

1,542 SF  
OFFICE



FOR LEASE



## West Campus Professional Building II

1230 S 336th St, Federal Way, WA

### Property Highlights

- Suite F (Hart Insurance): 1,542 SF
- Well-maintained building with abundant parking.
- Fully air-conditioned office.
- Easy access to I-5 & Pacific Hwy S.
- Located minutes from future Link Light Rail Station.
- Great visibility from South 336th St (19,000+ VPD)
- Lease Rate: \$20.00 PSF, NNN



<https://www.nai-psp.com>

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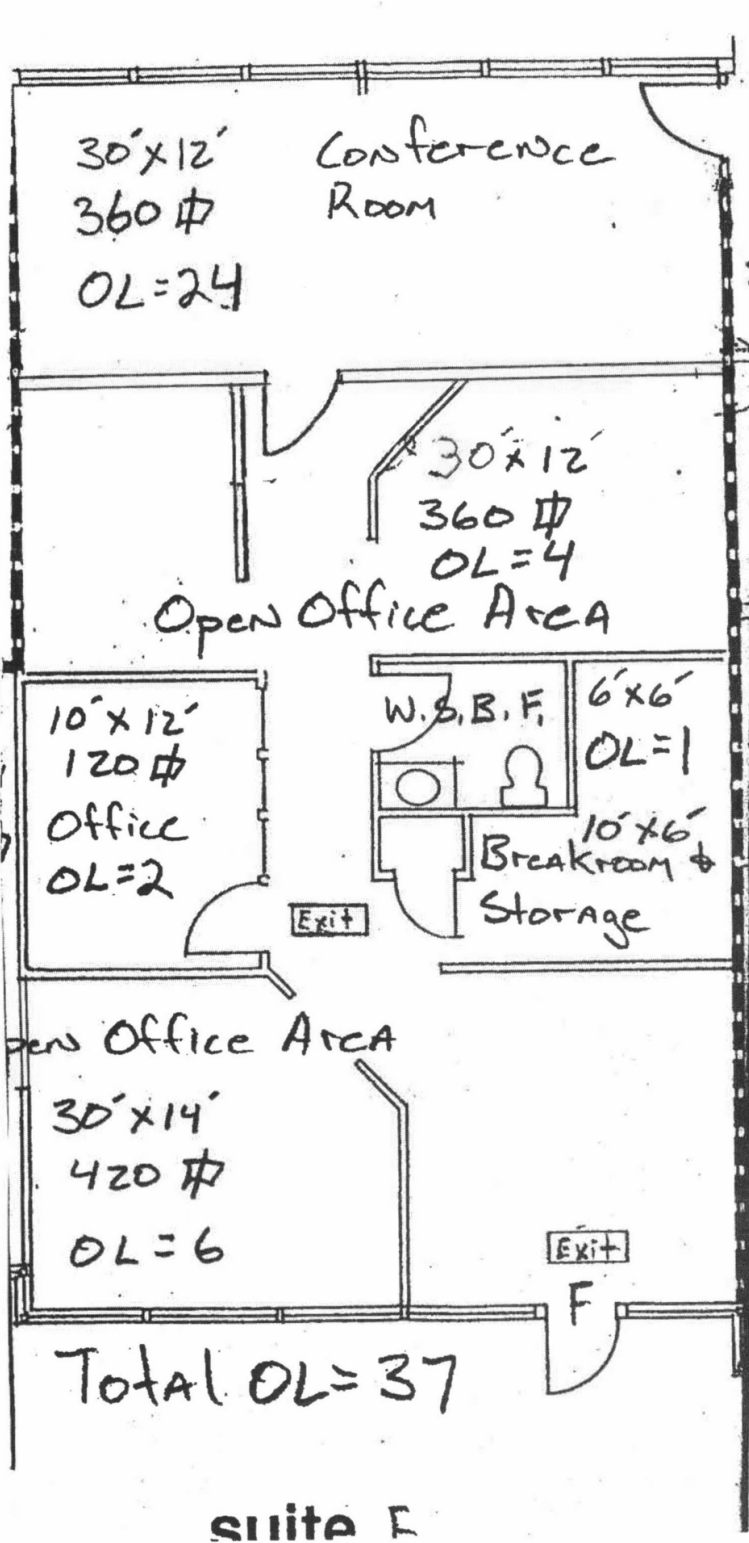
