

East Campus CORPORATE PARK I

Unforgettable
CLASS A OFFICE SPACE



32001 32nd AVENUE S ❖ FEDERAL WAY, WASHINGTON

East Campus CORPORATE PARK I



Class A office space

With abundant free parking *and*
immediate access to I-5

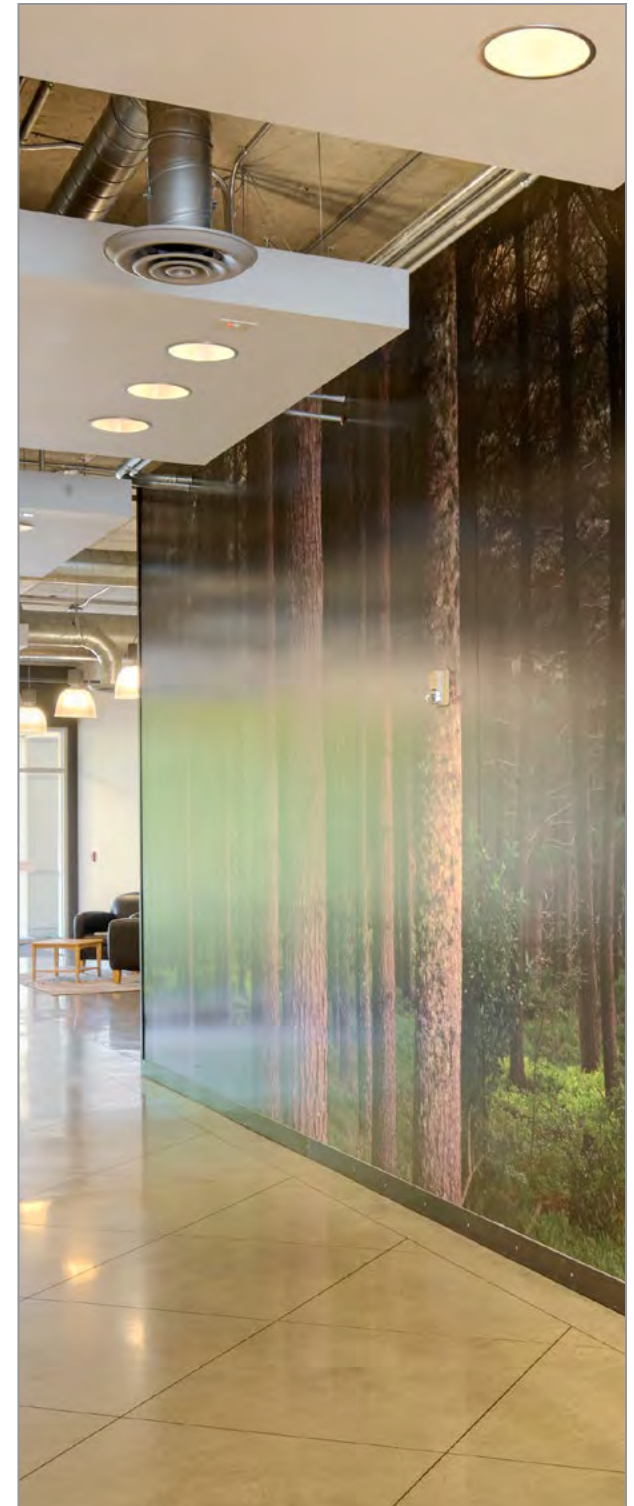


S 320th STREET

East Campus Corporate Park I

EAST CAMPUS CORPORATE PARK I is an unforgettable *Class A* office building to house your employees! Your company will find employee recruiting and retention enhanced by the immediate access to Interstate 5 in Federal Way, while still being in a quiet campus setting.

