

THE SANCTUARY

A PLACE YOU WANT TO BE



33810 - 33940 Weyerhaeuser Way S, Federal Way, WA 98001

For more information, please visit www.mjrfederalway.com/the-sanctuary

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The Sanctuary, located in Federal Way, Washington is comprised of four Class-A office buildings totaling 250,000 SF. MJR Development has broken ground on a substantial campus-wide renovation project, which when completed in the Fall of 2020 will completely transform The Sanctuary into an inspirational campus environment for professional office tenants. **A place you want to be.**



The Nest

An inspirational campus environment featuring unique indoor and outdoor conference and gathering spaces, perfect for fueling employee collaboration and efficiency



Striking Interior Finishes

Renovated lobbies, common areas and tenant suites featuring premium, modern finishes throughout



Superior Economics

Competitive lease rates and low overall cost of occupancy, with no local B&O taxes



Plentiful, Free Parking

Campus-wide ratio of over 4 stalls per 1,000 SF, with additional parking available for heavy parking users



Amenities

Shared conference facilities, on-site café & bar, on-site entertainment events and visits from local food trucks



Health & Fitness

Brand new centralized fitness center, showering facilities in every building, bicycle racks and access to an extensive network of walking & jogging trails in the immediate vicinity



Central Location & Easy Access

Conveniently within reach from Seattle, Bellevue & Tacoma, and accessible from across the entire Puget Sound Region via I-5, SR-167 & SR-18



Flexible Suite Sizes

Tenants of all sizes can be accommodated, from 2,000 SF up to 160,000 SF

THE NEST



AN INSPIRATIONAL CAMPUS ENVIRONMENT

The Nest, the quintessential event, meeting & people space, will be completed in the Fall of 2020. It will quickly become the preferred place for employees at The Sanctuary to meet, brainstorm, ideate new concepts or just enjoy the beautiful surrounding environment.



- State-of-the-art people spaces designed for corporate events, training, conferences and day-to-day meetings, small and large
- Multi-purpose clubhouse building, offering a large meeting and event space
- Stand-alone conference room surrounded by a striking water feature
- The Tree House - an elevated inspiration space for smaller meetings
- Café & bar, serving coffee & espresso, as well as sandwiches, salads, snacks and refreshments throughout the day, and periodic happy hours in the evenings
- Dedicated food truck parking, for year-round enjoyment
- Outdoor plaza available to tenants for company gatherings or as a getaway from the office

