



FOR LEASE

Renovated
Class-A Office in
Federal Way

The Centre at Federal Way

2505 S 320th Street, Federal Way, WA 98003

PROPERTY HIGHLIGHTS

- + Suite 210: 2,047 RSF
- + Suite 300: 6,704 RSF
- + Suite 310: 1,256 RSF (Available 8/1/26)
- Can be combined with 300 for 7,969 SF
- + Suite 400: 13,497 SF (Available 7/1/26)
- + Suite 500: 13,418 SF (Available 7/1/26)
- + Suite 630: 3,446 RSF
- + Extensive capital improvement project completed in 2018
- + Excellent location, with unmatched accessibility from I-5 and 1-1/2 blocks from the future Sound Transit Station
- + Prominent, 6-story, Class-A mid-rise with grand lobby and spectacular Mt. Rainier views
- + Countless retail amenities within walking distance



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SUITES AVAILABLE

6 Suites

OFFICE SF

1,256 - 26,915 SF

PRICE/SF

\$21.00/SF, NNN

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The Centre at Federal Way is the ideal place to located your company in Federal Way. Conveniently situated just off I-5, and within easy walking distance to the future Sound Transit Station, countless restaurants, and retail amenities, the Centre offers the best of both works for employees and clients alike.

BUILDING FEATURES

- + New building entries, common areas and landscaping, completed in early 2018
- + 2-story, light-filled lobby featuring grand staircase to second floor
- + Several suites feature direct access to spacious outdoor decks
- + Plentiful parking – ratio of 4.0/1,000 SF
- + New bathrooms, common corridors, elevator lobbies and elevator interiors
- + High-speed internet service available from Comcast & CenturyLink
- + After-hours access via electronic key card
- + Rated “Very Walkable” on WalkScore.com



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