- Higher ceilings, larger windows and plenty of natural light create a more productive work environment
- 480 acre neighboring corporate campus has numerous walking and biking trails
- Gorgeous views of Mount Rainier
- Suite 200 has private balconies on both east and west sides
- Plentiful free 4.0/1000 SF parking ratio
- State-of-the-art telecommunication service through CenturyLink and Comcast Business Cable



BUILDING AND NEIGHBORING AMENITIES



Balconies on both east and west sides of Suite 200



Mount Rainier views



Conference facilities



Locker room with shower



Free parking:
4 stalls per 1000 SF in
two lighted parking lots



Immediate access to I-5;
five minutes to Hwy 18



Five minutes to Federal
Way Transit Center



Campus trails for biking,
jogging and walking



Kayaking and
paddleboarding on
nearby North Lake



Fishing on nearby
North Lake



Rhododendron
Species Garden

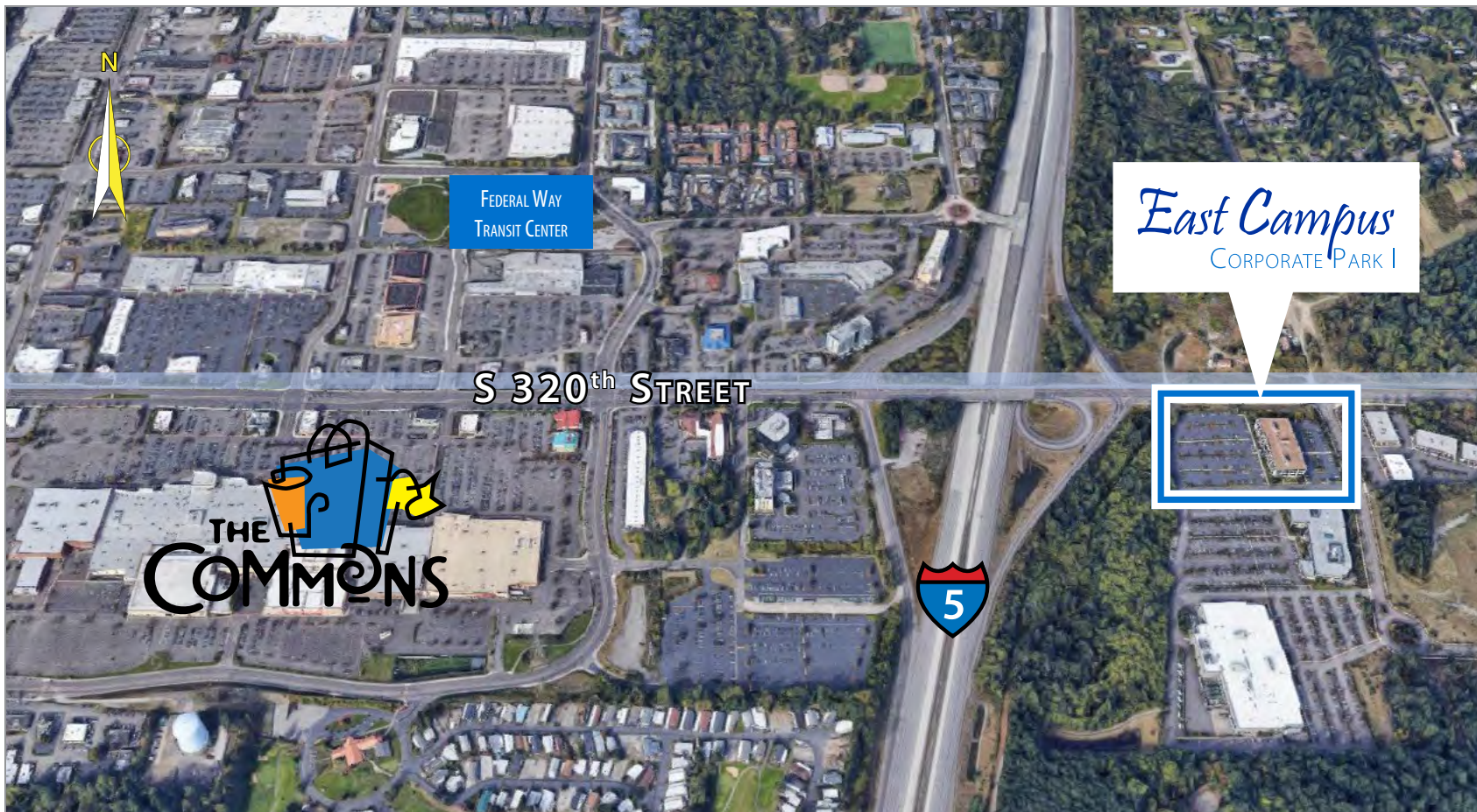


Pacific Bonsai Museum



East Campus CORPORATE PARK I

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Hotels, restaurants, shopping and banks are less than five minutes away on S 320th Street



Average commute times:

