

FOR LEASE

WELLNESS PLAZA
34617 11th Pl S Federal Way, WA 98003



OFFERING SUMMARY

Lease Rate:	\$24.00 - 26.00 SF MG
Building Size:	23,200 SF
Available SF:	811 - 7,617 SF
Lot Size:	37,666 SF
Number of Units:	1
Year Built:	1981
Zoning:	OP

PROPERTY OVERVIEW

Professional or Medical office space for lease near St. Francis Hospital and close to South 348th Street and Pacific Highway South. Suite sizes range from 811 SF to 7,617 SF, offering flexibility for a variety of users. Asking lease rate is \$24–\$26/SF Modified Gross and Tenant improvement allowance negotiable. The property features abundant onsite parking and excellent freeway access, making it a convenient choice for patients and staff alike.

AVAILABLE SUITES

- Suite 101: 1,196 SF
- Suite 202: 1,730 SF
- Suite 300: 1,500 SF (can combine with Suite 303 for 2,311 SF)
- Suite 303: 811 SF (can combine with Suite 300 for 2,311 SF)
- Suite 405: 7,617 SF

PROPERTY WEBSITE

[Click Here](#)

Dominic Temmel
(253) 273-6474
dtemmel@cbcworldwide.com

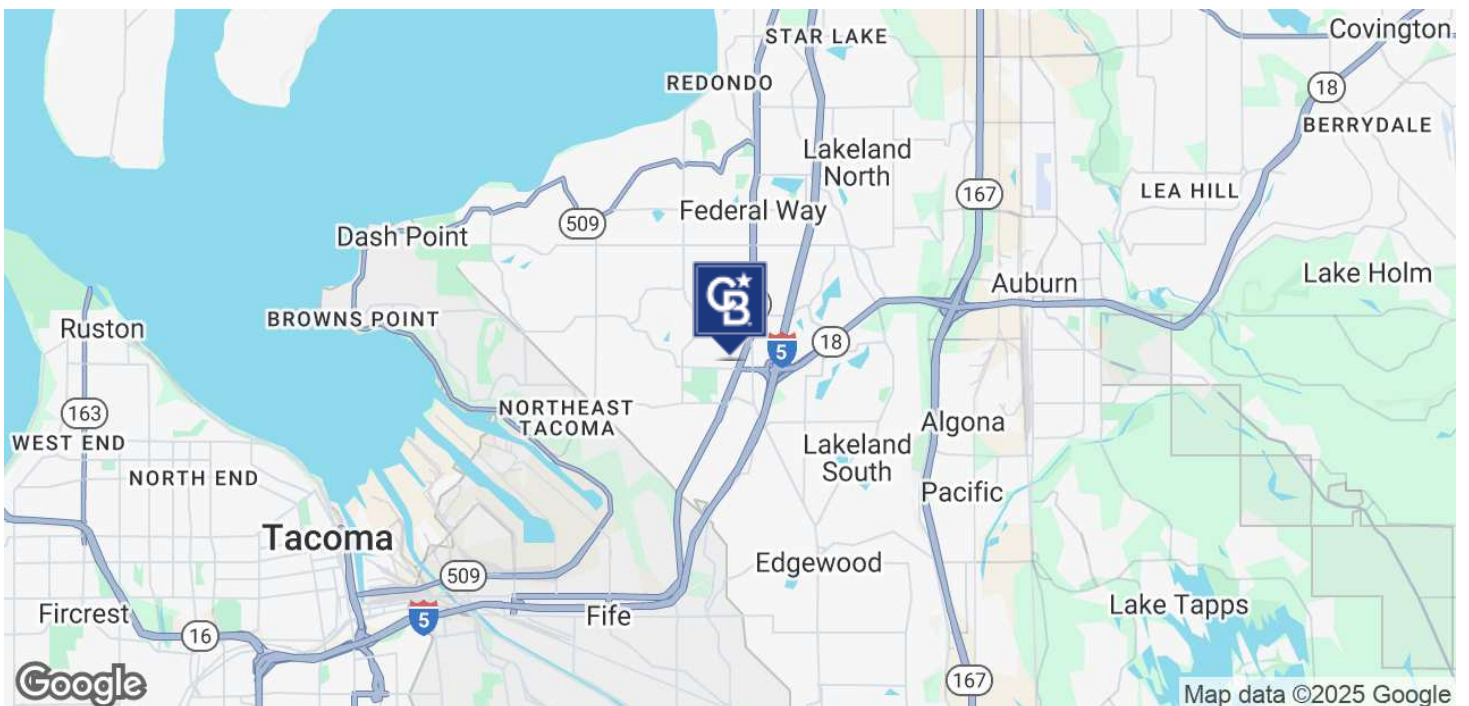


COLDWELL BANKER
COMMERCIAL
DANFORTH

FOR LEASE

WELLNESS PLAZA

34617 11th Pl S Federal Way, WA 98003



Dominic Temmel
(253) 273-6474
dtemmel@cbcworldwide.com

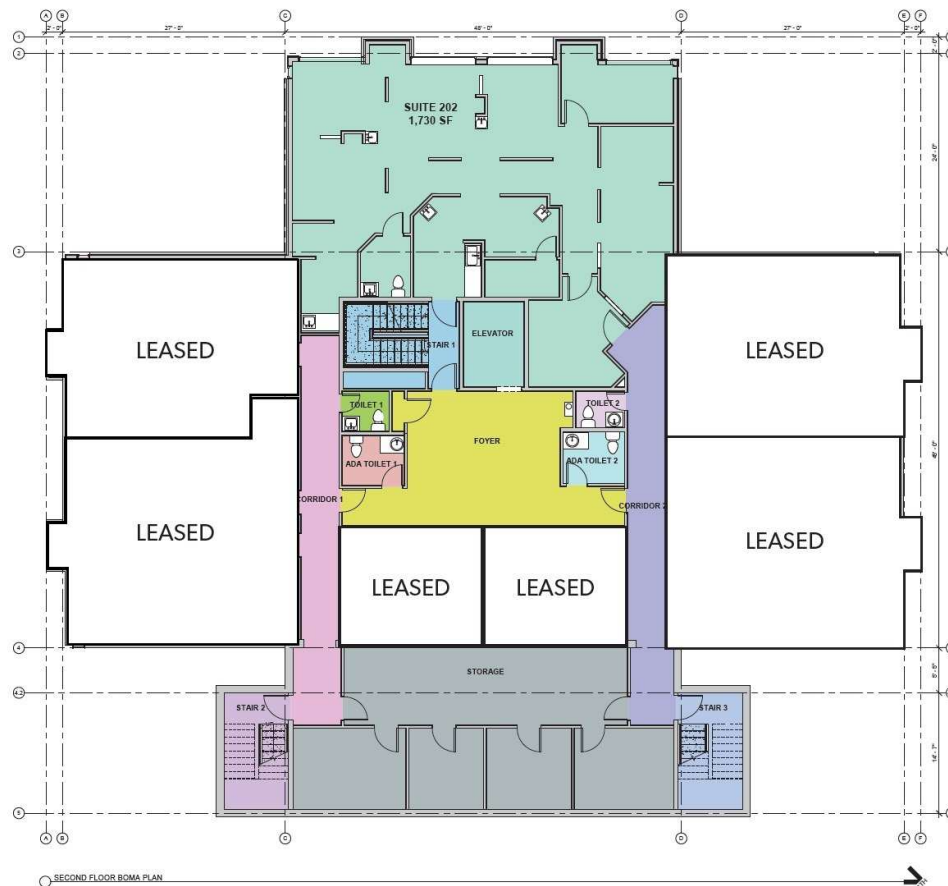


COLDWELL BANKER
COMMERCIAL
DANFORTH

FOR LEASE

WELLNESS PLAZA
34617 11th Pl S Federal Way, WA 98003

Available Spaces - 2nd Floor



RENTABLE AREA LEGEND

SUITE 202 1,730 SF

Dominic Temmel
(253) 273-6474
dtemmel@cbcworldwide.com

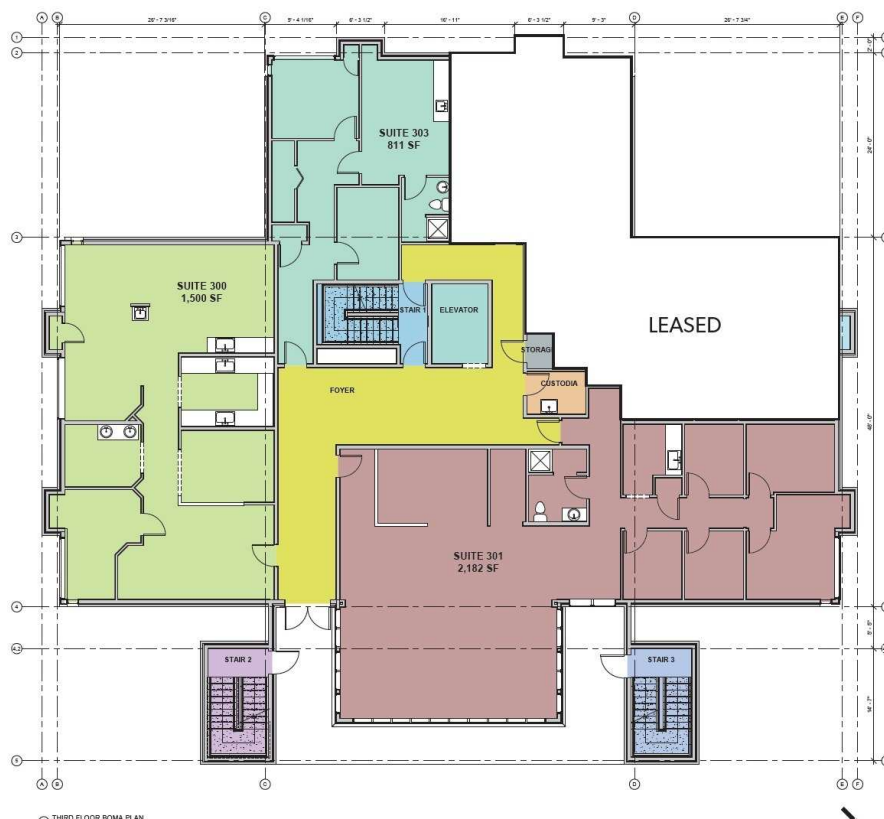


**COLDWELL BANKER
COMMERCIAL**
DANFORTH