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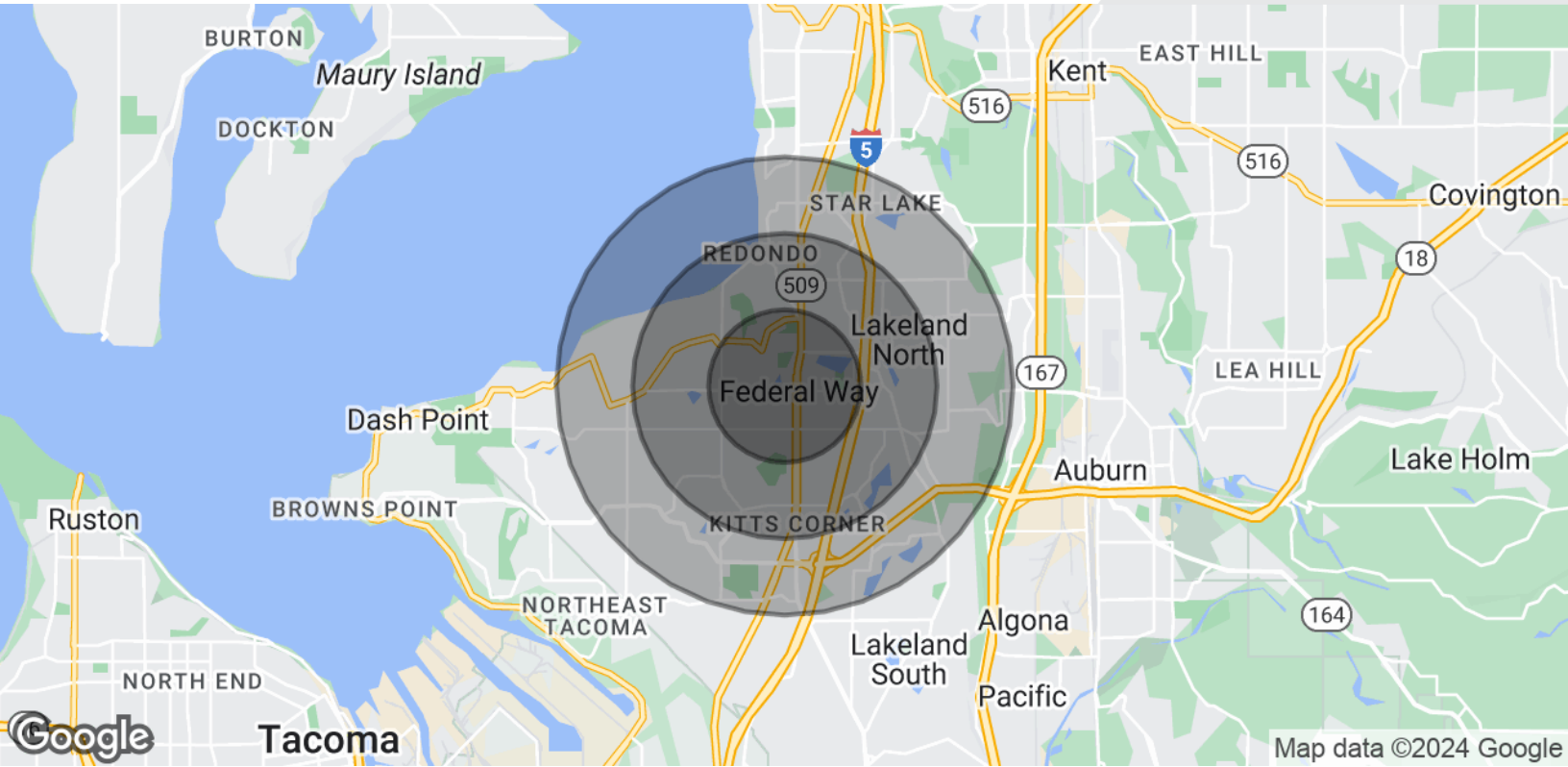


1542 s

# 1,542 SF OFFICE



## FOR LEASE



### POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	16,002	56,154	102,662
Average Age	41.6	38.8	37.9
Average Age (Male)	39.2	37.6	36.1
Average Age (Female)	44.1	40.2	39.4

### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	6,425	22,058	39,349
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$68,010	\$78,140	\$84,282
Average House Value	\$296,517	\$294,521	\$316,672

2020 American Community Survey (ACS)



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