SeaTac International Airport	15 minutes
Seattle	25 minutes
Tacoma	15 minutes

OFFICE SPACE *of the highest quality*

- Building Size** 110,000 square feet
- Floor Size** 27,500 square feet
- Design** Timeless design by Lance Mueller Architects
- Location** Building is located at the southeast corner of the I-5 and South 320th Street interchange in Federal Way. Access to Seattle, Tacoma, and the airport is excellent.
- Amenities galore** Hotels two minutes away; multitude of restaurants, retail and other services in and around *The Commons Mall* half a mile away. DaVita Café (next door) serves excellent coffee/espresso, breakfast and lunch.
- Structure**
- Cast in place columns and sill walls with post-tensioned concrete decks.
 - Roof features rigid insulation and built-up roofing system.
 - First and fourth floor, floor-to-floor height 13'6". Second and third floor, floor-to-floor height 12'6".
- Exterior**
- Cast in place concrete columns and sill walls painted base color.
 - Pre-cast parapet at roof, 2nd floor balconies, and 2nd floor column caps painted accent color.
 - Architectural reveals located on exterior walls of building.



OFFICE SPACE *of the highest quality*

Parking

Surface stalls at 4/1000 SF in two lighted parking lots.

Elevators

- Three oversized (7'11" x 6'3") 5,000 lb capacity hydraulic passenger elevators servicing all four floors. You will notice the expansiveness!
- Travel speed 125 feet per minute.
- Stainless steel doors and frames with upgraded interior finishes.
- After hours access by proximity card security system.

Lobbies and Tenant Areas

- Main entry lobby complete with stained concrete floors, metal base, exposed ductwork, and additional accent lighting.
- Second, third and fourth floor lobbies match architectural style of main lobby.
- Suspended ceiling height at 9' or 10' in tenant areas.
- Common area restrooms feature Italian tile and marble countertops.

Electrical

- Main building service is 3000 amps, with capabilities for future expansion to 5000 amps, 480/227 volt, 3-phase, 4 wire service; shell will accommodate tenant convenience power up to 4.17 watts per square foot.
- Programmable lighting control panels have been installed on each floor to maximize code and tenant required lighting controls.
- Floor power to be served by a 600 amp, 277/480-volt panel fed from 3000 amp bus duct, through each floor. Tenant to supply transformer and 120-volt power panel to each floor.
- House power is supplied from multiple 225-amp panels at 277/480 volt for mechanical systems through the electrical room on the first and fourth floors. 45 kva transformers have been installed with 125 amp 120/208 volt, 3-phase panels on the first and fourth floors for miscellaneous loads.
- Site lighting has been installed with 1000-watt fixtures on 30' poles for tenant safety



OFFICE SPACE *of the highest quality*

Telecommunications

- Four 4" conduits connect the building demarc room to two CenturyLink vaults.
- Telecommunication and fiber services provided by CenturyLink and Comcast Business Cable

HVAC

- (2) Trane 130 ton, packaged rooftop VAV units, with energy saving variable frequency drives on supply and relief fans and 100% economizer capable of providing cooling via outside air when cool ambient conditions exist.
- Sized to accommodate 2.5 watts/sq ft of office equipment.
- Meets all current Washington State energy and indoor air quality codes.
- Finished HVAC system for each floor's elevator lobbies and restrooms.
- (4) series type VAV boxes per floor installed for freeze protection and future tenant use.
- DDC Energy Management and Control System provides efficient and accurate control of HVAC functions.
- Architectural and structural provisions for future equipment for tenant 7x24 systems such as computer rooms or server rooms.

Life Safety

- Building standard quick response sprinkler heads installed throughout.
- Fire alarm system and monitoring is provided in shell and core areas per City of Federal Way code.
- Fire extinguishers are provided in core areas per City of Federal Way code.

Management

Top of class property management and engineering provided by Sterling Realty Organization Company

Security System

Building security system includes proximity card access and digital camera monitoring in all public areas.





AVAILABLE SPACE

Floor/Suite	Rentable Square Feet	Rental Rate	Comments
Floor 2 / Suite 200	27,547	\$17.00/SF/yr NNN	Mount Rainier views, two private balconies, private offices, large conference room, large open work areas, reception area, lunch/break room, copy room.
Floor 3 / Suite 300	5,060	\$17.00/SF/yr NNN	Numerous private offices, large conference room, lunch/break room. Can be combined with Suite 300.

