

**IND/OFC
LEASE**

Highway 167 - 93,855 CPD



KENT BUSINESS CENTER, BUILDING A & B

25316 - 25530 74th Avenue S | Kent, WA

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Building A



Building A



Building B

HIGH-IMAGE OFFICE/ WAREHOUSE/FLEX SPACES

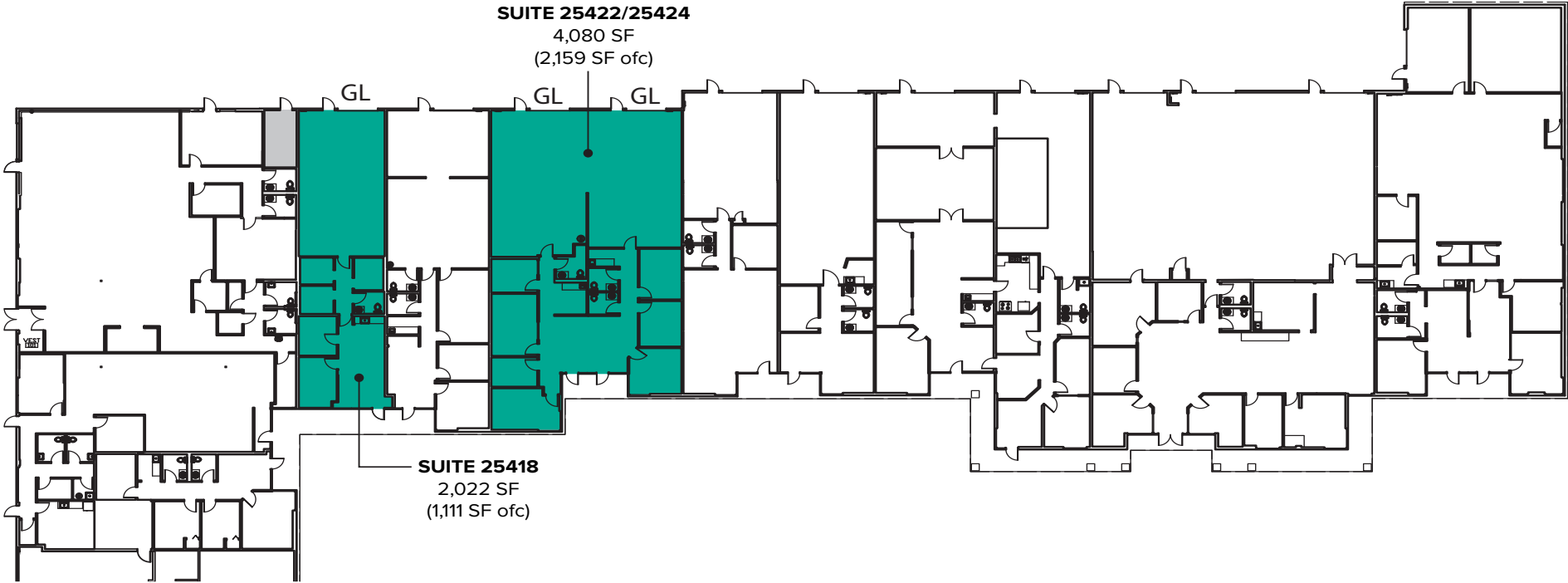
1,624 SF - 4,080 SF Available

LOCATION FEATURES:

- **Landlord Flexible on Office/Warehouse Ratios**
- Varying Suite Sizes - Ready to Lease
- Grade-Level Loading Doors
- Direct Entry to Suites
- 2.86/1,000 SF Parking Ratio
- Quick Access to State Route 167, SR 516 & Downtown
- Close-by Kent Station, Retail and Restaurant Amenities

BUILDING A FLOOR PLAN

Suite	Square Feet	Rate	Notes
25418	2,022 SF (1,111 SF ofc)	\$1.55/SF, NNN	Warehouse/Office space with private offices, reception area, 1 restroom, open warehouse area, and 1 grade-level roll-up door. Available now.
25422/25424	4,080 SF (2,159 SF ofc)	Call Agents	Warehouse/Office space with private offices, conference room, 3 restrooms, kitchenette, open warehouse area, and 2 grade-level roll-up doors. Available now for Sublease through 5/31/25.

