

East Campus Corporate Park IV

Turn-Key Deals on 5+ Year Leases

3450 S 344TH WAY, FEDERAL WAY, WA



PLAY
VIDEO

Owned by



ROSEN HARBOTTLE
COMMERCIAL REAL ESTATE

Leasing by



Kidder
Mathews



East Campus Corporate Park IV is a two-story, Class A office building located off Highway 18 in East Campus, Federal Way



\$17.00 PSF, NNN
(\$10.93 PSF inclusive of
all utilities and in-suite
janitorial)



Renovations include
lobby, common areas,
bathrooms, and exterior



2,225 RSF - 2,808 RSF
available



Immediate access to
I-5 and SR-18

Location

Ease of access
to amenities,
Highways 18
and Interstate 5

THE COMMONS

 TARGET

 CINEMARK
The Best Seat in Town

 KOHL'S

 DICK'S
SPORTING GOODS

 macy's

 Famous
Footwear

CELEBRATION PARK

 Virginia Mason
Franciscan Health

 WinCo
FOODS

ST. FRANCIS HOSPITAL



East Campus
Corporate Park IV

 Walmart
Save money. Live better.

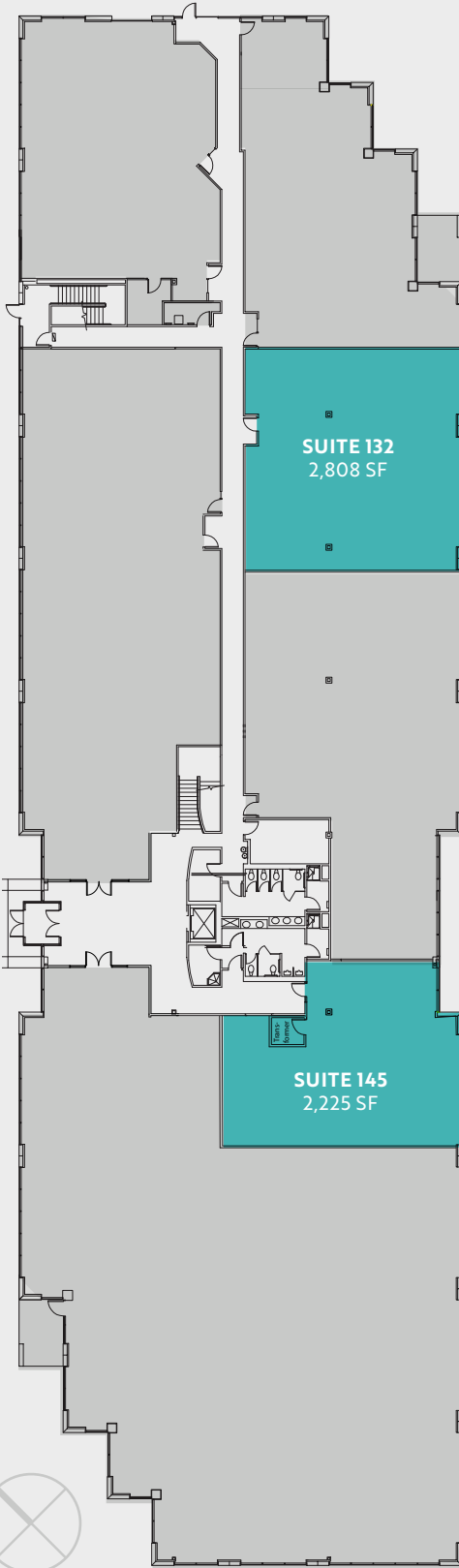
 COSTCO
WHOLESALE

Modern interiors. Natural surroundings.