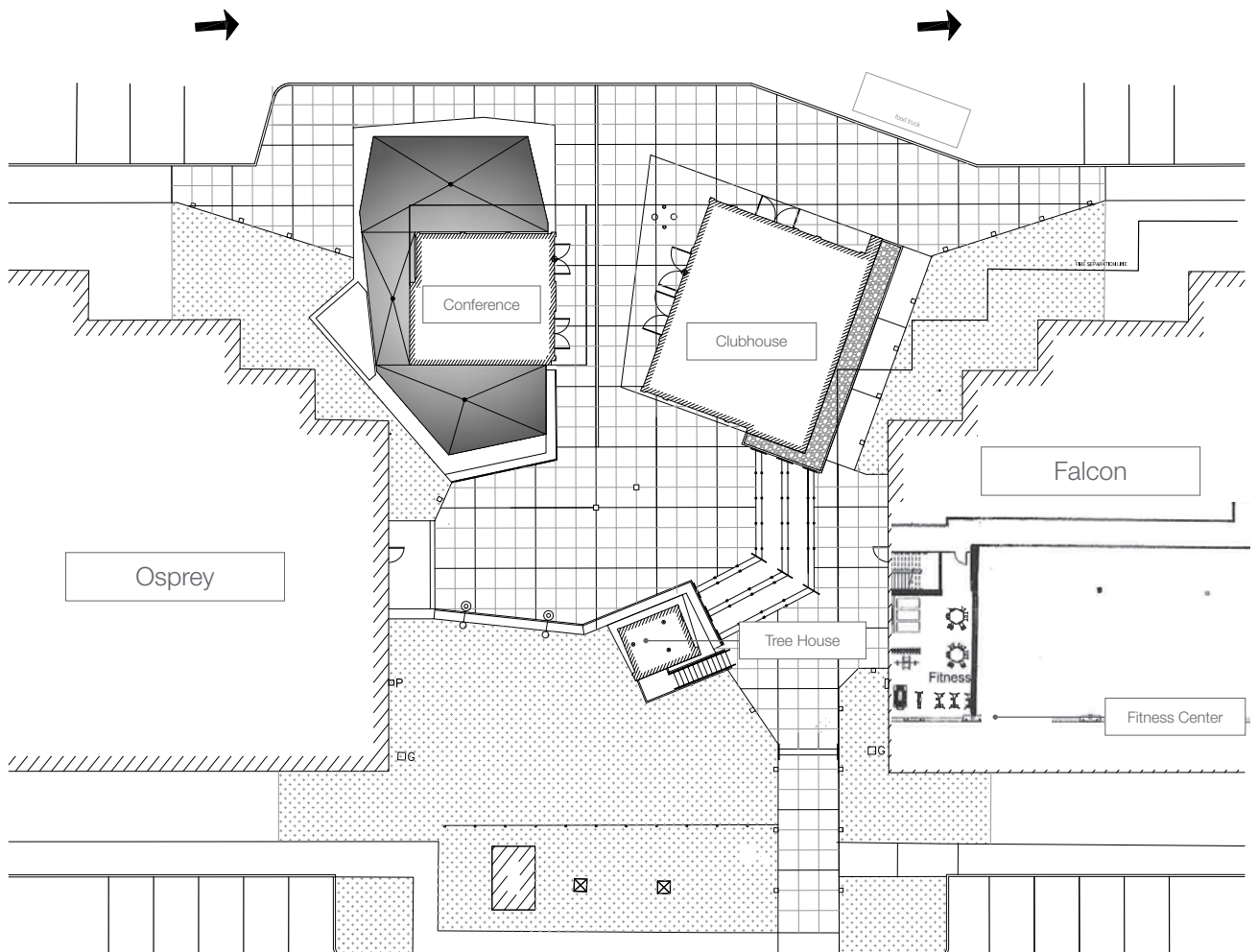
THE NEST



AN INSPIRATIONAL CAMPUS ENVIRONMENT



View of The Nest from above

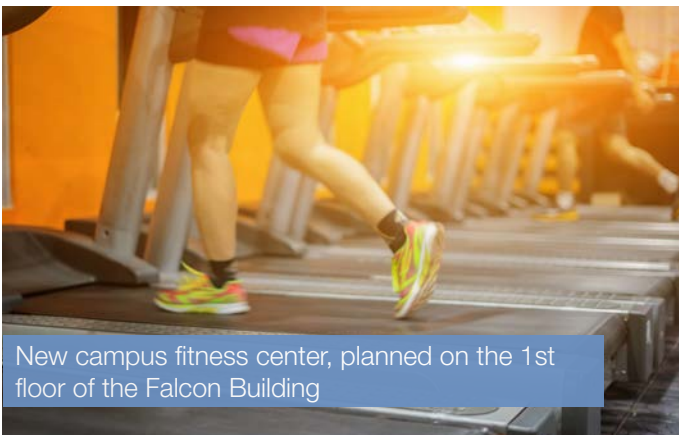




View from the Tree House

AMENITIES

The Sanctuary will feature several useful amenities for employees to enjoy on and off campus, creating an all-day workplace destination.



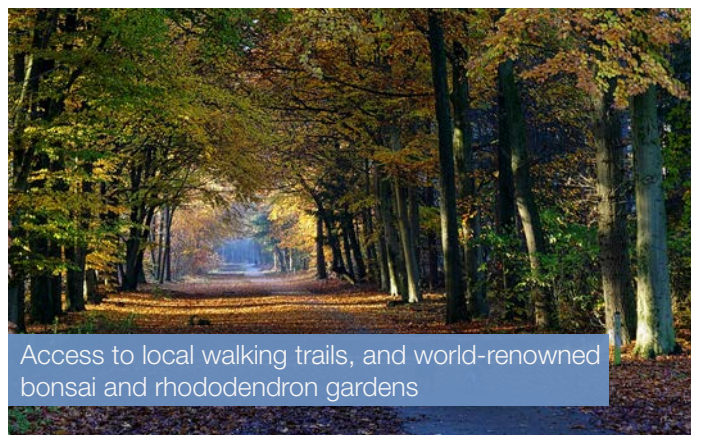
New campus fitness center, planned on the 1st floor of the Falcon Building



Dedicated parking areas for local food trucks



Several meeting & conference rooms of various sizes, available for tenants to reserve



Access to local walking trails, and world-renowned bonsai and rhododendron gardens

New, modern & attractive; a perfect environment for your business to attract and retain employees and impress clients and visitors.



