OFFICE

IRG
Industrial Realty Group, LLC

FOR LEASE

32901 Weyerhaeuser Way S, Federal Way WA 98001



Woodbridge Corporate Park – Tech Center

The Technology Center is a 458,000 square foot flex building with office space, Class A lab space, industrial space, storage space, and a large service yard. The building's mechanical, fiber, electrical, and plumbing capacities are of a high level and it has an emergency generator. The Technology Center is designed to have maximum flexibility in terms of space reconfiguration. It has the capability to park a minimum of 1,000 vehicles. Its location, just south of 320th Street, gives it excellent access to I-5.

Ample parking: 4/1000 ratio

Ceiling heights: 9'6" (Office) – 9' (Lab)

Windows: Floor-to-ceiling glass window walls of 4' x 12' panes

HVAC: Two unit supply air fan system with re-heat in each office area

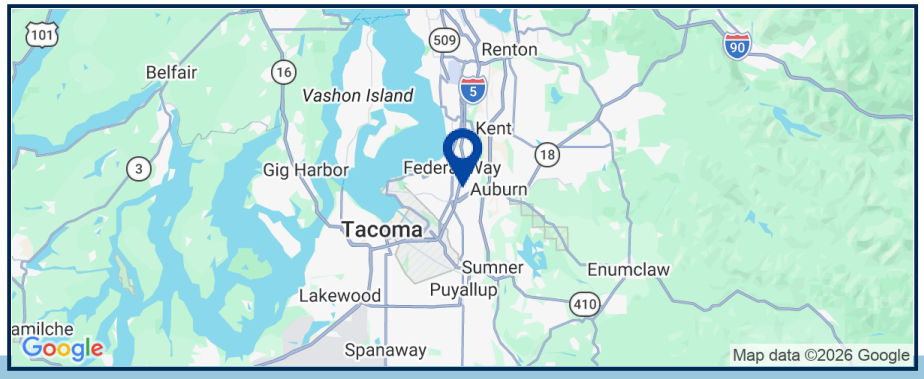
Chillers: Two 600-ton chillers, one 300-ton chiller (centrifugal)

Boilers: One 600HP/25 MM BTU/hour One 300HP/12.5MM BTU/hour

Electrical: Six 1,500KVA 12,470v – 227/480VOne 2,500KVA 12,470v – 1,386/2,400V

Reserve Electrical: One 1,250 KVA generator

Sprinklers: Fully sprinklered; wet/dry, one electric fire pump, one diesel fire pump



Property Details

Total Sq. Ft.	467,182
Avail. Sq. Ft.	201,606
No. of Buildings	1
Acres	48
Developable Acres	17
Zoning	OP, OP-1, OP-2 Office Park
Column Spacing	40
Clear Height	28'
Dock Doors	1
Drive-In Doors	3
Car Parking	627

Coby Holley • 503-403-8057 • cholley@irgra.com

OFFICE

FOR LEASE

32901 Weyerhaeuser Way S, Federal Way WA 98001

IRG
Industrial Realty Group, LLC









Coby Holley • 503-403-8057 • cholley@irgra.com