1st floor

ECCP IV



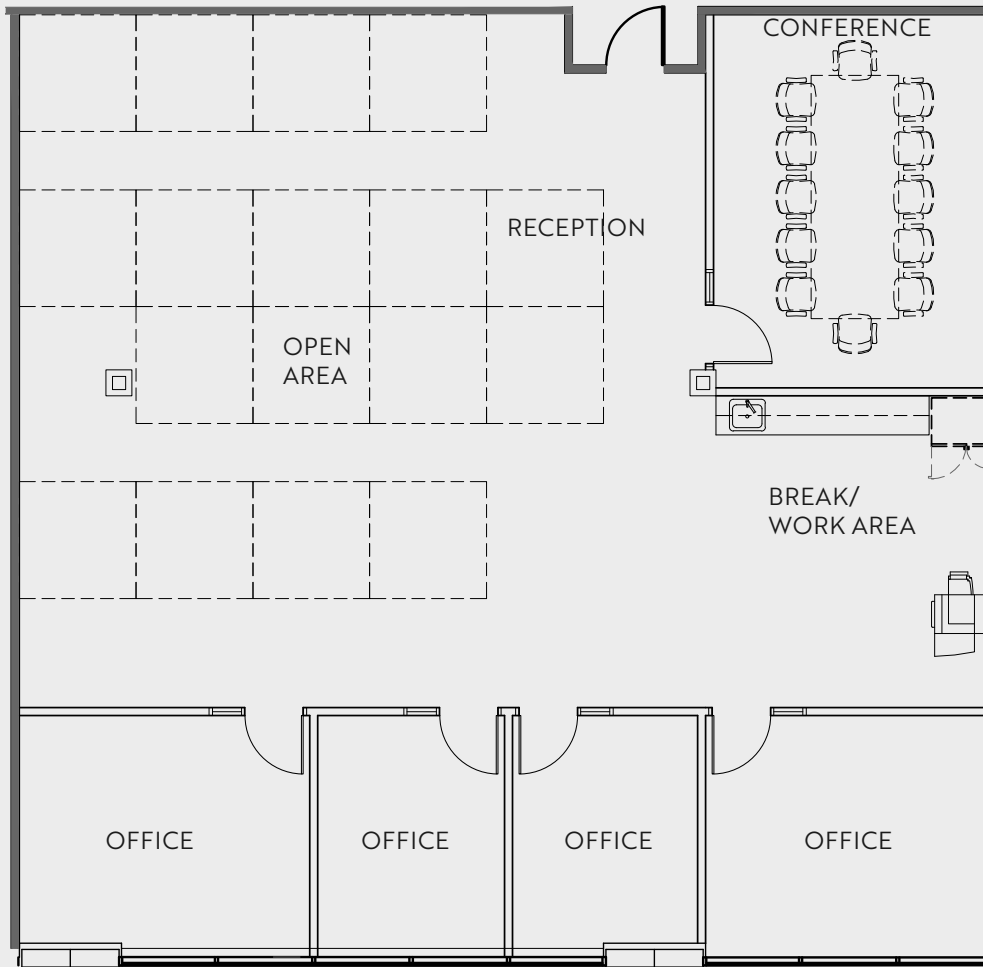
Suite	Size	Features
132	2,808 SF	New LED lighting and new carpet
145	2,225 SF	New LED lighting and new carpet

