

woodbridge

CORPORATE PARK



33663 Weyerhaeuser Way S

340,000 SF
PREMIER OFFICE

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OPEN AREA

BUILDING FEATURES & AMENITIES

- » Expansive parking: 3/1,000 ratio
- » High ceilings: 14'4"
- » Endless outdoor recreation opportunities
- » Abundant natural light
- » Easy access to mass transit and future Light Rail
- » Immediate access to I-5
- » Expansive floorplates
- » Minutes away from restaurants and coffee



RECEPTION



GAME ROOM

337,604 RSF FULL BUILDING

DECK	35,804 SF	5th Floor	DECK
	62,064 SF	4th Floor	
	84,117 SF	3rd Floor	
	71,793 SF	2nd Floor	
	83,826 SF	1st Floor	



BREAK ROOM



SEATTLE

BELLEVUE

RENTON



5

SOUTH TO TACOMA
20 MINUTES

NORTH TO SEATTLE
30 MINUTES

135,000 SF
EXPANSION
OPPORTUNITY

BOAT
LAUNCH

FISHING/
KAYAKING

NORTH
LAKE

PADDLEBOARDING
KAYAKING

12 MILES
RUNNING
TRAILS

woodbridge
CORPORATE PARK

41,000
PARKING RATIO

SPORTS
FIELD

PACIFIC
BONSAI
MUSEUM

RHODODENDRON
SPECIES
BOTANICAL
GARDEN

BUILDING DATA

- Class A office building
- Year built: 1971
- 337,000 SF over 5 floors
- Expansive and efficient 35,000 to 90,000 SF floor plates
- 14' floor-to-floor heights
- Four passenger elevators; one freight elevator

AMENITIES

- Abundant natural light
- Lake views
- Park-like setting
- 12 miles of running trails
- Recreation field
- Ample parking 4/1,000
- On-site 10-acre lake
- Private decks

ACCESS

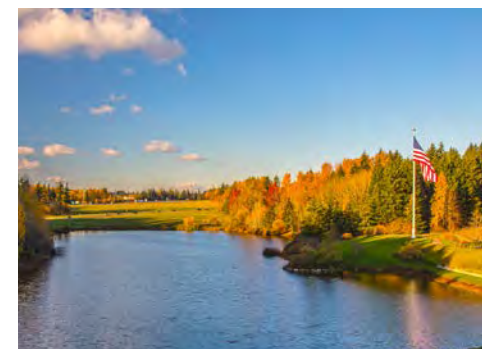
- Easy access to I-5
- 28 minutes south of downtown Seattle
- Convenient to South End of Seattle
- 15 minutes to SeaTac Airport
- Excellent transit access: Metro stop at the building

SIGNAGE

- Exterior signage available

FEATURES

- East-west orientation reduces energy consumption
- Deep overhangs reduce glare
- Green-roof technology reduces solar heat gain in the summer and maximizes 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.



