

OWNER / USER
SALE



KENT BUSINESS CENTER - BLDG C

25316 74th Avenue S | Kent, WA

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RH | ROSEN
HARBOTTLE
COMMERCIAL REAL ESTATE

Grant Rubenstein
(425) 289-2220
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OFFICE/FLEX & MEDICAL BUILDING

\$7,250,000

BUILDING DETAILS:

- 32,334 SF
- GL Loading
- 4.3 / 1,000 Parking Ratio
- Up to 18' Clear Height

INVESTMENT DETAILS:

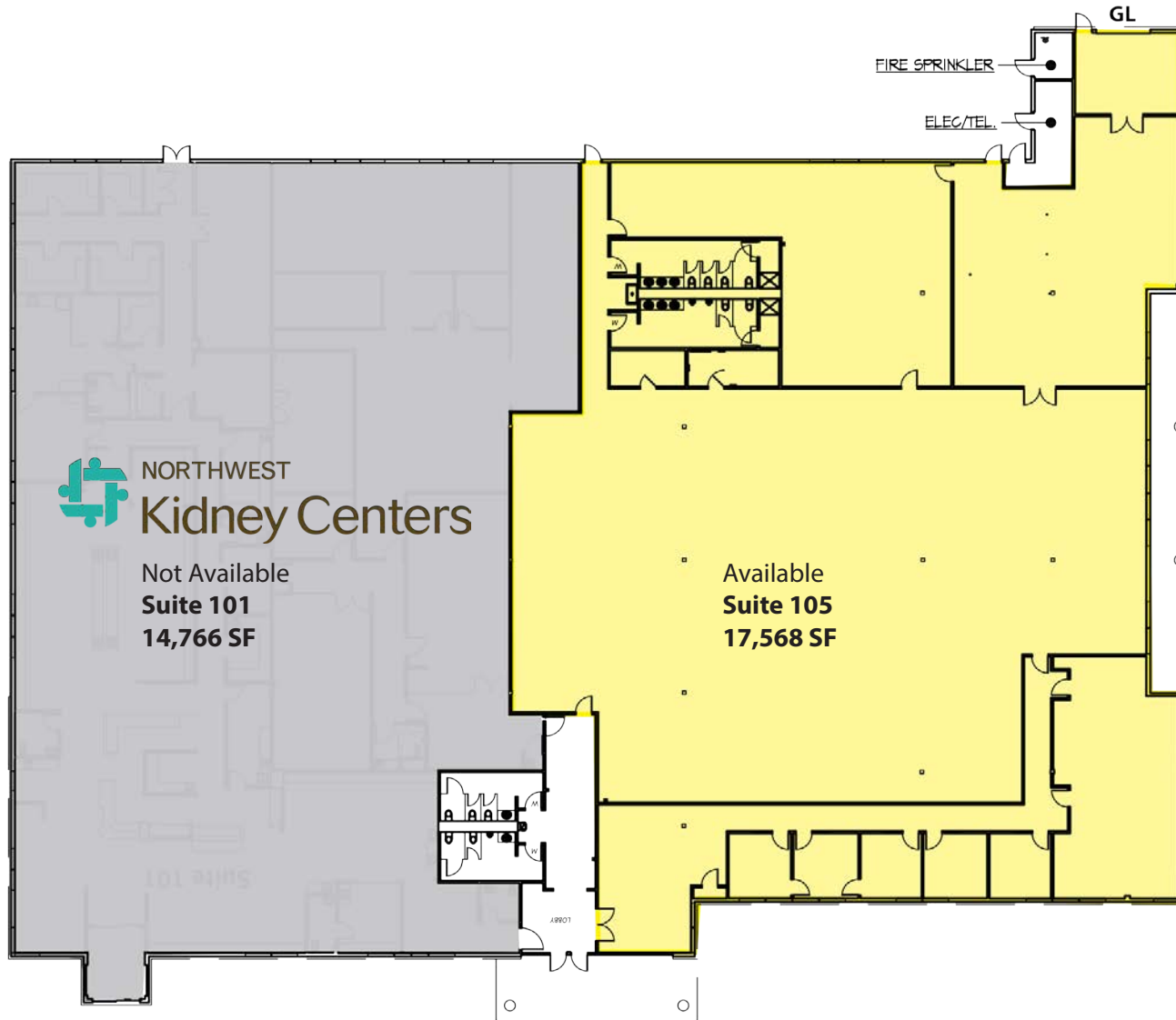
- 17,568 SF Available for Owner/User
- NW Kidney Occupies 46% with Long-Term Lease
 - Pays \$15.82/SF/Yr, NNN with Annual Increases

IDEAL USES:

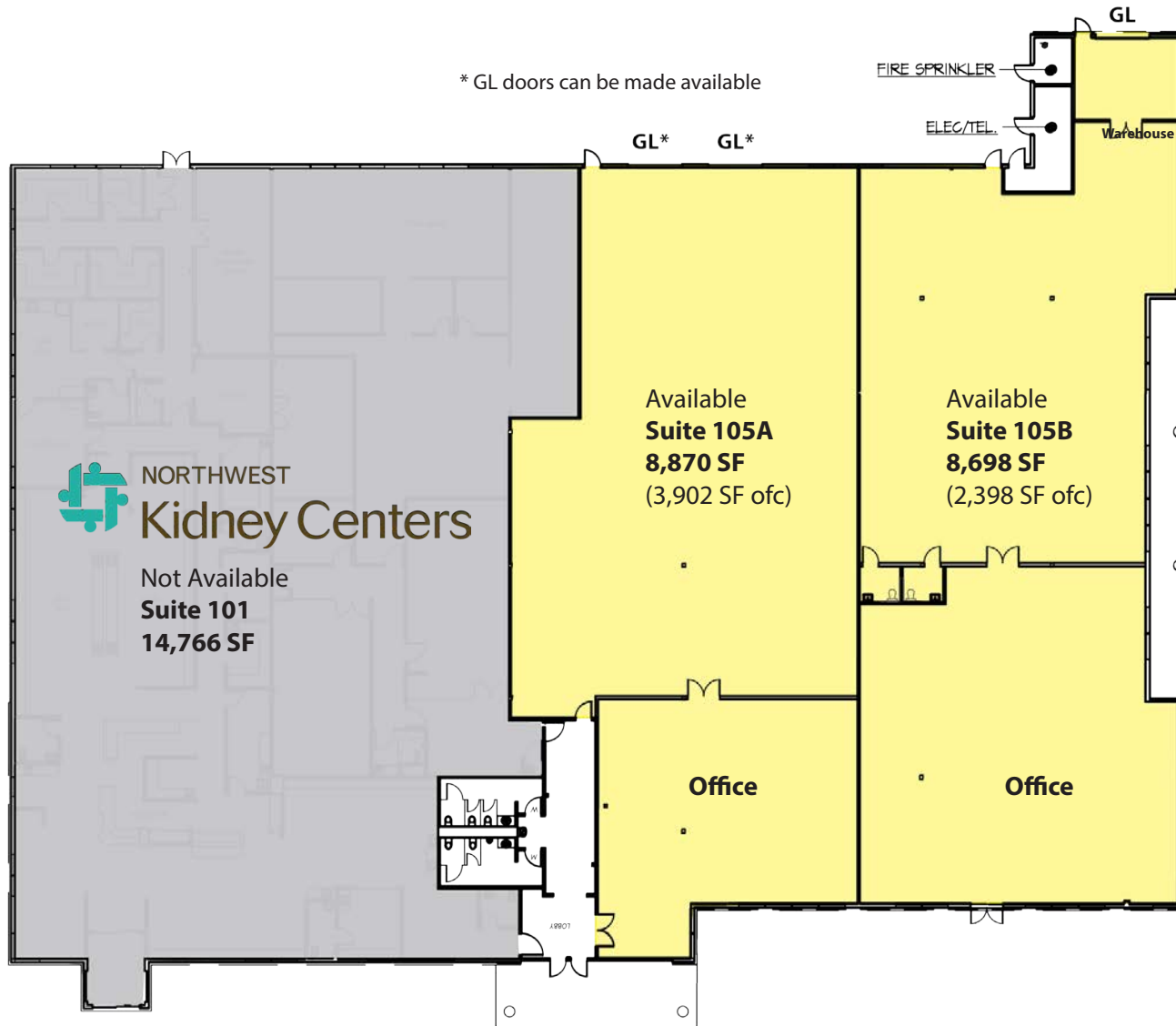
- Church
- Tech/Bio
- Fitness Center
- Education/Training



AS IS FLOOR PLAN



DEMISING FLOOR PLAN



BUILDING DETAILS

YEAR BUILT:

1987

EXTERIOR:

Concrete tilt up-slab on grade

WINDOWS:

Aluminum frames with insulated glazing

ROOF:

60 mil EPDM membrane

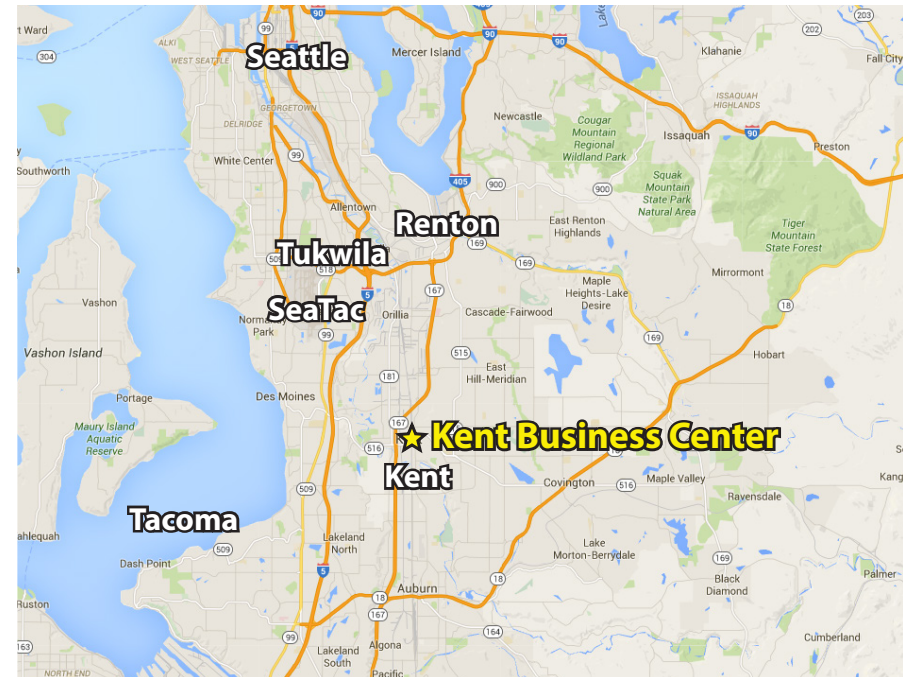
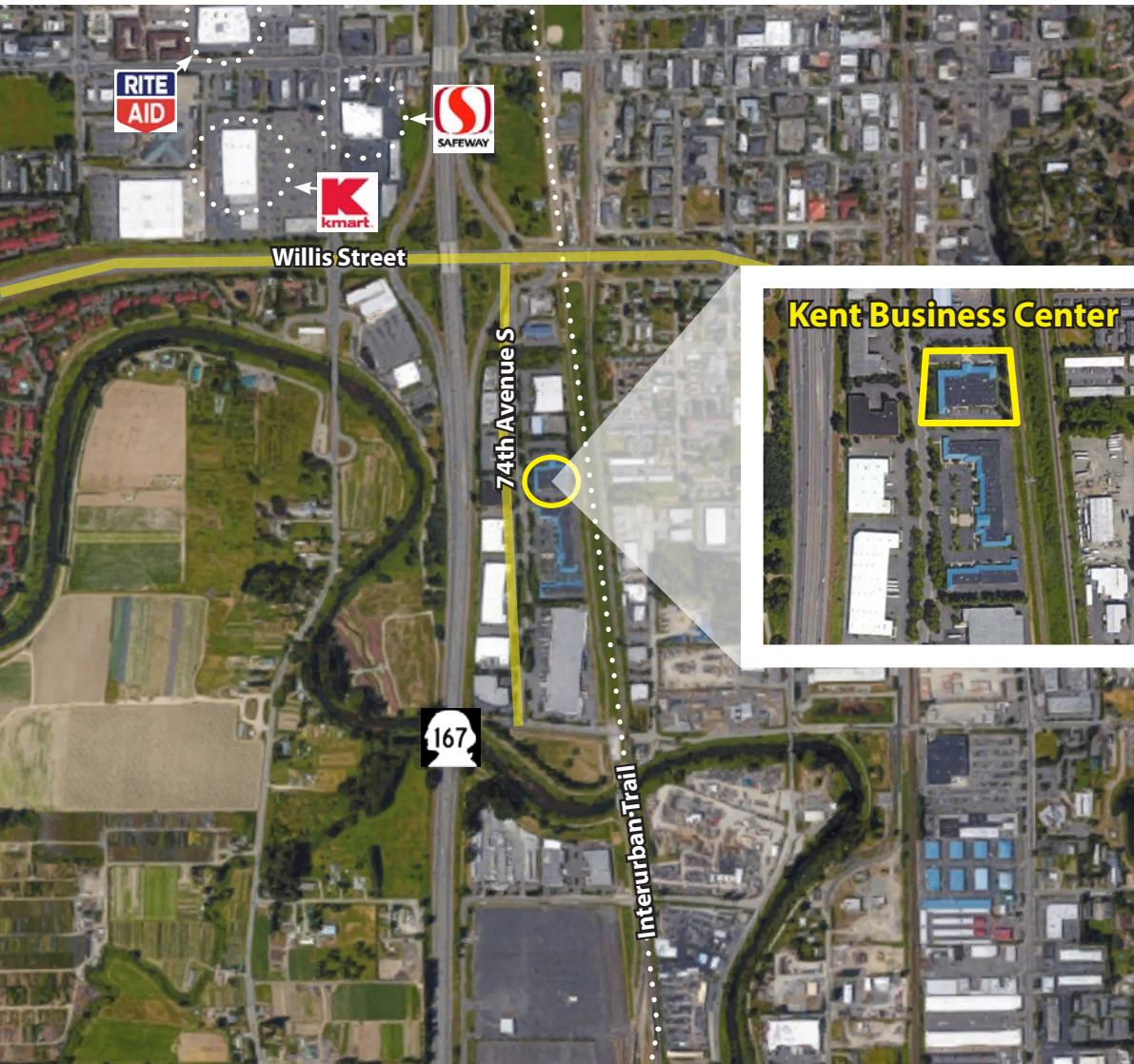
LOADING:

Grade Level

INTERNET:

Comcast





DRIVE TIMES

(To Kent Business Center):

- From Seattle: **25 Minutes**
- From Tukwila: **18 Minutes**
- From Renton: **15 Minutes**
- From Sea-Tac: **18 Minutes**
- From Tacoma: **25 Minutes**

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