



TECHNOLOGY CENTER

32125 32ND AVENUE SOUTH, FEDERAL WAY, WA | OFFICE FOR LEASE



I5TECHCENTER.COM

km Kidder
Mathews

THE IMAGE & QUALITY COMPANIES DESIRE

The I-5 Technology Center is a Class A, two-story office property located directly off I-5 in the East Campus submarket of Federal Way

The building was constructed in 2000 to the highest standards, exceeding most conventional Class A office buildings in the Seattle area. The building has been extensively renovated and features a grand lobby with a free-floating steel staircase beneath a large multi-paneled skylight. The building has upgraded electrical and data capabilities and an above-market parking ratio. Totalling 100,601 square feet, the I-5 Technology Center is located directly adjacent to a major intersection off of Interstate 5 and within one mile of The Federal Way Commons, one of the largest lifestyle centers in the greater Puget Sound region.





TOUR
BUILDING
LOUNGE



TOUR
BUILDING
GYM

KEY FEATURES



\$18.00 PSF, NNN
lease rate



Aggressive ownership
with a creative approach



Avanti market
in common cafe



24/7 fitness
center with lockers
and showers



Abundant free
parking (5:1,000 SF)



High bay garage/
storage access with
available space



Amenity-rich
location



Quick, convenient
freeway access to
I-5 and SR 18

MAIN LOBBY

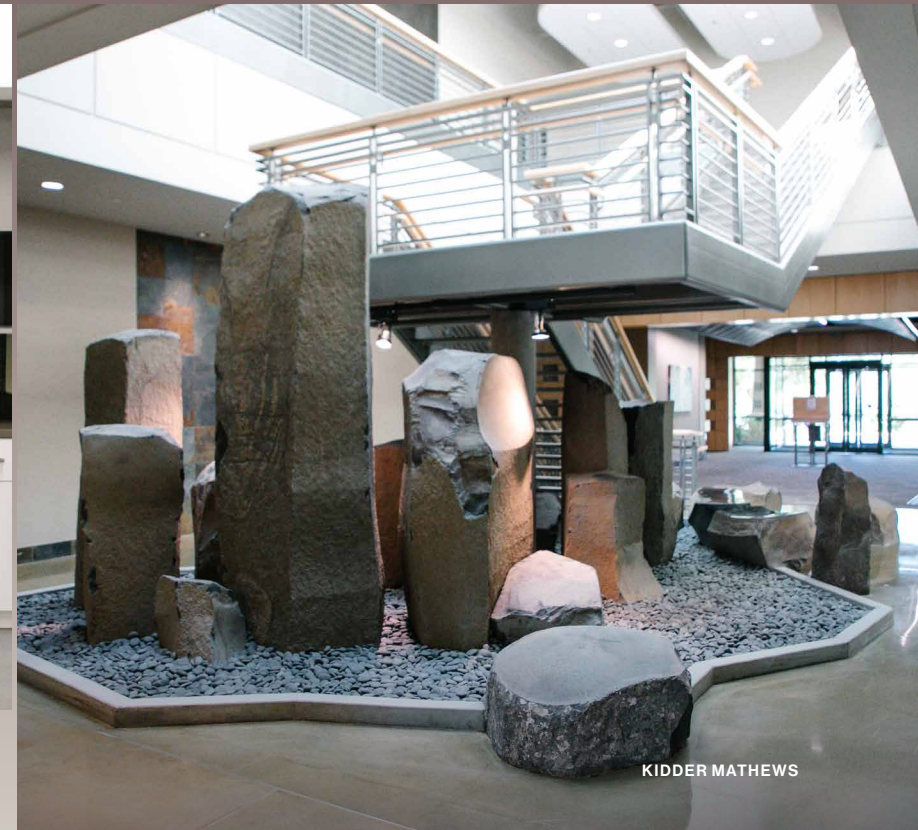


100	180 Wealth Advisors
110	Collins Aerospace
140	National Transportation Safety Board
160	
200	
220	Orano Federal Services, LLC
250	Humana
288	Tommy Bahama Group, Inc.

