

**EXCEPTIONAL  
OFFICE SPACE IN  
FEDERAL WAY**



# 9<sup>TH</sup> AVENUE PAVILION

33434 8<sup>TH</sup> AVENUE SOUTH | FEDERAL WAY, WA 98003

**MIKE HEMPHILL**

(206) 550-4176

[mhemphill@andoverco.com](mailto:mhemphill@andoverco.com)

**RICHARD RAIFORD**

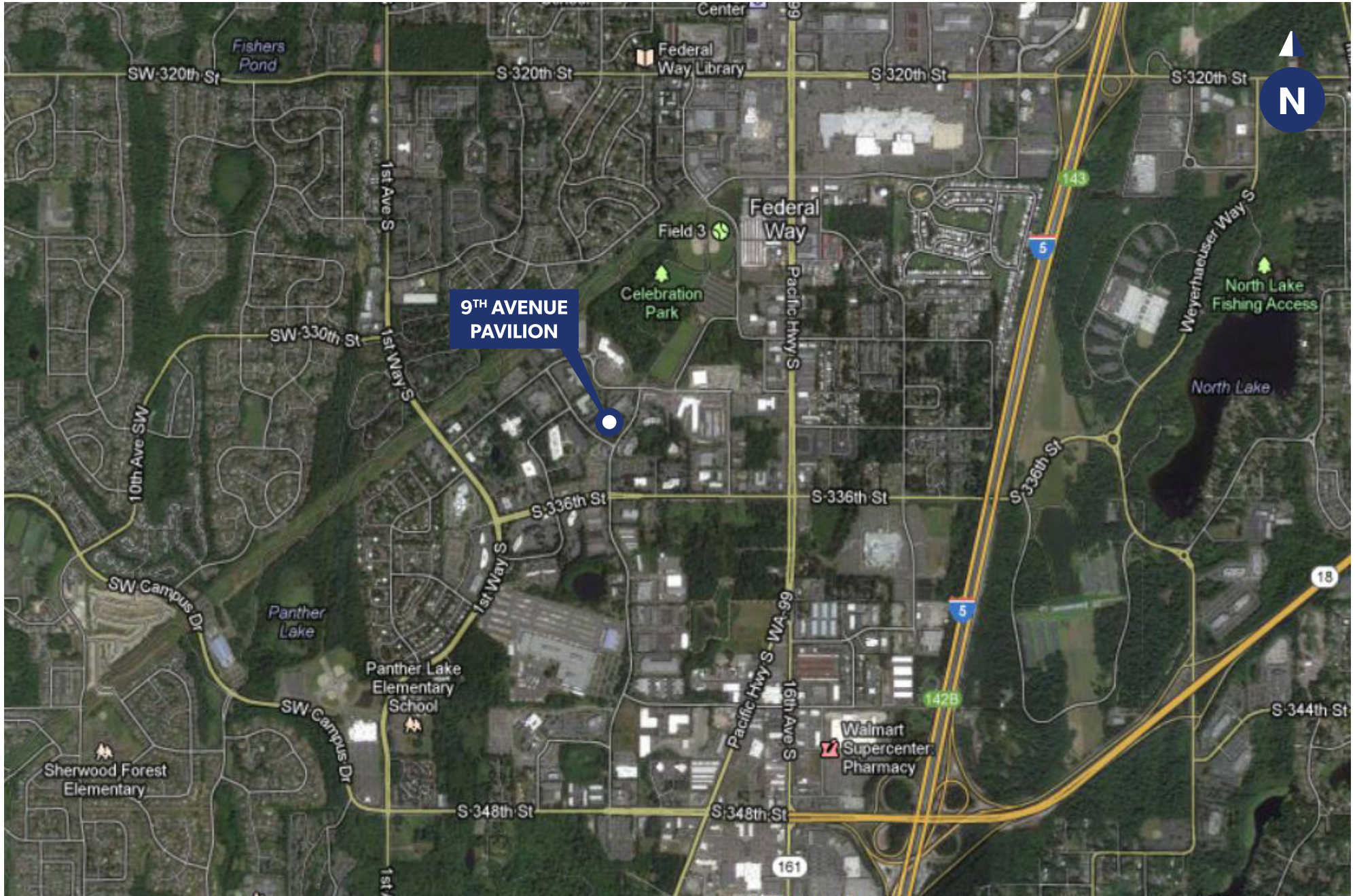
(843) 442-0150

[rraiford@andoverco.com](mailto:rraiford@andoverco.com)





