

# ABAM BUILDING

33301 9TH AVE S | FEDERAL WAY, WA



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# ABAM BUILDING

## FEDERAL WAY OFFICE SPACE FOR LEASE

### AVAILABLE:

SUITE 120: 3,335 RSF

SUITE 200: 17,771 RSF - Full floor (Or may demise to smaller suites)

### FEATURES:

- **RENTAL RATE:** \$16.00 per RSF plus NNN's. Estimated 2022 operating expenses for ABAM Building are \$9.15/RSF
- Class A Suburban Office Space including Medical/Dental
- Great location in a quiet, office park setting adjacent to Celebration Park
- Convenient freeway access to Highways 18 & 99 and Interstate 5
- Situated close to restaurants and active shopping centers
- Ideal for general office or professional services, including medical
- Excellent parking ratio of 4.3 stalls/1,000SF





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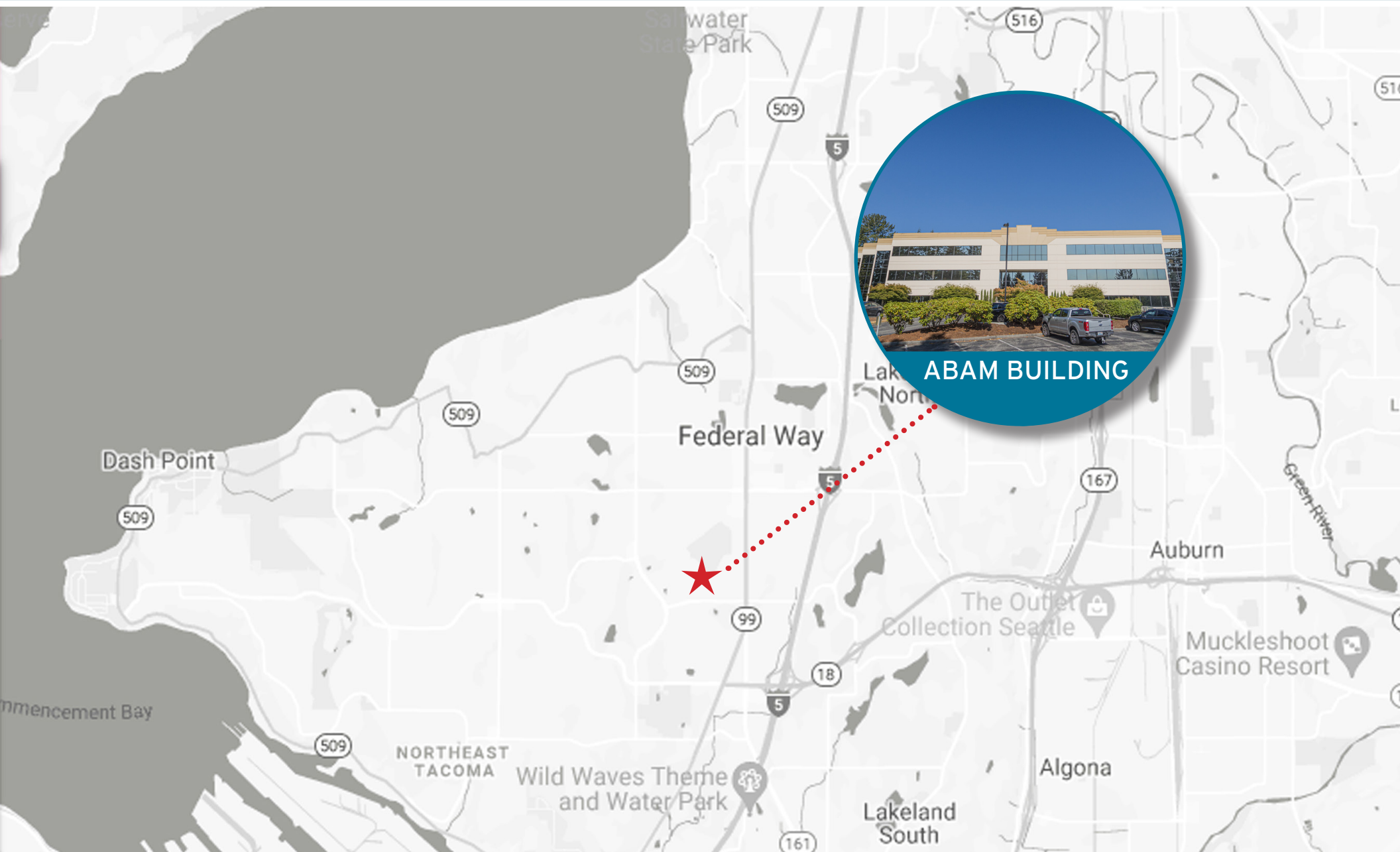
FEDERAL WAY OFFICE SPACE FOR LEASE