Architect rendering of 1st floor lobby*



Architect rendering of 2nd floor library*

When the renovation project is completed, the Falcon Building will feature updated interior finishes throughout, including:



New lobbies with modern, premium materials, comfortable and inviting sitting areas and exposed staircases



High-quality building standard finishes in tenant suites, including LED lights



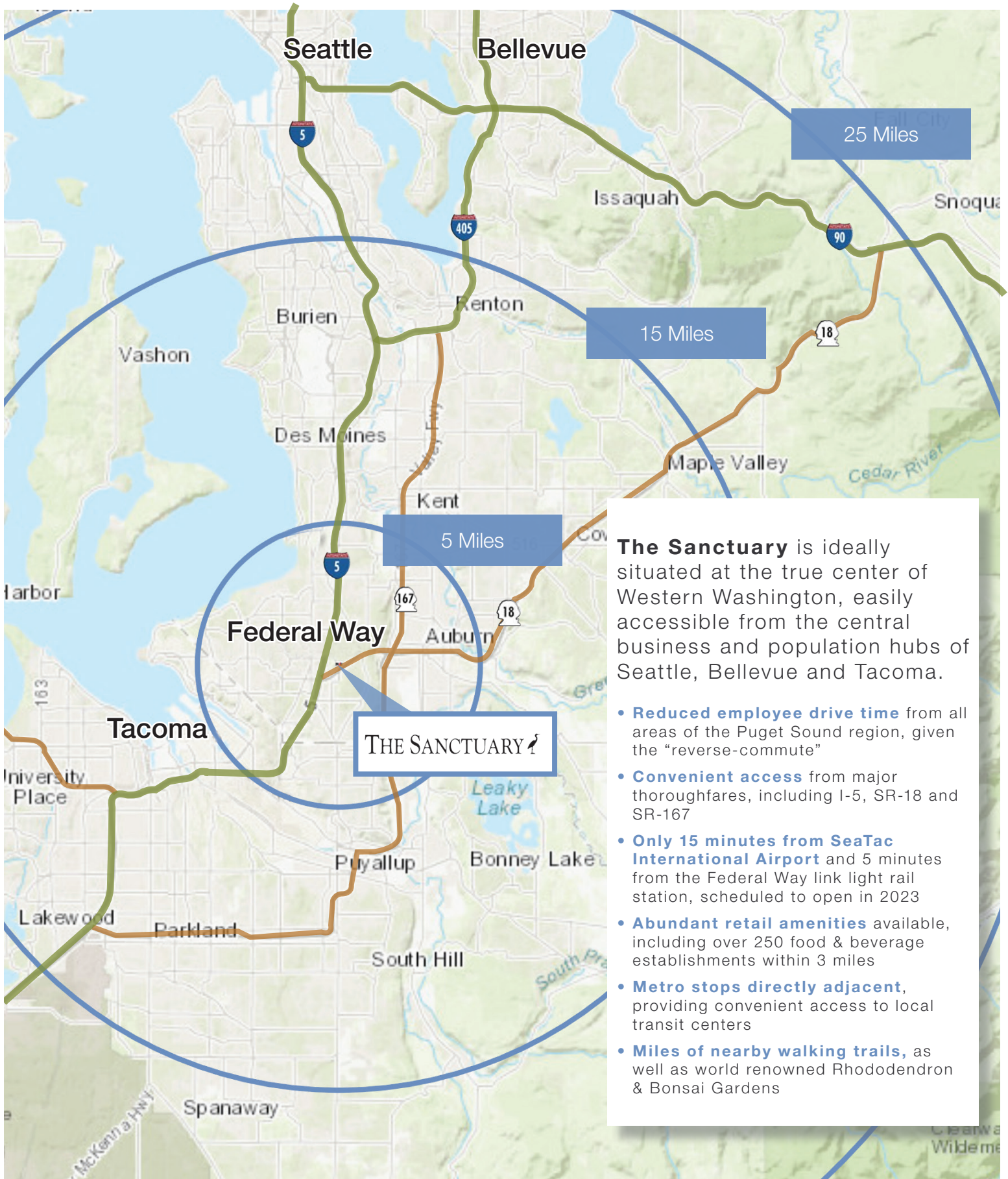
New library relaxation and sitting areas on the 2nd floor, with fireplaces



Updated common corridors, elevator lobbies and restrooms

THE SANCTUARY

CENTRAL LOCATION & EASY ACCESS



The Sanctuary is ideally situated at the true center of Western Washington, easily accessible from the central business and population hubs of Seattle, Bellevue and Tacoma.

