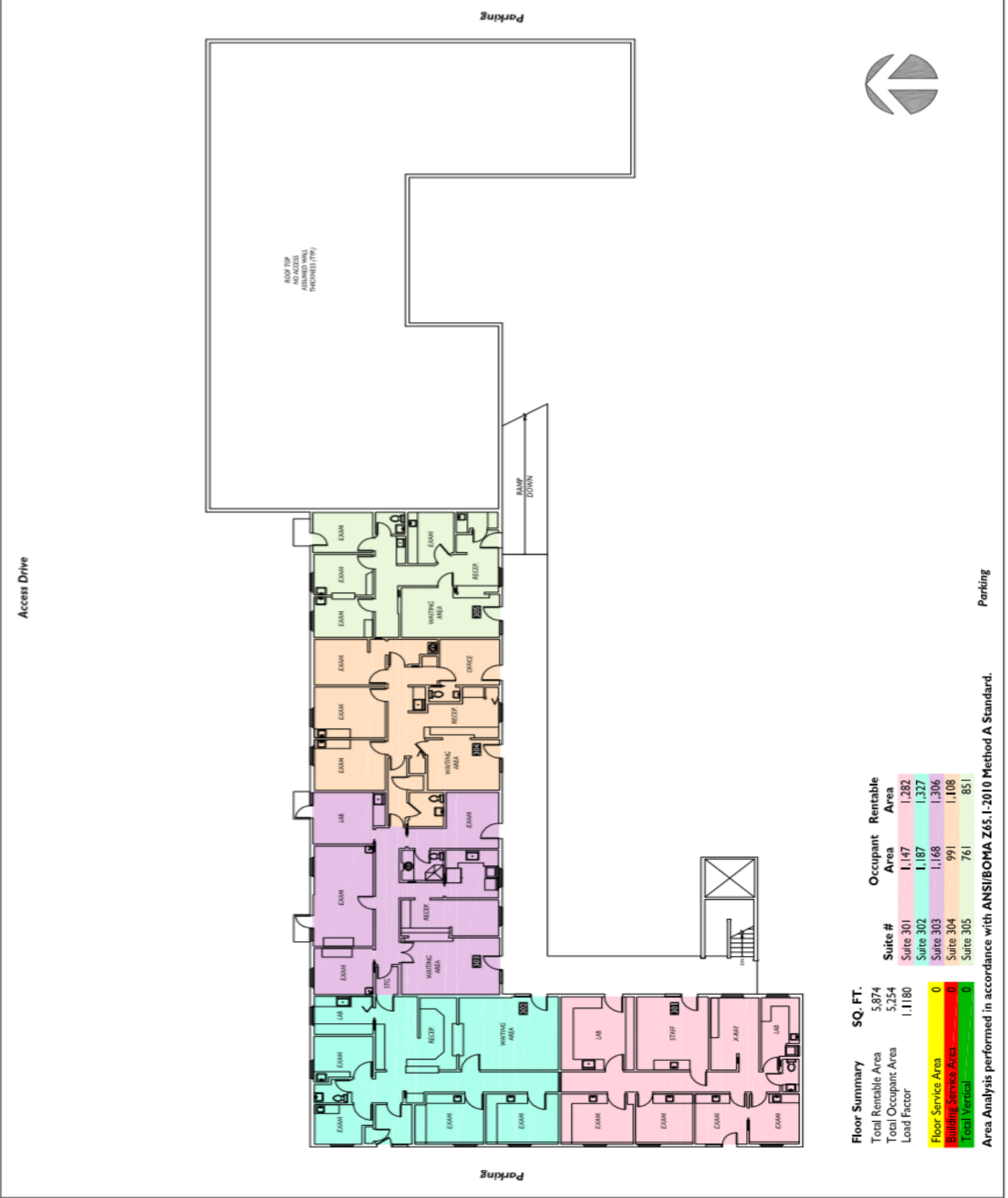
Parking



Client Metro Property Services 2810 Eastlake Avenue East Seattle, WA 98102	Subject Arbaum Professional Center 14212 Arbaum Boulevard SW Burien, WA 98166	Floor 1 Lease Plan	Scale 0 10 20	Measured: October 2015 2-D 2DFLOORPLANS.COM 206-328-7410 600 NW Green Blvd, Suite E Issaquah, WA 98027	Project: C15-1042
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SECOND FLOOR

Client Metro Property Services 2810 Eastlake Avenue East Seattle, WA 98102	Subject Ambaum Professional Center 1412 Ambaum Boulevard SW Burien, WA 98166	Floor 2 Lease Plan	Scale 0 10 20	Updated: June 2017 Project: C17-629
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Floor Summary		SQ. FT.	
Total Rentable Area	5,874	Occupant Area	1,147
Total Occupant Area	5,254	Rentable Area	1,282
Load Factor	1.1180	Suite #	Suite 301
			Suite 302
			Suite 303
			Suite 304
			Suite 305
			0
			0
			851

Area Analysis performed in accordance with ANSI/BOMA Z65.1-2010 Method A Standard.

Parking