33663 Weyerhaeuser Way South



PARK-LIKE SETTING



12 MILES OF RUNNING TRAILS



ON-SITE HELI PADS



AMPLE PARKING



RECREATION FIELD



TERRACES



10-ACRE LAKE ON-SITE



RHODODENDRON GARDEN



BIKE LANES



33663 Weyerhaeuser Way South



AMPLE FREE
PARKING



WOODED SETTING
BIKE & WALKING TRAILS



ONSITE
10-ACRE LAKE



340,000 SF WITH THE
ABILITY TO EXPAND
INTO 135,000 RSF

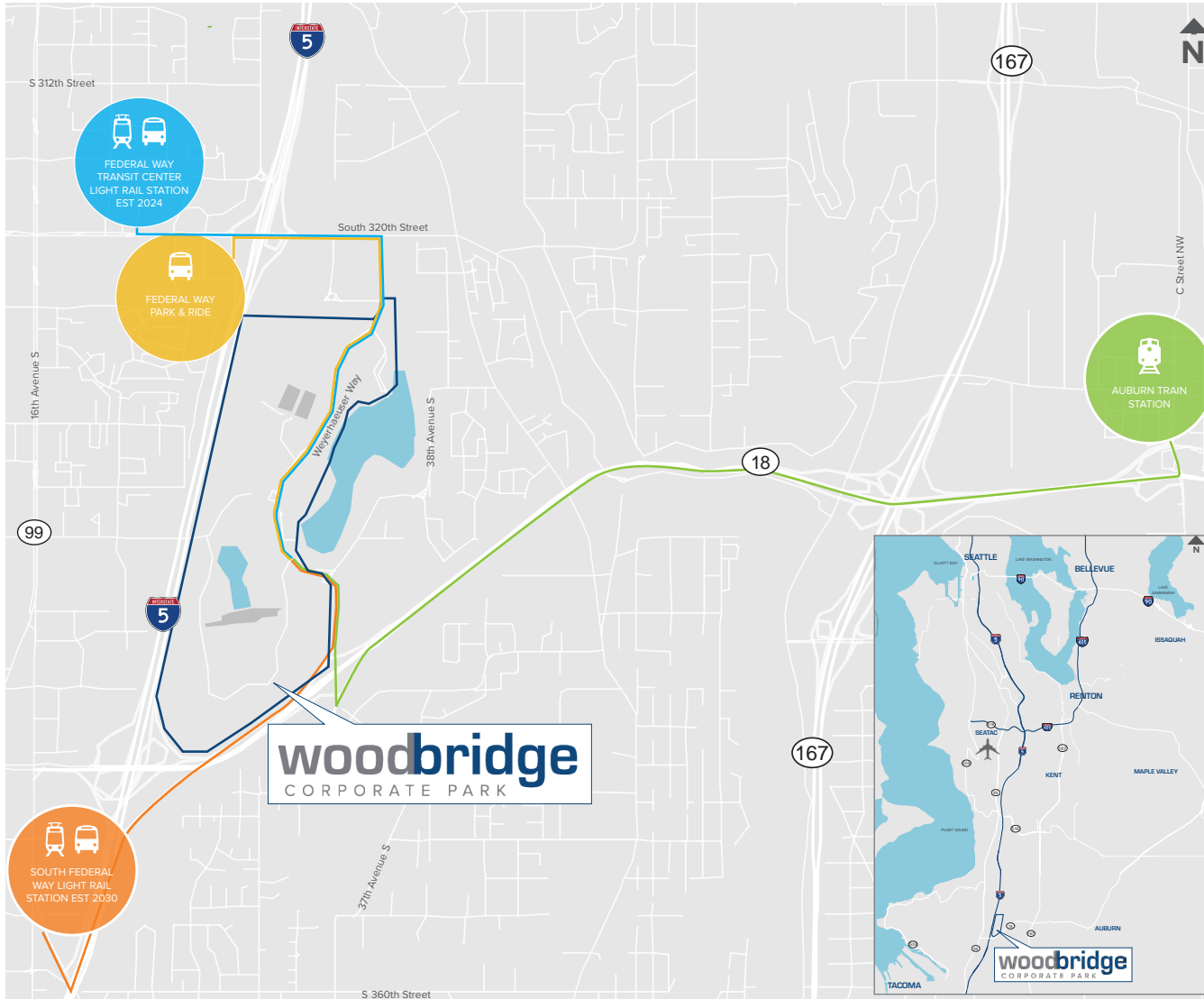


IMMEDIATE ACCESS
TO I-5

33663 Weyerhaeuser Way South



33663 Weyerhaeuser Way South



10 MINUTES
To the Federal Way Transit Center



8 MINUTES
To The Federal Way Park & Ride



10 MINUTES
To Auburn Train Station



6 MINUTES
To South Federal Way Light Rail Stop



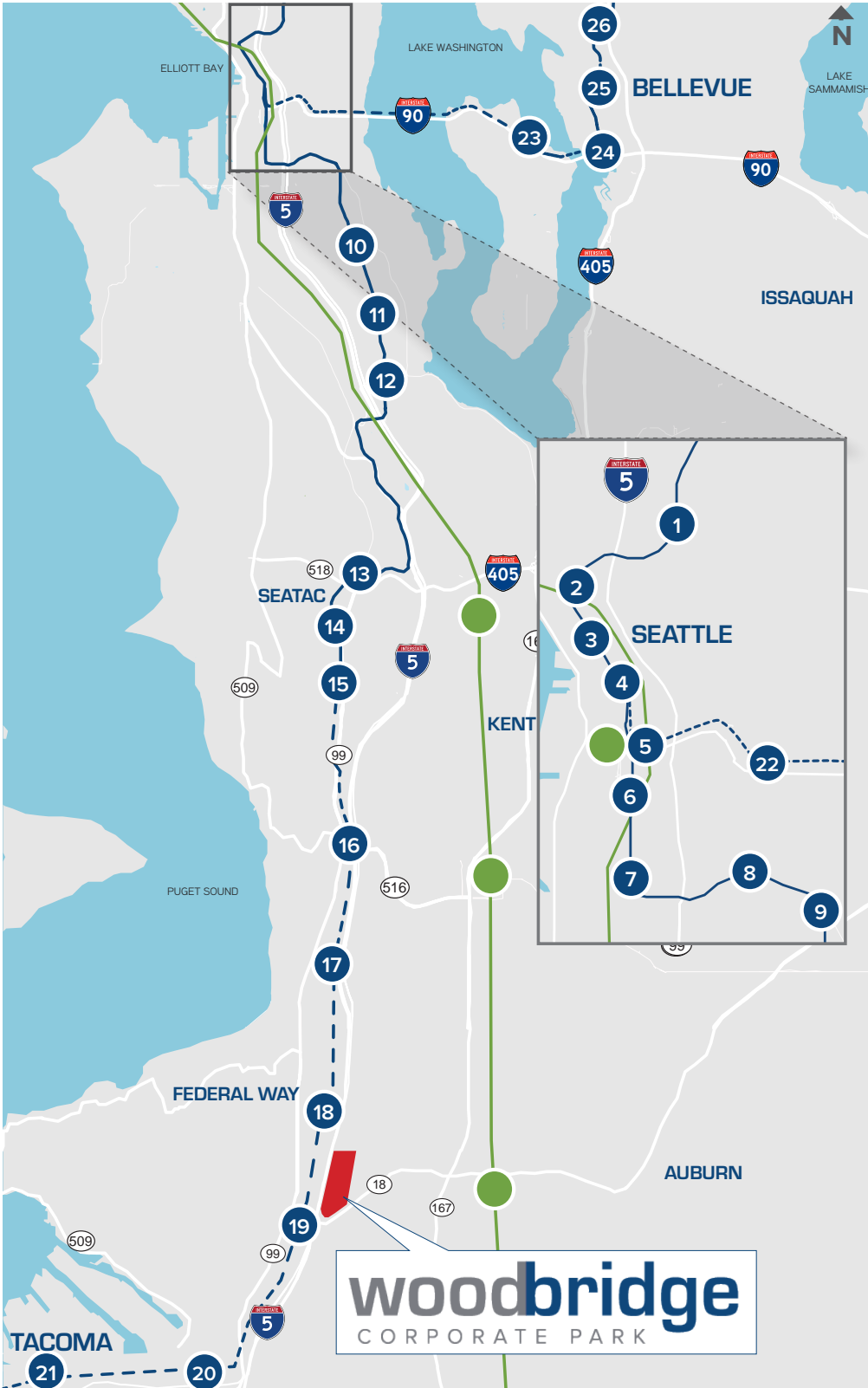
DRIVE TIMES

Seattle to Woodbridge	28 minutes
Bellevue to Woodbridge	35 minutes
Issaquah to Woodbridge	40 Minutes
Renton to Woodbridge	20 Minutes
Seatac to Woodbridge	20 Minutes
Kent to Woodbridge	15 minutes
Maple Valley to Woodbridge	40 Minutes
Auburn to Woodbridge	7 minutes
Tacoma to Woodbridge	20 minutes

COMPARISON DRIVE TIMES

Lynnwood to Seattle	40 Minutes
Shoreline to Seattle	30 Minutes
Ballard to Seattle	20 minutes
