OFFICE

IRG
Industrial Realty Group, LLC

FOR LEASE

33663 Weyerhaeuser Way S, Federal Way WA 98003



Woodbridge Corporate Park – HQ

The Headquarters Building is an iconic 337,000 square foot office building with Pacific Northwest character, in a natural, private campus setting surrounded by lakes, wildlife, and framed by Douglas fir trees and native landscaping. Your new headquarters boasts immediate access to Interstate 5 and is located just 20 minutes from Seattle-Tacoma International Airport. The property features numerous outdoor trails, indoor fitness center, large cafeteria and assembly and hosting spaces, connecting employees and visitors to a healthy, balanced lifestyle and an unparalleled meeting experience.

The building is internationally recognized for award winning architectural design created by Skidmore, Owings and Merrill. The iconic exterior includes gently sloping, ivy-covered rooftop terraces and massive glass walls, which run continuously along each side of the building, uninterrupted by wall surfaces or metal dividers. The interior is open with rich wood detailing and unique architectural features. As a part of Woodbridge Corporate Park, the campus provides the potential to expand to more than one million square feet for future growth. This combination creates a remarkable opportunity for your company's next strides toward success with both employee retention and corporate advancement.
Features:
East-west orientation reduces energy consumption

Deep overhangs reduce glare

Green-roof technology reduces solar heat gain in the summer and maximize it in the winter

Heat-reclamation system recovers heat through the operation of special heat-recovery chillers supply both chilled water for cooling and hot water for heating the building

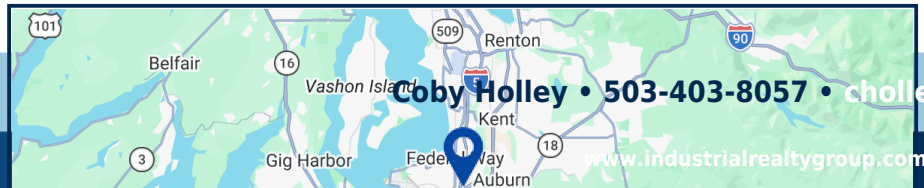
MEP systems are well integrated into the ceiling and floor so that space planning is impeded only by the column grid

Water storage system collects excess heat generated during the day to warm the building the next morning

A gas-fired boiler plant that provides supplemental heat during cold weather.

Property Details

Total Sq. Ft.	343,535
Avail. Sq. Ft.	341,071
No. of Buildings	2
Acres	101
Developable Acres	19
Zoning	OP, OP-1, OP-2 Office Park
Column Spacing	18' E to W
Clear Height	-6'–10'
Dock Doors	3
Car Parking	918



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