SUITE 200 – *in a class of its own!*

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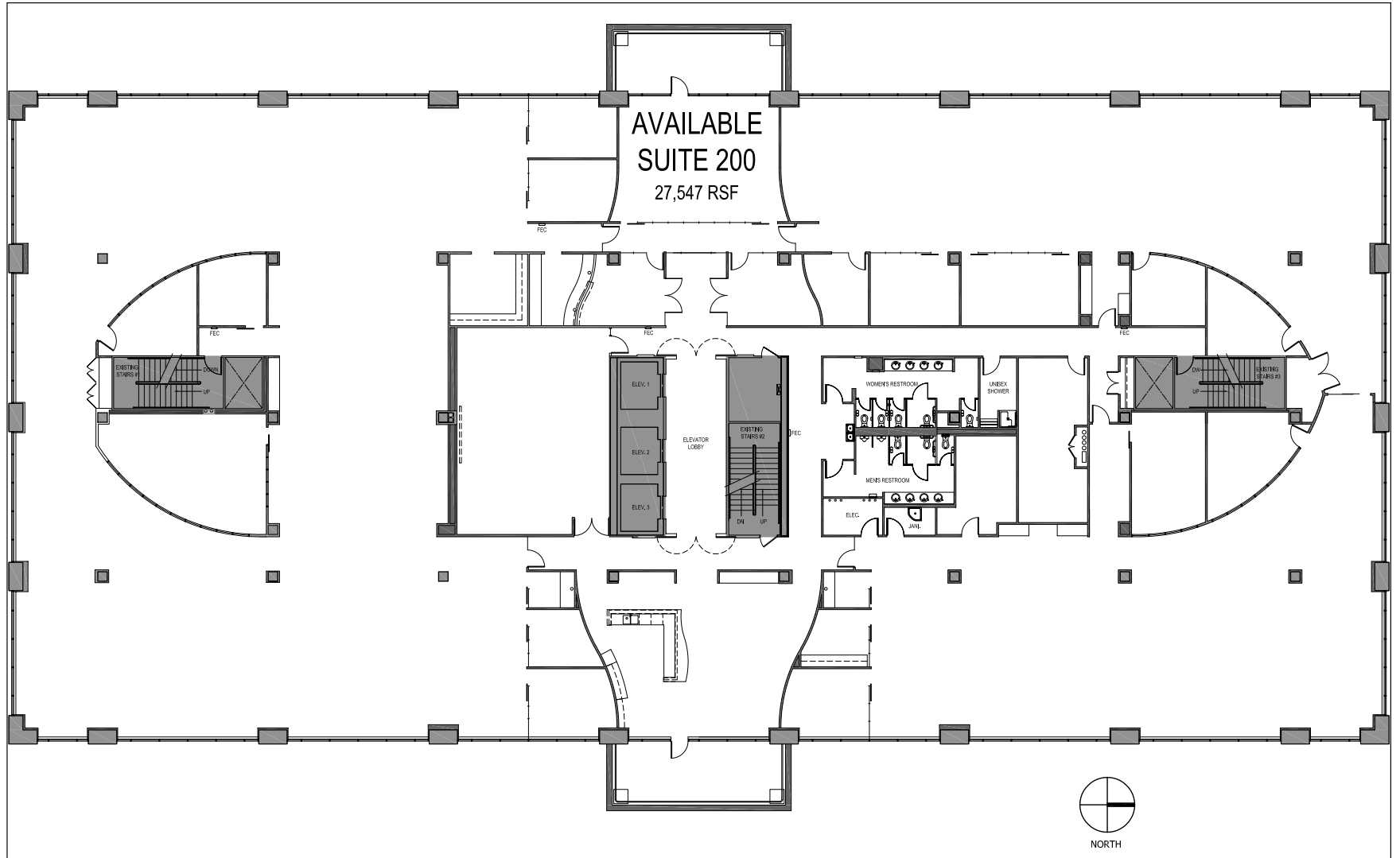


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SUITE 200: 27,547 RSF available