# LOCATION MAP





PRESTIGIOUS CORPORATE IMAGE WITH A SUPERB LOBBY THAT FEATURES A GLASS ATRIUM



FLOOR TO CEILING WINDOWS THROUGHOUT PROVIDES ABUNDANT NATURAL DAYLIGHT



UNIQUE SUITES WITH OUTSIDE PATIOS AND MOUNT RAINIER VIEWS



STATE-OF-THE-ART TELECOMMUNICATION WITH COMCAST BUSINESS SERVICE OR CENTURYLINK



COMPLETELY RENOVATED LOBBY, COMMON AREAS, AND RESTROOMS



MINUTES AWAY FROM SHOPPING AND AMENITIES AT FEDERAL WAY COMMONS



CLOSE PROXIMITY TO METRO TRANSIT STOPS



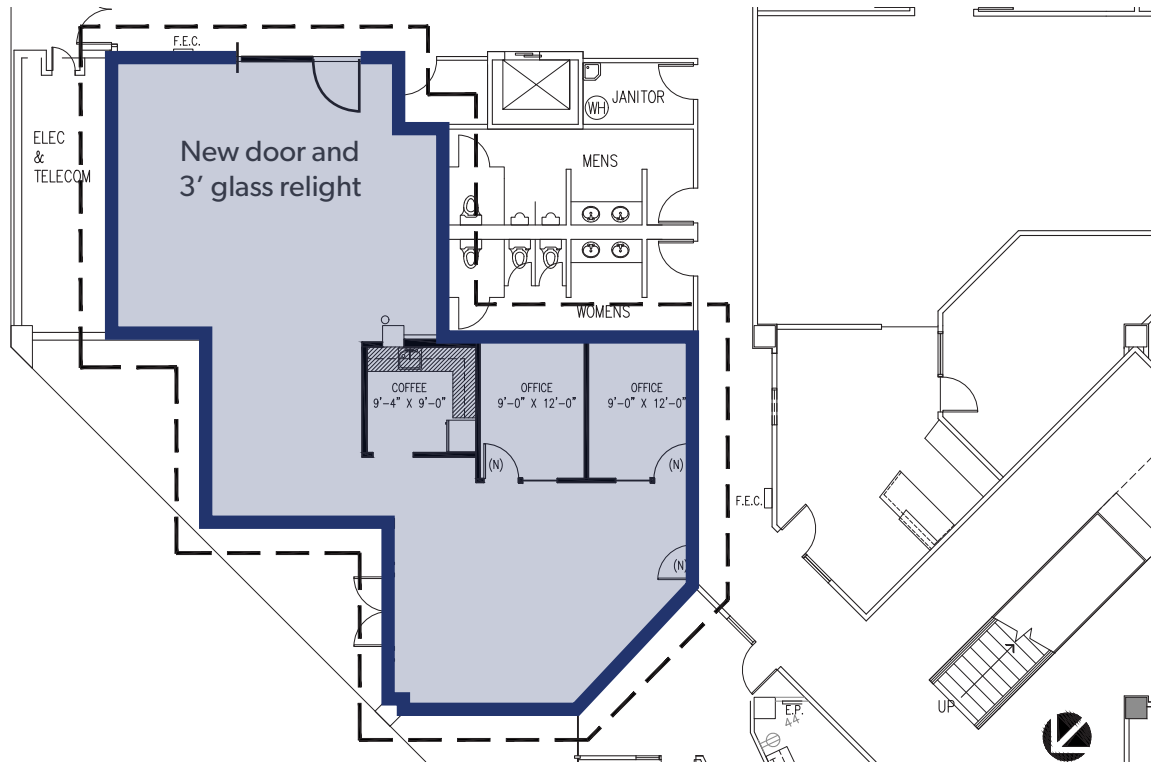
AMPLE PARKING RATIO OF 3.2 STALLS PER 1,000 SF OF BUILDING AREA



# AVAILABLE SPACES

FLOOR/SUITE	RENTABLE SF	RENTAL RATE/RSF	COMMENTS
1 <sup>st</sup> Floor - <b>Suite 101</b>	2,307	\$27.50 RSF/YR, Full Service	<ul style="list-style-type: none"><li>• Reception</li><li>• Two (2) private offices</li><li>• Open work area</li><li>• Breakroom</li><li>• Custom built furniture and workstations</li></ul>