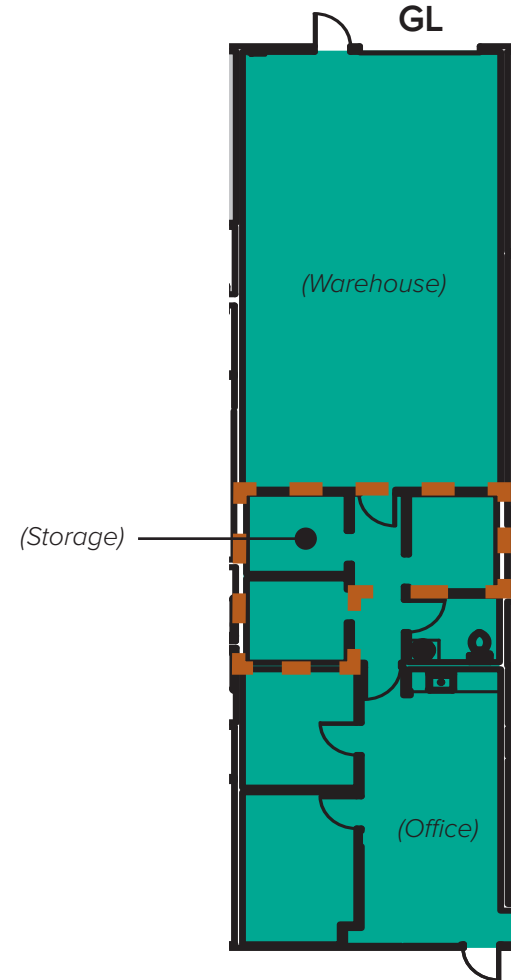


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SUTIE 25418 FLOOR PLAN

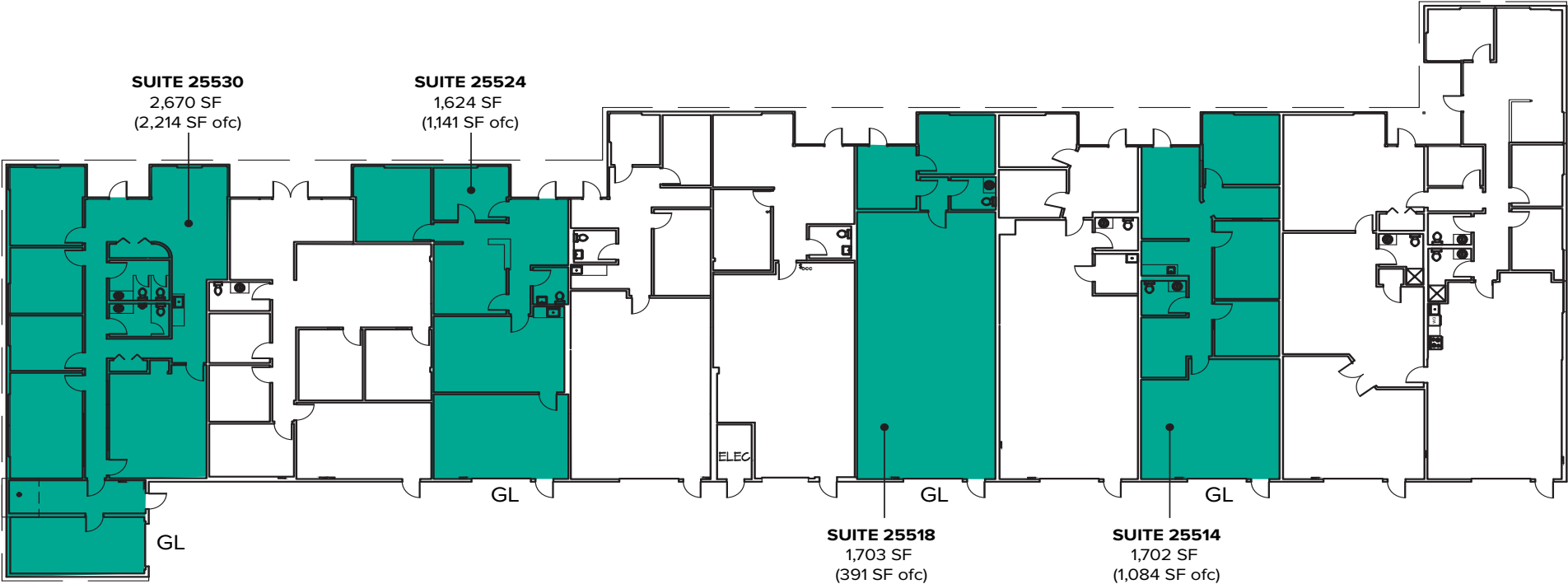
SUITE FEATURES

- Available now
- 2,022 SF (1,111 SF ofc)
- \$1.55/SF, NNN
- Landlord flexible with converting private offices to storage spaces
- Warehouse/Office space
- Front office area includes reception, private offices, and 1 restroom
- 1 Grade-Level Roll-up Loading Door



BUILDING B FLOOR PLAN

Suite	Square Feet	Rate	Notes
25514	1,702 SF (1,084 SF ofc)	\$1.55/SF, NNN	Warehouse/Office space with several private offices, 1 restroom, kitchenette, open warehouse area, and 1 grade-level roll-up door. Available now.
25518	1,703 SF (391 SF ofc)	\$1.55/SF, NNN	Warehouse/Office space with 1 private office, 1 restroom, open warehouse area, and 1 grade-level roll-up door. Available with 30 days' notice.
25524	1,624 SF (1,141 SF ofc)	\$1.55/SF, NNN	Warehouse/Office space with reception area, 2 private offices, 1 restroom, kitchenette, open warehouse area, and 1 grade-level roll-up door. Available with 30 days' notice.
25530	2,670 SF (2,214 SF ofc)	Call Agents	Endcap, warehouse/office space with private offices, 2 restrooms, kitchenette, open warehouse area, and 1 grade-level roll-up door. Available now for Sublease through 1/31/24.