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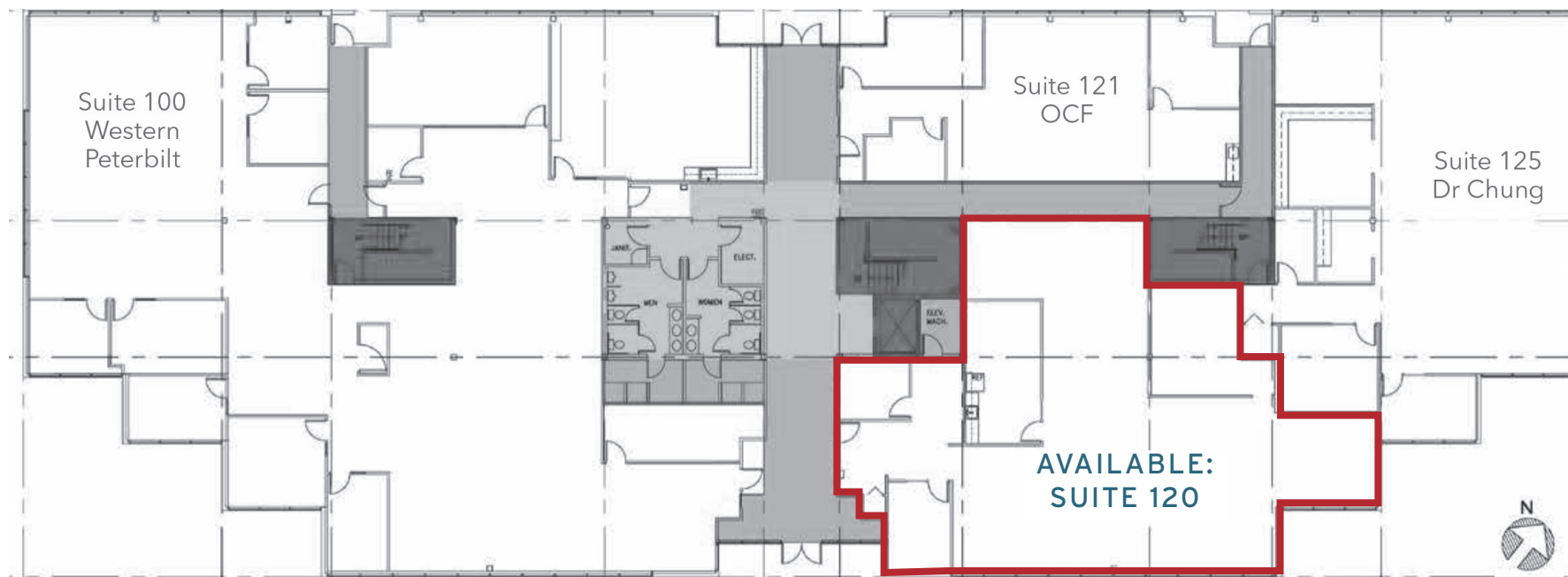
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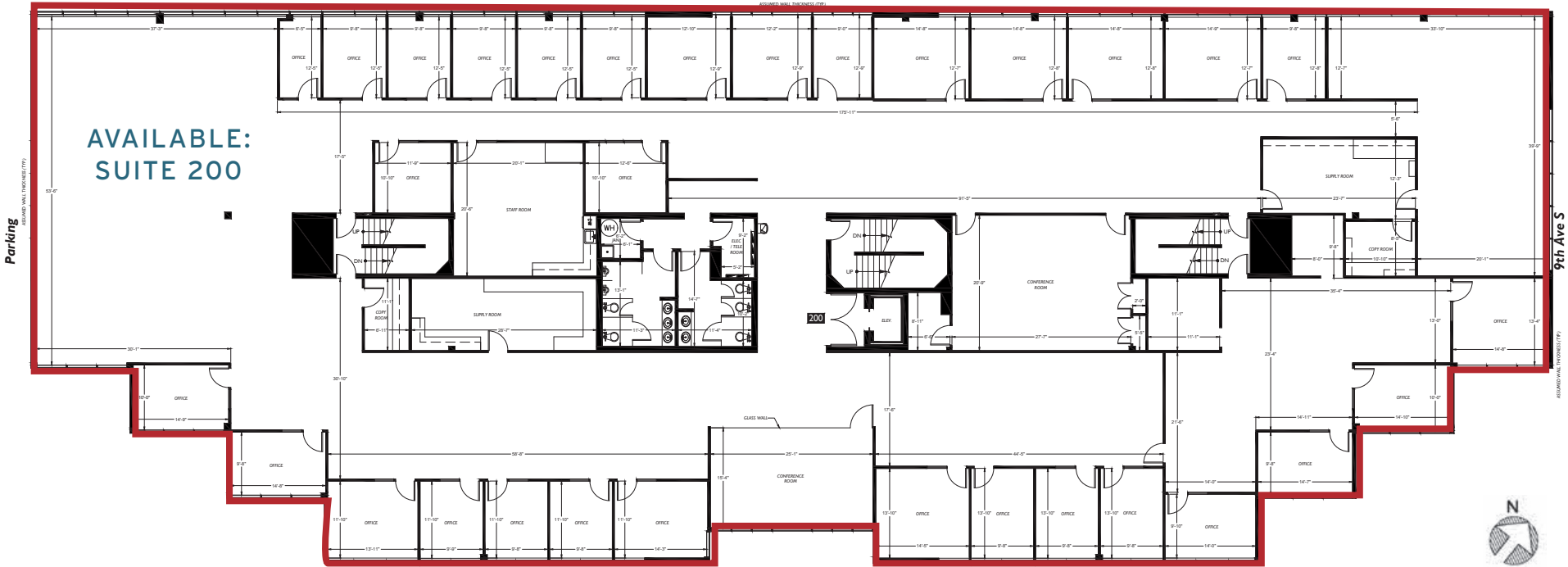
| SUITE | FLOOR | SIZE      | RATE                   |
|-------|-------|-----------|------------------------|
| 120   | 1     | 3,335 RSF | \$16.00/RSF plus NNN's |



# ABAM BUILDING

## FEDERAL WAY OFFICE SPACE FOR LEASE

| SUITE     | FLOOR | SIZE       | RATE                   |
|-----------|-------|------------|------------------------|
| SUITE 200 | 2     | 17,771 RSF | \$16.00/RSF plus NNN's |





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## FEDERAL WAY OFFICE SPACE FOR LEASE

| SUITE | FLOOR | SIZE       | RATE                   |
|-------|-------|------------|------------------------|
| 200   | 2     | 17,771 RSF | \$16.00/RSF plus NNN's |



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