



Subject Property

**Primary Revenue Operations Office
- Mission-Critical Medicare Billing**



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Offering
Memorandum**

Offered Exclusively by

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Stan Johnson Co.

DaVita, Inc. HQ2

3201 South 323rd Street | Federal Way, Washington 98001



Offering Price:
\$101,577,848



Cap Rate:
3.95%

The Offering

Stan Johnson Company is pleased to offer for sale to qualified investors the opportunity to acquire the fee simple interest in the land and building of a single-tenant HQ office facility located in Federal Way, WA. It consists of 11.23 acres and a 3-story, 160,493-SF office built in 2021. It is located in Federal Way Business Park with many of the area's other top employers, offering frontage along South 320th Street, very near the Interstate 5 entrance and exit ramps.

Highlights

- Mission-Critical Operation
- Brand New Construction
- Built-in Expansion Capabilities
- No Early Termination or Kick-Out Clause
- Strong Guarantee with Leading Operator
- Growing Industry
- Insulated from Macroeconomic Changes
- Long-Term, Passive Lease with Rent Growth
- Near Employment Centers - Strong Demos
- Income Tax-Free State