Redmond to Seattle	20 minutes
Bellevue to Seattle	25 minutes
Issaquah to Seattle	25 Minutes
Renton to Seattle	30 Minutes
Kent to Seattle	35 minutes
Tacoma to Seattle	45 minutes





LINK LIGHT RAIL STATIONS

1	Capitol Hill	Open
2	Westlake	Open
3	University Street	Open
4	Pioneer Square	Open
5	International District	Open
6	Stadium	Open
7	SODO	Open
8	Beacon Hill	Open
9	Mount Baker	Open
10	Columbia City	Open
11	Othello	Open
12	Rainier Beach	Open
13	Tukwila	Open
14	SeaTac/Airport	Open
15	Angle Lake	Open
16	Kent / Des Moines	Est. 2024
17	South 272nd Street	Est. 2024
18	Federal Way Transit Center	Est. 2024
19	South Federal Way	Est. 2024
20	Fife	Est. 2030
21	Tacoma Dome	Est. 2030
22	Judkins Park	Est. 2023
23	Mercer Island	Est. 2023
24	South Bellevue	Est. 2023
25	East Main	Est. 2023
26	Downtown Bellevue	Est. 2023

LINK LIGHT RAIL RIDE TIMES

The Greenline to Angle Lake	12 minutes
The Greenline to SeaTac	16 minutes
The Greenline to Rainier Beach	28 minutes
The Greenline to Downtown Seattle	50 minutes
The Greenline to University of Washington	60 minutes
The Greenline to Northgate	64 minutes
The Greenline to Downtown Bellevue	74 minutes