FOR LEASE

WELLNESS PLAZA
34617 11th Pl S Federal Way, WA 98003

Available Spaces - 3rd Floor



RENTABLE AREA LEGEND

-  SUITE 300 1,500 SF
-  SUITE 301 2,182 SF
-  SUITE 303 811 SF
-  SUITE 300 + 303 2,311 SF

Dominic Temmel
(253) 273-6474
dtemmel@cbcworldwide.com



**COLDWELL BANKER
COMMERCIAL**
DANFORTH

FOR LEASE

WELLNESS PLAZA
34617 11th Pl S Federal Way, WA 98003

Available Spaces - 4th Floor



RENTABLE AREA LEGEND

SUITE 405 7,617 SF

Dominic Temmel
(253) 273-6474
dtemmel@cbcworldwide.com

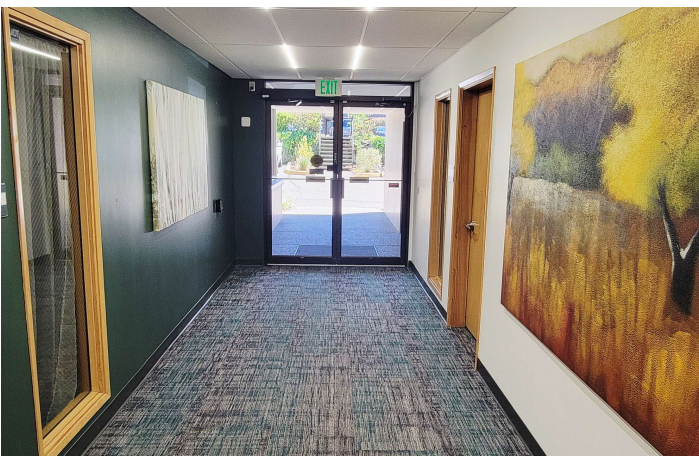
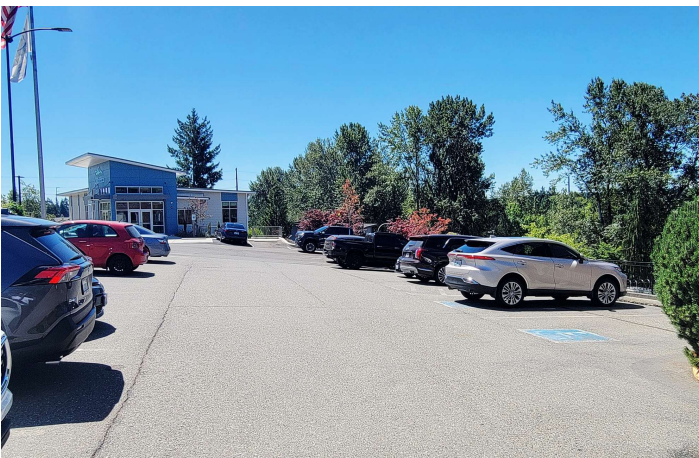


**COLDWELL BANKER
COMMERCIAL**
DANFORTH

FOR LEASE

WELLNESS PLAZA

34617 11th Pl S Federal Way, WA 98003



Dominic Temmel
(253) 273-6474
dtemmel@cbcworldwide.com



**COLDWELL BANKER
COMMERCIAL**
DANFORTH