Availabilities

1st floor

ECCP IV

SUITE 132: 2,808 SF TEST FIT



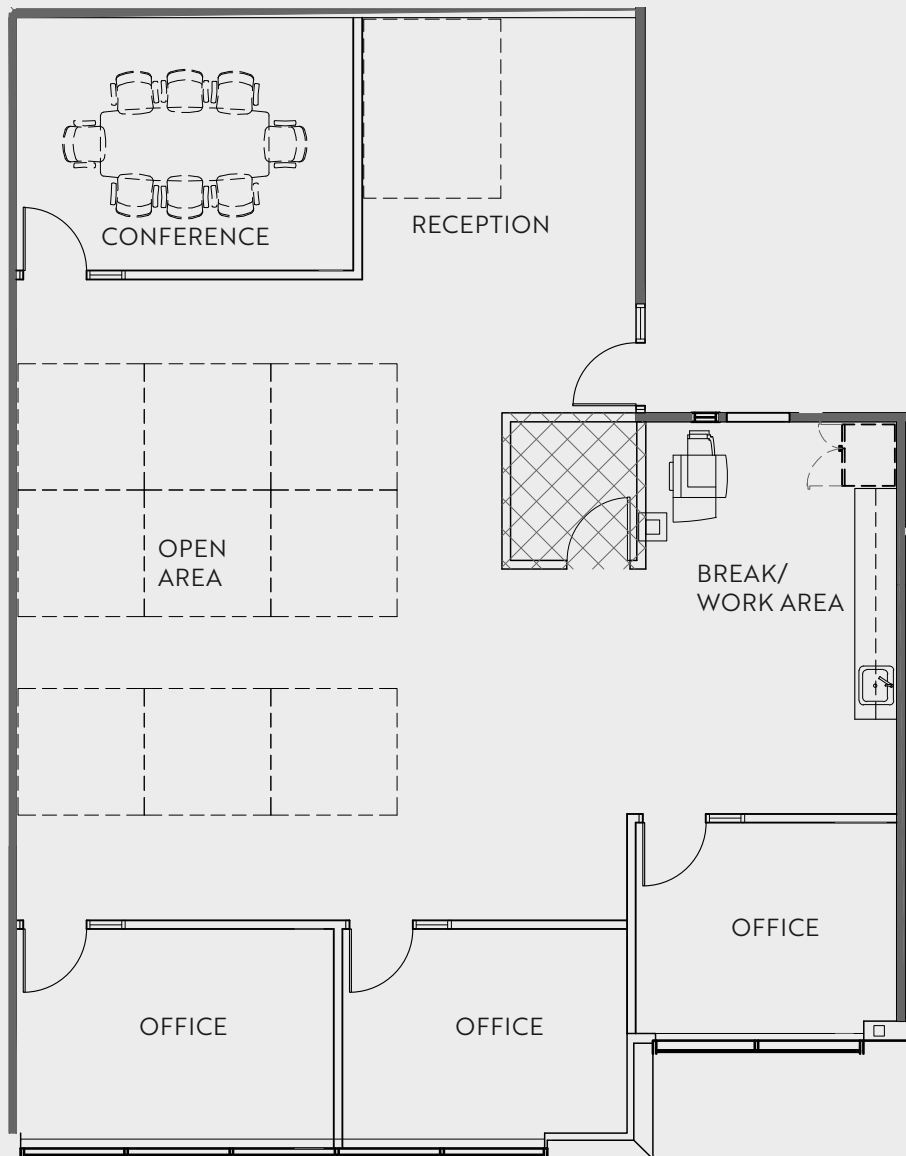
Availabilities

1st floor

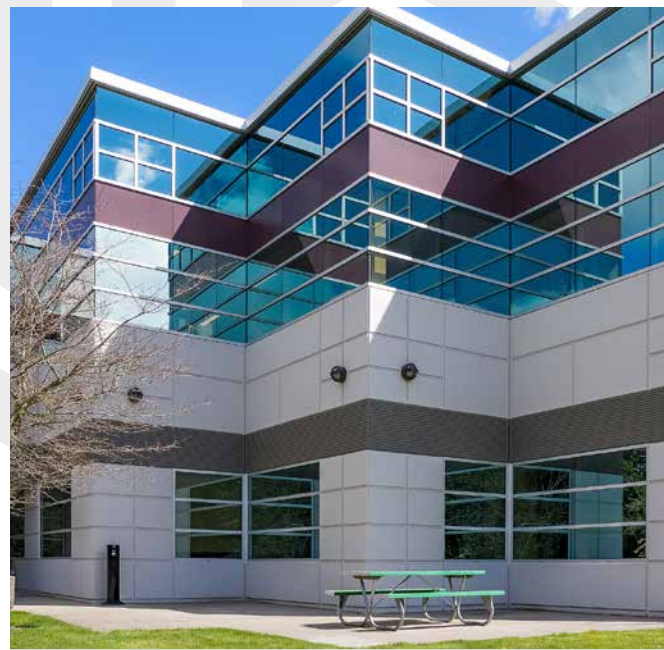
ECCP IV

Availabilities

SUITE 145: 2,225 SF TEST FIT



The Campus





**East Campus
Corporate Park IV**

East Campus Corporate Park IV

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FEDERAL WAY, WA

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