OFFICE SPACE AVAILABLE

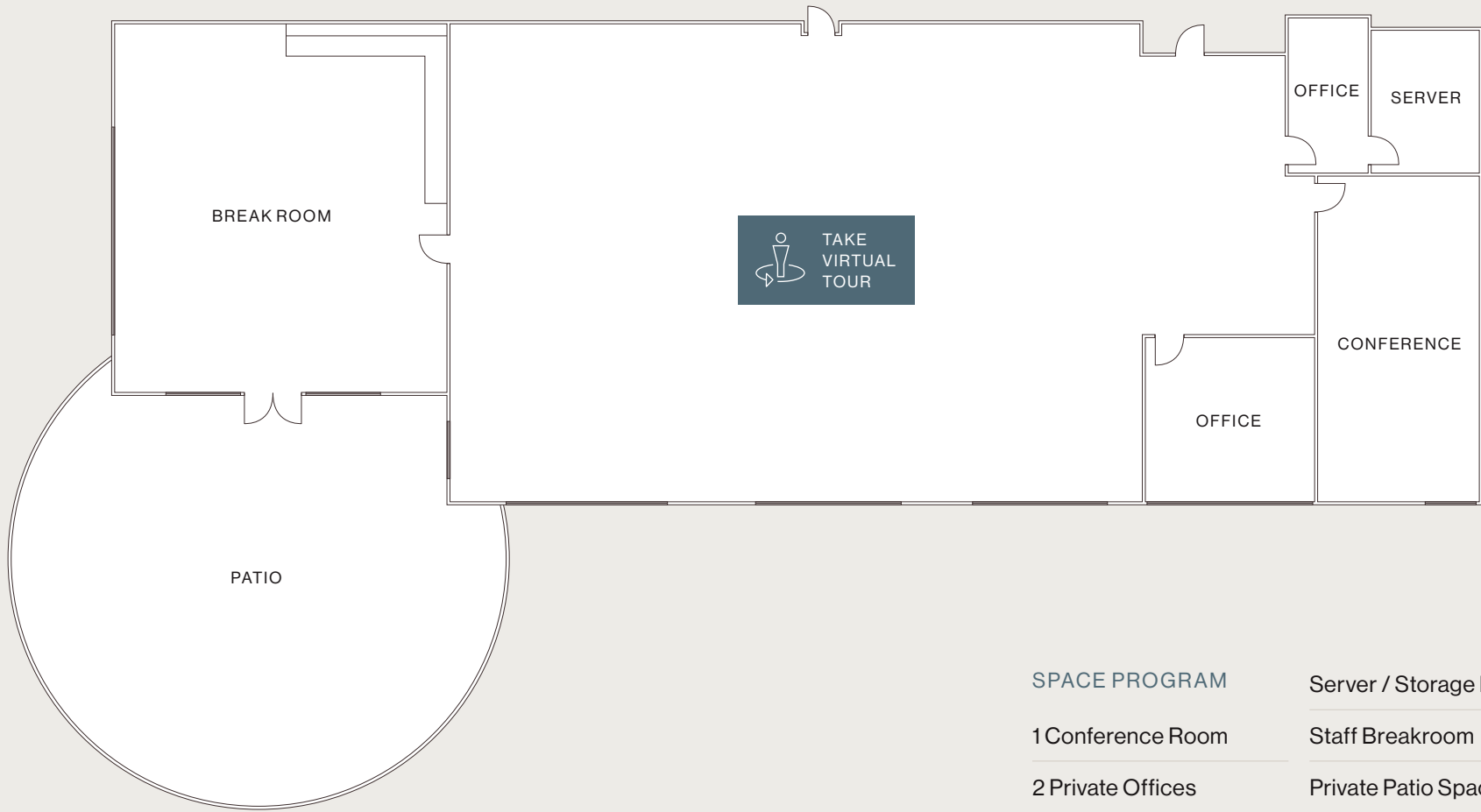
AVAILABLE SUITES

Suite 160	±7,660 RSF
Suite 200	±15,935 RSF
Suite 288	±18,435 RSF



SUITE 160