- **Reduced employee drive time** from all areas of the Puget Sound region, given the “reverse-commute”
- **Convenient access** from major thoroughfares, including I-5, SR-18 and SR-167
- **Only 15 minutes from SeaTac International Airport** and 5 minutes from the Federal Way link light rail station, scheduled to open in 2023
- **Abundant retail amenities** available, including over 250 food & beverage establishments within 3 miles
- **Metro stops directly adjacent**, providing convenient access to local transit centers
- **Miles of nearby walking trails**, as well as world renowned Rhododendron & Bonsai Gardens

Tenants who lease office space at The Sanctuary enjoy a significantly lower rental rate and average occupancy savings of between 37% and 61%, when compared to Class A office buildings in the downtown business cores of Seattle, Bellevue and Tacoma. Tenants also avoid a local business & occupation tax in Federal Way, unlike the three local central business districts, as well as Renton and Kent.

Submarket Occupancy Cost Comparison to The Sanctuary

Tenant Occupancy Cost	The Sanctuary	Seattle CBD	Bellevue CBD	Tacoma CBD
Average Full Service Rental Rate ¹	\$26.61	\$47.98	\$56.37	\$32.37
Average Parking Cost / SF ²	\$0.00	\$15.50	\$10.08	\$5.33
Business and Occupation Tax-Head Tax / SF ³	\$0.00	\$4.27	\$1.50	\$4.00
Total Cost / SF / Year	\$26.61	\$67.75	\$67.95	\$41.70
Total Cost / Employee / Year ⁴	\$5,322	\$13,551	\$13,590	\$8,340

Tenant Savings

Total Cost / SF / Year Difference over Sanctuary		\$41.14	\$41.34	\$15.09
Total Savings / Employee / Year		\$8,229	\$8,268	\$3,018
Total Savings for a Company with 100 Employees over a 5 Year Lease Term		\$4,114,400	\$4,134,000	\$1,508,800

¹ As reported by Costar for Class A Office Buildings.

² Based on 4 parking stalls per 1,000 SF leased at the average monthly parking cost per CBD as listed by bestparking.com (Seattle: \$323, Bellevue: \$210, Tacoma: \$111).

³ B&O Taxes based on 0% for The Sanctuary (Federal Way), 0.427% for Seattle, 0.1496% for Bellevue, and 0.400% for Tacoma assuming \$1,000 gross revenue per square foot of leased premises by a Basic Services Company. Rates from each city's website for 2019.

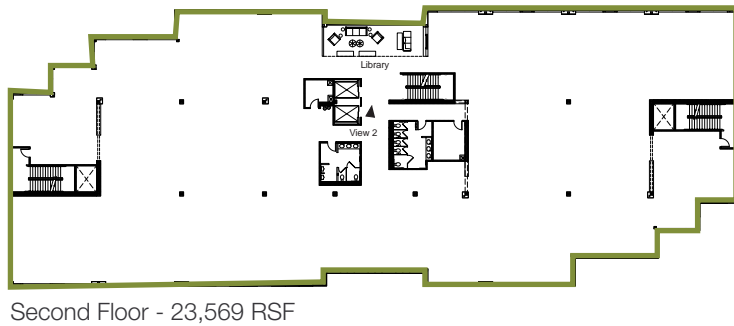
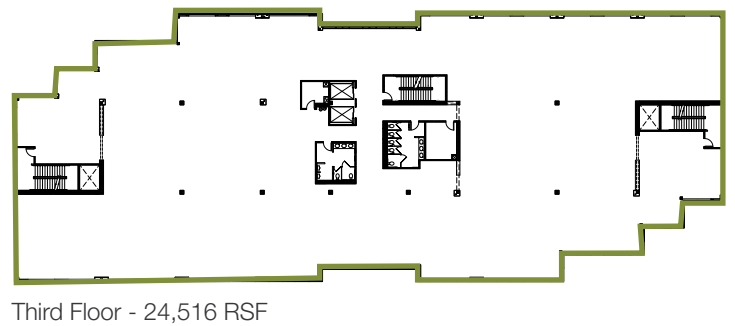
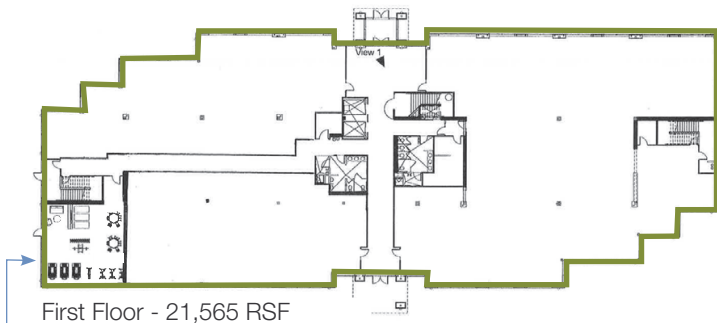
⁴ Based on 200 SF per employee