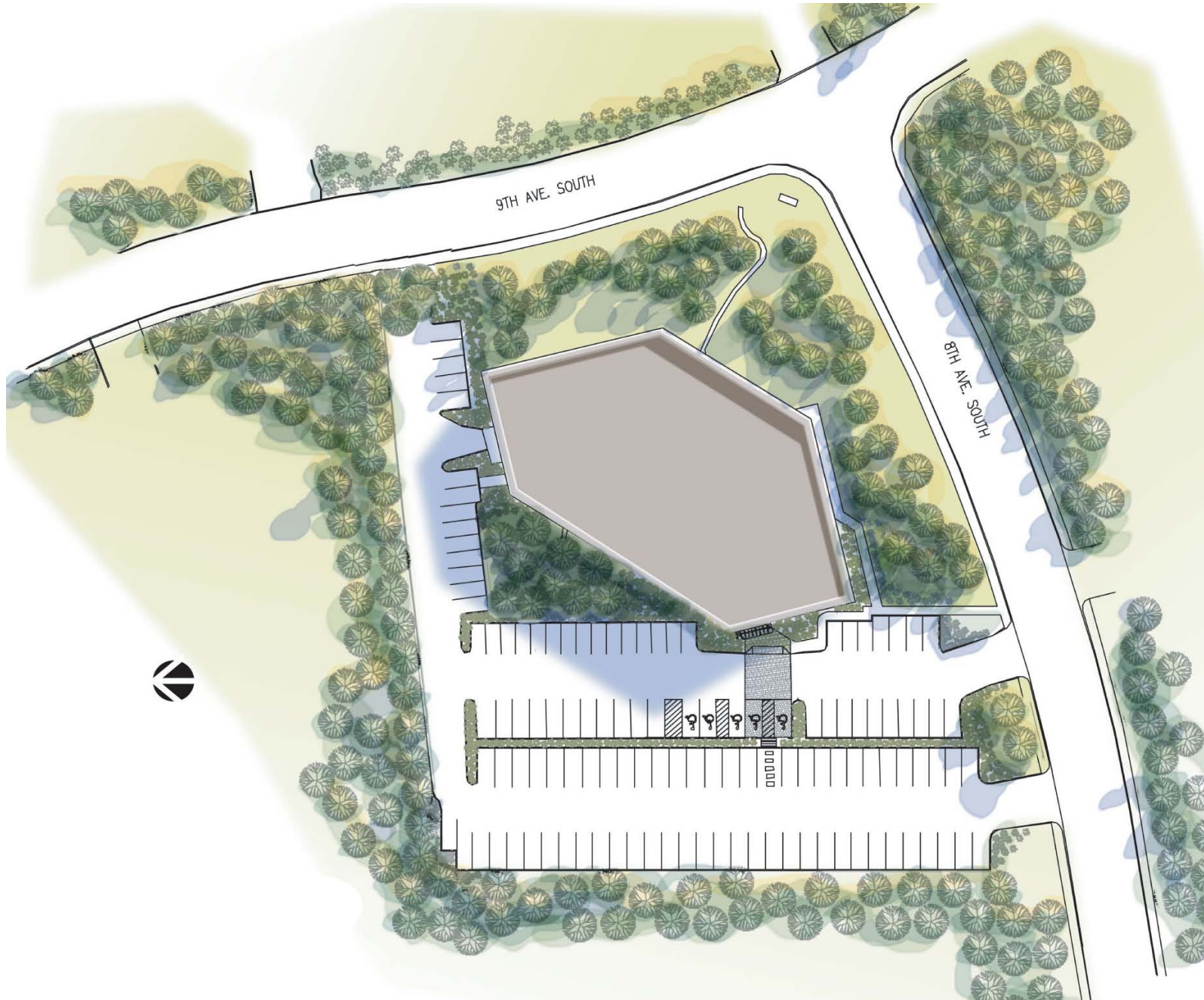


## AVAILABLE SPACE

Suite 101: **2,307 SF**

Rental Rate: **\$27.50 RSF/YR, Full Service**

# SITE PLAN









9th AVENUE PAVILION | THE ANDOVER COMPANY, INC.

