



Offering Summary:

Cushman & Wakefield/Commerce, as the exclusive agent, is pleased to offer for sale by auction West Campus V – 34709 9th Avenue South (“the Property”), a well-established 18,615 SF two building medical office complex located at the doorstep of the St. Francis Hospital in the City of Federal Way, Washington.

Property Highlights:

- Central location — Close to St. Francis Hospital and major retailers
- Easy access to major thoroughfares — Near I-5
- Ample parking
- Value add at 75% occupancy
- Opportunity for immediate value creation — Rental rates currently well below market

Auction Powered By:

Property Name: West Campus - Federal Way, WA

Go to **Ten-X.com/commercial** and search:

West Campus V to register

Auction Starts 09/20/2016 - Ends 09/22/2016

Property Address	34709 9 th Avenue South Federal Way, WA 98003
Property Type	Two, one-story class B medical office buildings
Structure	Wood framing with brick veneer
Year Built	1990
Lot Size	1.85 Acres/80,513 SF
Rentable Area	18,792 SF gross / 18,615 SF net
Occupancy	75% (6/8 Suites occupied)
Parking	88 (4.7/1,000 SF)
Traffic Count	32,922 annual average daily traffic
Expected 2016 NOI	\$239,000

For property and tour related questions, Cushman & Wakefield Commerce -WA RE# 17712

GARY DANKLEFSEN

Senior Director

(206) 521 0270

gary.danklefsen@comre.com

GORDON AHALT

Senior Director

(206) 521 0262

gordon.ahalt@comre.com

EVAN COHN

Associate

(206) 521 0266

evan.cohn@comre.com

For auction/registration related questions, please contact:

JEFF HAUBER

Ten-X, Client Manager

(949) 790 6428

jhauber@ten-x.com

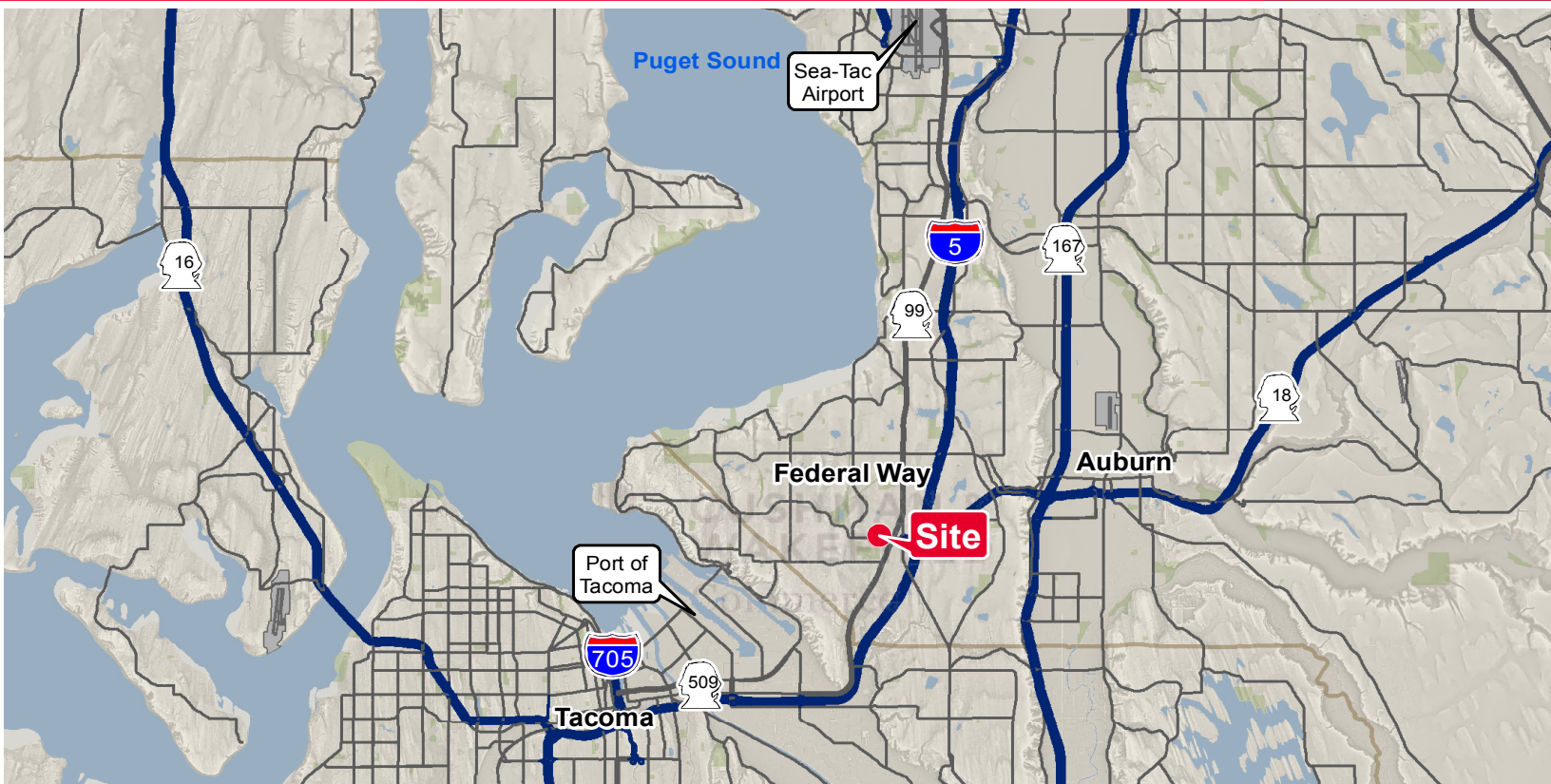


**CUSHMAN &
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Commerce

FOR SALE BY AUCTION

West Campus V

34709 9th Avenue South Federal Way, WA 98003



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