Current Availability at Falcon Building



Falcon Building - Full Building Available - 69,650 RSF Total

33930 Weyerhaeuser Way S, Federal Way, WA



Current Availability at Osprey Building



Osprey Building - Full Building Available - 69,450 RSF Total

33940 Weyerhaeuser Way S, Federal Way, WA

First Floor - 22,150 RSF



Third Floor - 23,656 RSF



Second Floor - 23,644 RSF

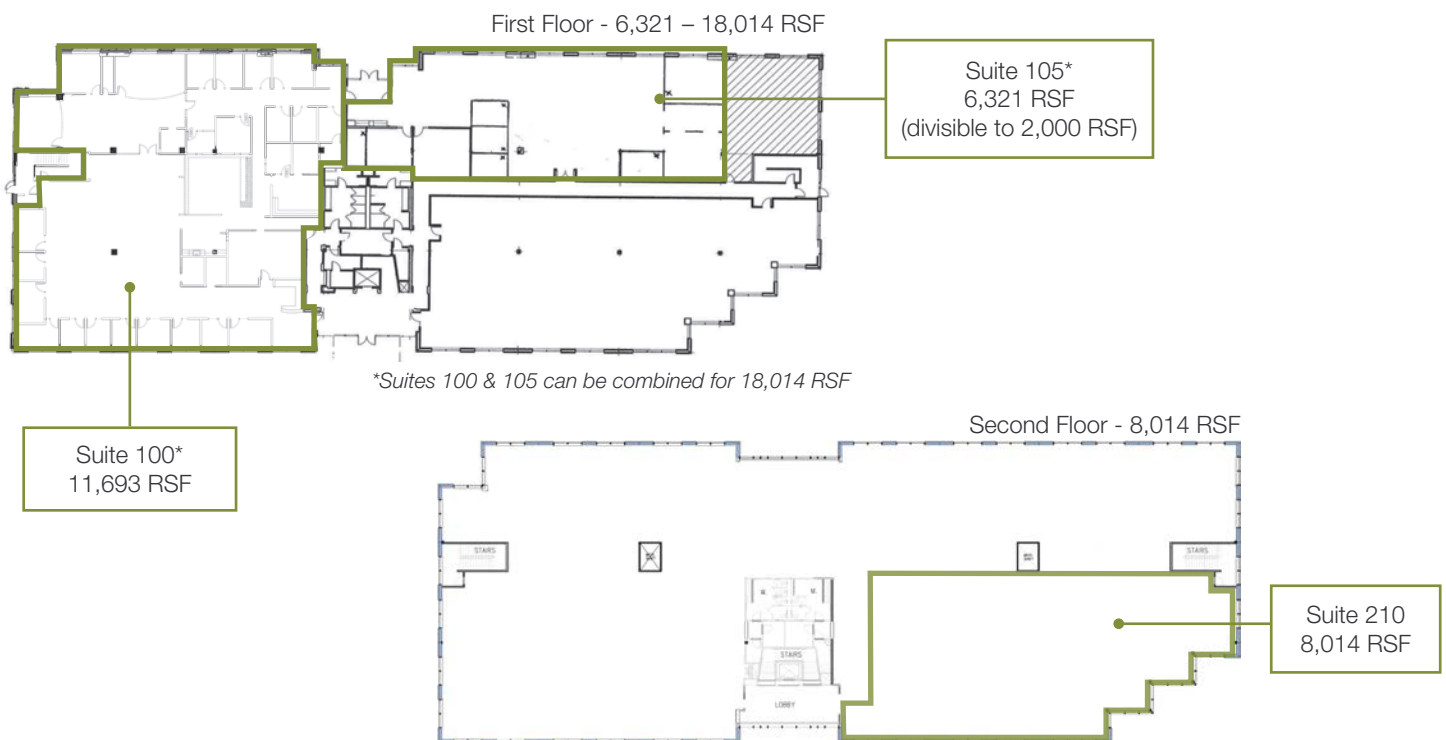


Current Availability at Talon Building



Talon Building - Up to 26,028 RSF Available

33810 Weyerhaeuser Way S, Federal Way, WA



Current Availability at Heron Building



Heron Building - Fully Leased

33820 Weyerhaeuser Way S, Federal Way, WA



THE SANCTUARY

THE MOST PROMINENT LOCATION IN FEDERAL WAY



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MARKETING FLYERS: SOUTH END: THE SANCTUARY