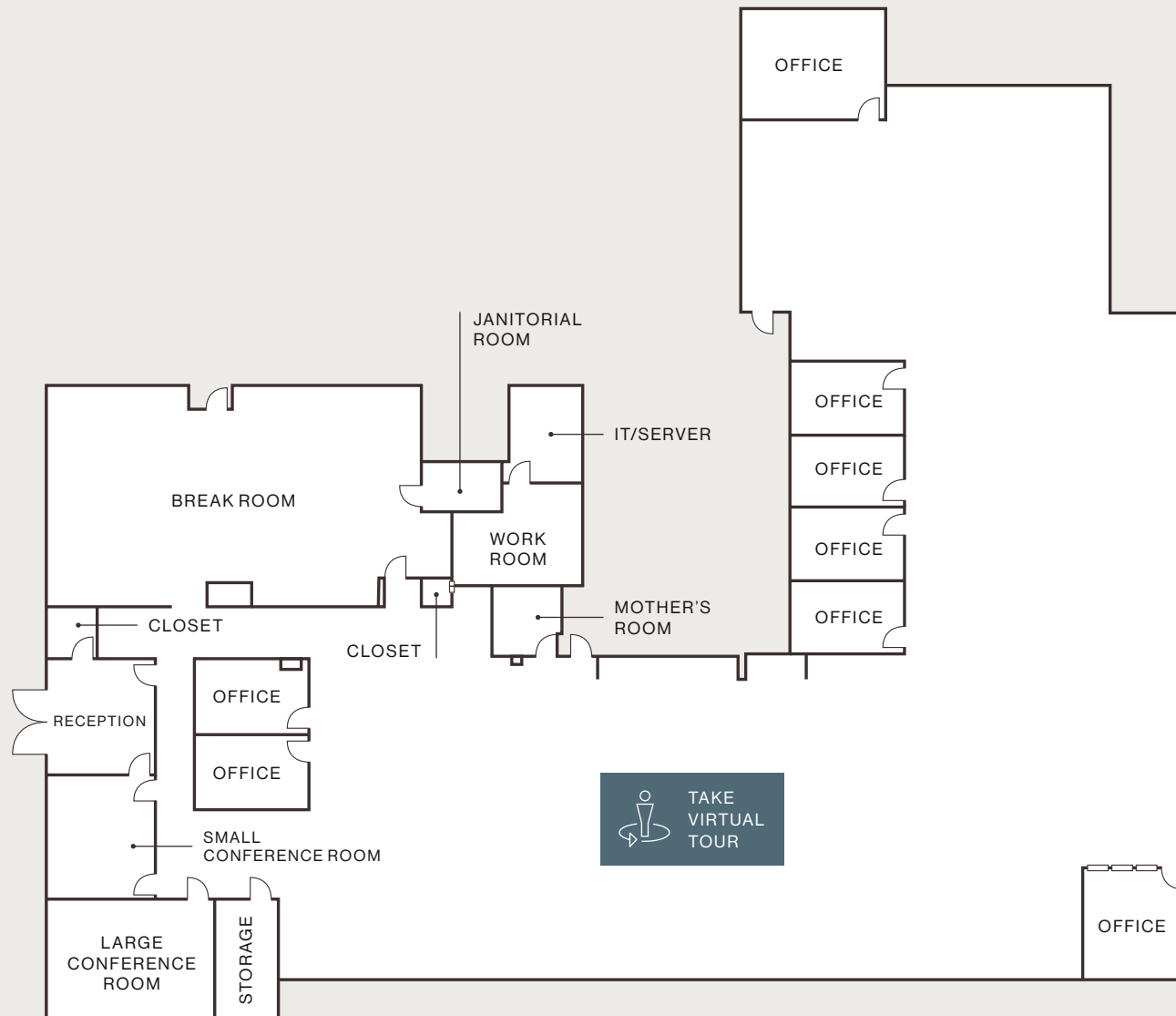
±7,660
RENTABLE SQUARE FEET



SPACE PROGRAM	
1 Conference Room	Server / Storage Room
2 Private Offices	Staff Breakroom
	Private Patio Space