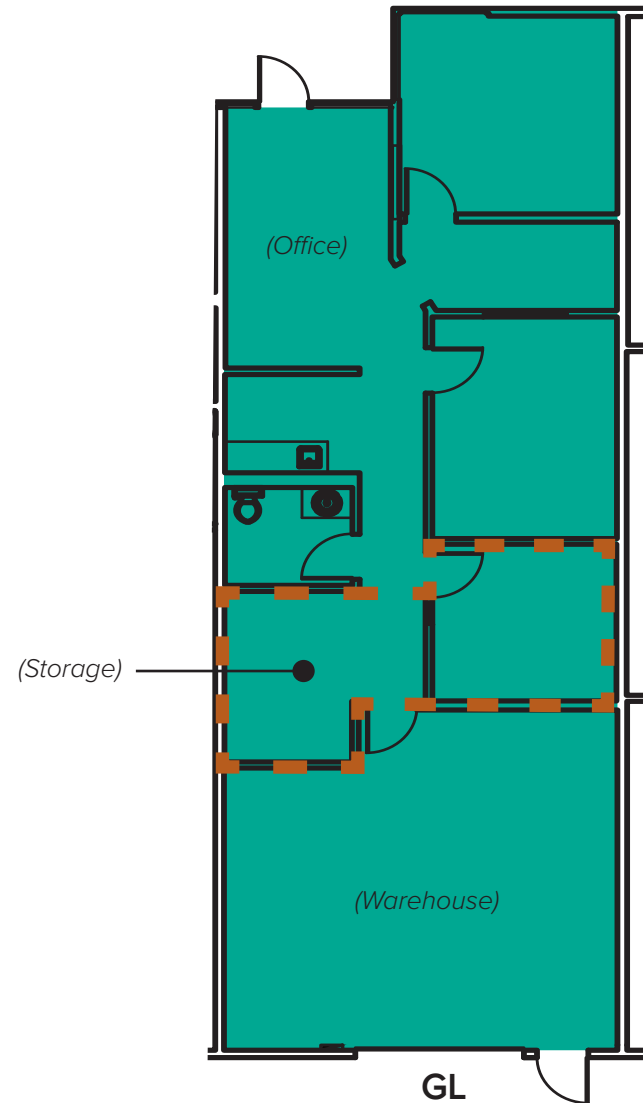


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SUITE 25514 FLOOR PLAN

SUITE FEATURES

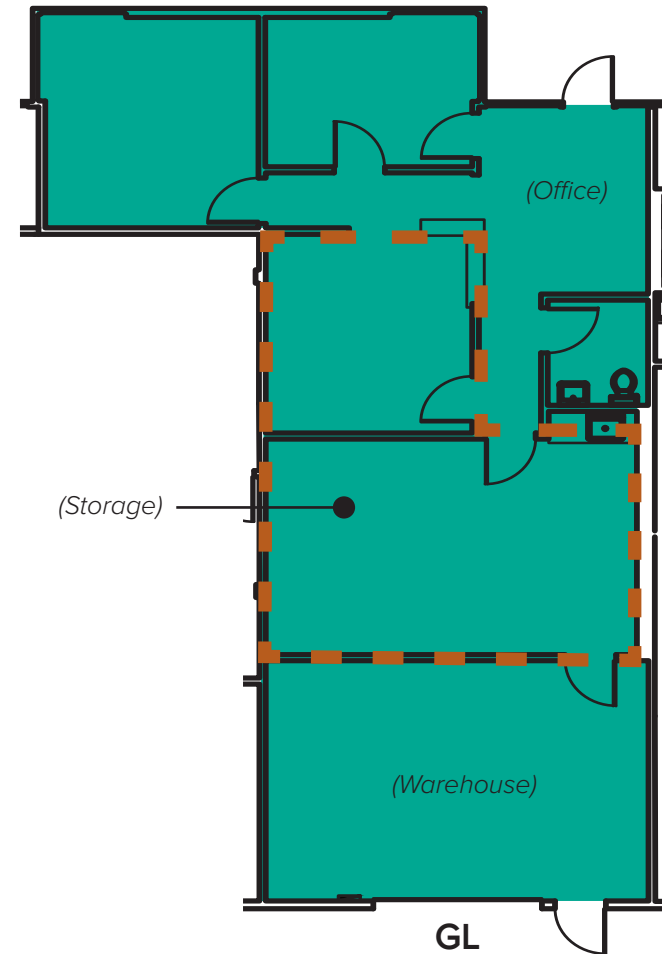
- Available now
- 1,702 SF (1,084 SF ofc)
- \$1.55/SF, NNN
- Landlord flexible with converting private offices to storage spaces
- Warehouse/Office space
- Front office area includes several private offices, kitchenette, and 1 restroom
- 1 Grade-Level Roll-up Loading Door



SUITE 25524 FLOOR PLAN

SUITE FEATURES

- Available with 30 days' notice
- 1,624 SF (1,141 SF ofc)
- \$1.55/SF, NNN
- Landlord flexible with converting private offices to storage spaces
- Warehouse/Office space
- Front office area includes reception, 2 private offices, kitchenette, and 1 restroom
- 1 Grade-Level Roll-up Loading Door



LOCATION MAP