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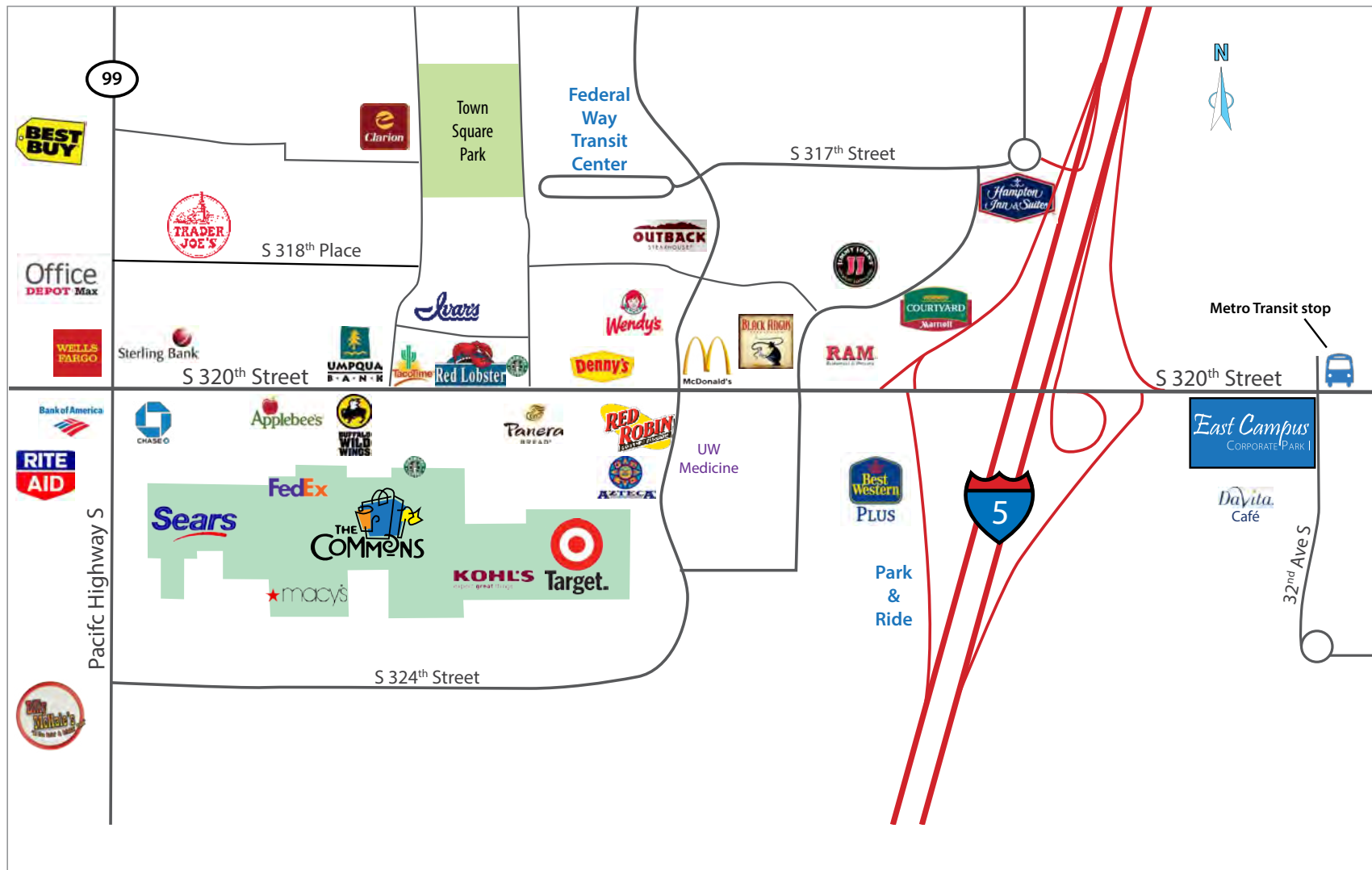
SUITE 300: 5,060 RSF *available*

East Campus CORPORATE PARK I



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Neighboring amenities



Other nearby amenities include:

Aeropostale
Arby's
Barnes & Noble
Baskin & Robbins
Borders Books & Music

Century Theaters
Domino's
Footlocker
Game Stop
Grand Peking Restaurant

Linens & Things
Marie Callender's
Michael's
Mrs. Field's Cookies
Orange Julius

Old Country Buffet
Pearle Vision
Pier 1 Imports
Qdoba Mexican Grill
Quiznos

Radio Shack
Safeway
Sbarro
Subway
WalMart

East Campus

CORPORATE PARK I

For further information or to schedule a tour, please contact our exclusive leasing agents:

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