SUITE 200

±15,935
RENTABLE SQUARE FEET



SPACE PROGRAM

Spacious Breakroom

8 Private Offices

Small Conference Room

Large Conference Room

Work Room

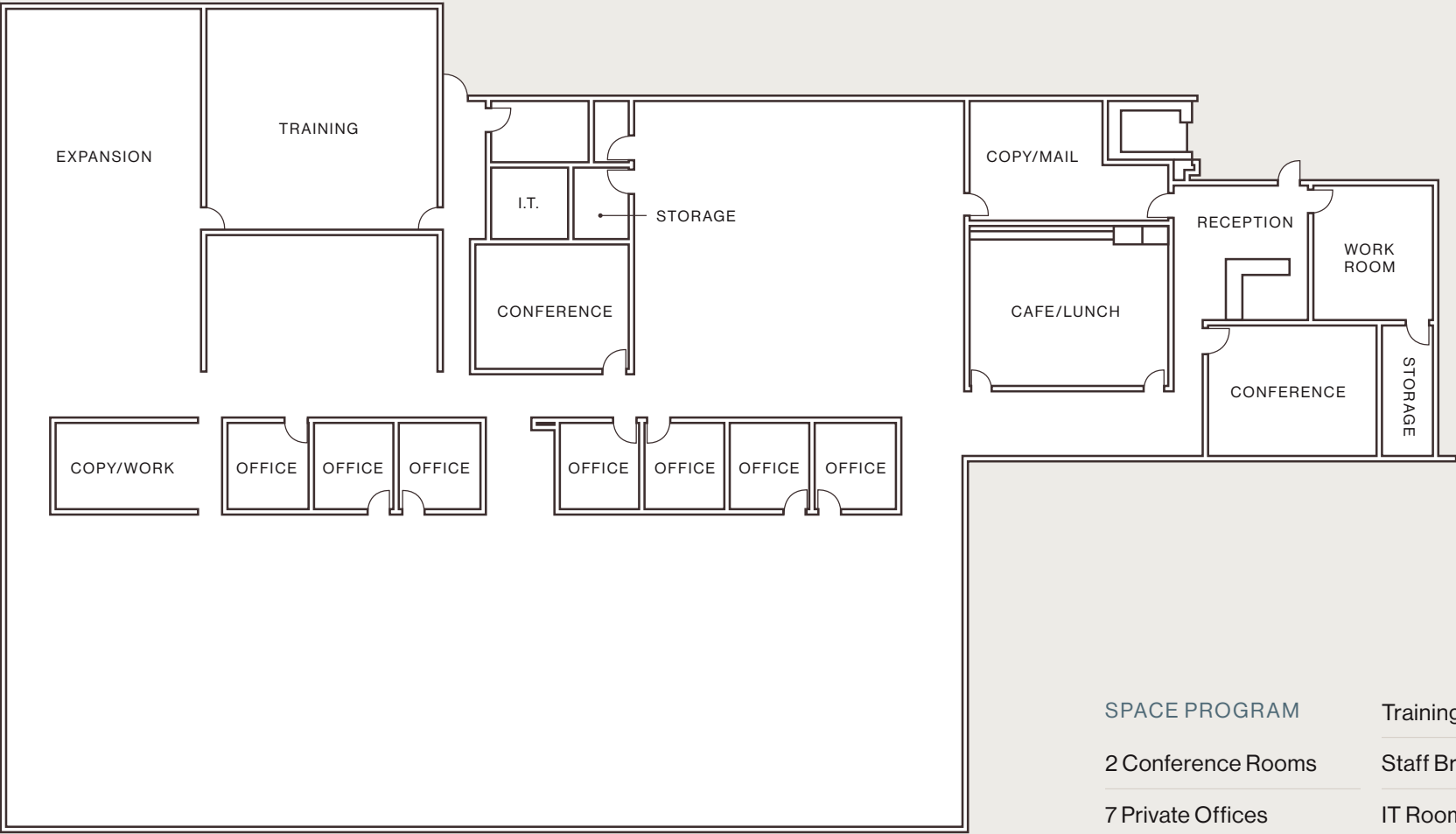
Mother's Room

IT / Server Room

3 Storage / Closets

SUITE 288

±18,435
RENTABLE SQUARE FEET



SPACE PROGRAM	
	Training Room
2 Conference Rooms	Staff Breakroom
7 Private Offices	IT Room
3 Copy / Work Rooms	2 Storage Closets

AMENITIES



I-5 TECHNOLOGY CENTER

THE COMMONS AT FEDERAL WAY
ANCHOR TENANTS

THE COMMONS AT FEDERAL WAY

- | | |
|-----------------------|-----------------------------|
| 01 Bath & Body Works | 02 Applebee's |
| 03 Baskin Robbins | 04 Champs Sports |
| 05 Buffalo Wild Wings | 06 Famous Footwear |
| 07 Casa De Moda | 08 Five Guys |
| 09 Chase Bank | 10 Harborstone Credit Union |
| 11 FedEd Office | 12 Kpop Nation |
| 13 Happy Lemon | 14 Oriental Massage |
| 15 Mama Stortini's | 16 Pet Supplies Plus |
| 17 Panera | 18 Sleep Number |
| 19 Salon Avida | 20 Verizon |
| 21 Taco Madre | 22 Yummy Crepe |
| 23 The Table | 24 Wetzel's Pretzels |

320TH STREET / HWY 99 CORRIDOR

- | | |
|----------------------|-----------------------|
| 01 H Mart | 02 Walmart |
| 03 Barnes & Noble | 04 85°C Bakery Cafe |
| 05 Joann's | 06 Best Buy |
| 07 LensCrafters | 08 Papa Murphy's |
| 09 PetSmart | 10 Trapper's |
| 11 Chipotle | 12 Wells Fargo |
| 13 Safeway | 14 Old Navy |
| 15 Michaels | 16 Ross |
| 17 Total Wine & More | 18 Bank of America |
| 19 Chick-fil-a | 20 Black Bear Diner |
| 21 L&L Hawaiian BBQ | 22 Safeway |
| 23 Planet Fitness | 24 Daiso |
| 25 Trader Joe's | 26 Crumbl Cookies |
| 27 T.J. Maxx | 28 Ivar's Seafood Bar |
| 29 Red Lobster | 30 Red Robin |

- The Commons at Federal Way
- 320th St / Hwy 99 Corridor Retail

23 MILES

TO DOWNTOWN SEATTLE

26 MILES

TO BELLEVUE

12 MILES

TO TACOMA

12 MILES

TO SEA-TAC INTERNATIONAL AIRPORT

EFFORTLESS
CONNECTIVITY





TECHNOLOGY CENTER

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