

MEDICAL PAVILION

34503 9th Ave. S.
Federal Way, WA 98003

THE BUILDING:

Located on the campus of St. Francis Hospital, the Medical Pavilion is Federal Way's premier Class A medical office building. Built in 1998 and comprising 51,465 square feet on three floors, the Medical Pavilion features a beautiful three-story glass atrium entry and elegant limestone rotundas at each elevator lobby. The building's 17,100 rsf floor plates are very efficient with a low load factor of 12.06% and are designed to accommodate full floor tenants and tenants as small as 2,500 rsf. The Medical Pavilion's large windows provide abundant natural light and maximize the building's gorgeous views of Mt. Rainer. The Medical Pavilion offers two passenger elevators, one regular size and one hospital size, state-of-the-art heating and cooling and life safety systems, an on-site pharmacy, secured building access via a card system that tracks time and points of entry, and free on-site parking for tenants and their patients at a ratio of six stalls per 1,000 square feet. The Medical Pavilion has excellent proximity and access to north and south-bound I-5 and SR-99 and multiple transit routes.



FOR LEASING INFORMATION:

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