

CenterPointe

BUSINESS PARK

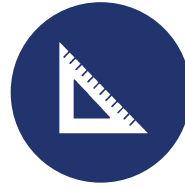


THE ANDOVER
COMPANY, INC.

CORFAC INTERNATIONAL



CenterPointe Business Park | 18000 72nd Ave S, Kent, WA 98032 | The Andover Company, Inc.



102,000 SF
DISTINGUISHED
CLASS A OFFICE AND
FLEX BUILDING



MAIN LOBBY OFFERS A
MODERN TECH LOOK
WITH A NOTABLE
SKYLIGHT



ALL SPACES HAVE
LARGE WINDOWS THAT
PROVIDE PLENTY OF
NATURAL LIGHT



PLENTIFUL FREE
4.0/1,000 SF PARKING
RATIO



STATE-OF-THE-ART
TELECOMMUNICATION
SERVICE THROUGH
CENTURYLINK & COMCAST



METRO BUS ROUTE
COMES WITHIN 1 BLOCK
OF THE BLDG (S 180TH ST &
W VALLEY HWY)



STARBUCKS IS NEXT
DOOR ALONG WITH
OTHER NUMEROUS
DINING OPTIONS



ADJACENT TO THE
INTERURBAN TRAIL,
WHICH OFFERS WALKING,
RUNNING, & BIKING



SHOWERS AND
LOCKERS ARE
AVAILABLE FOR
TENANT'S EMPLOYEES

Information Sheet

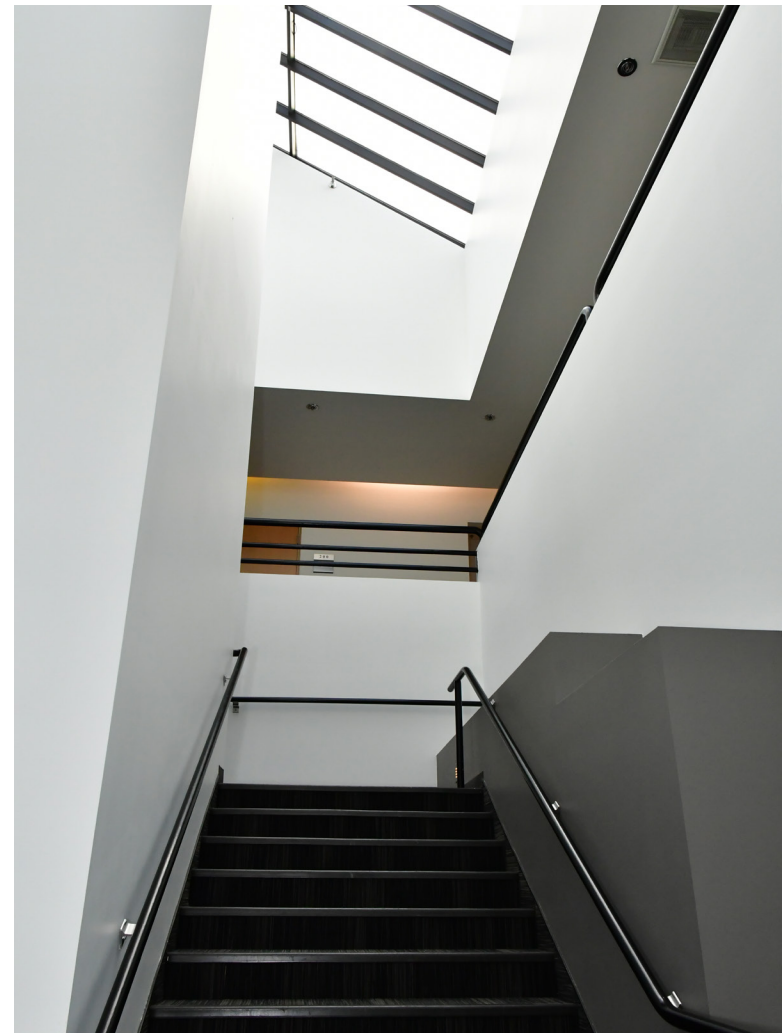
Building Size	102,000 SF	
Location	18000 72 nd Ave S, Kent, WA 98032 (at the intersection of 72 nd Ave S and S 180 th St)	
Communications Available	State-of-the-art telecommunication service provided through CenturyLink (including CenturyLink Fiber) and Comcast Business Cable Service.	
Operating Expenses	Operating costs and expenses shall include all expenses paid or incurred by Landlord for maintaining, operating, repairing, and administering the Building and common areas, including real property taxes, utilities, assessments, and insurance.	
HVAC and Janitorial	Janitorial services provided 5 days per week. Typical HVAC hours are 7 AM to 6 PM weekdays, 8 AM to 1 PM Saturdays.	
Transit	CenterPointe Business Park has metro bus stops in from of the property (route 906) and 3 blocks away (route 150). The Tukwila Station, where the Sounder and all Rapid Rides pass through is 1.6 miles away. There is also a VanShare program that King County Metro offers, which allows Tenants to pick up vans from Tukwila Station to drive to/from their office, as well as utilize the van during the day for lunch/errands.	
Current Tenants Include	Burlington Environmental/Stericycle, The PPI Group, Pharmerica, Zonar Systems, Ceco Concrete Construction & Legend Data Systems	
Distance To	UW Medicine Valley Medical Center	1.5 miles
	Tukwila Station (AmTrak and Sounder trains; RapidRide Transit)	1.6 miles
	SeaTac International Airport	4 miles
	Bellevue	14 miles
	Seattle	15 miles
	Tacoma	23 miles



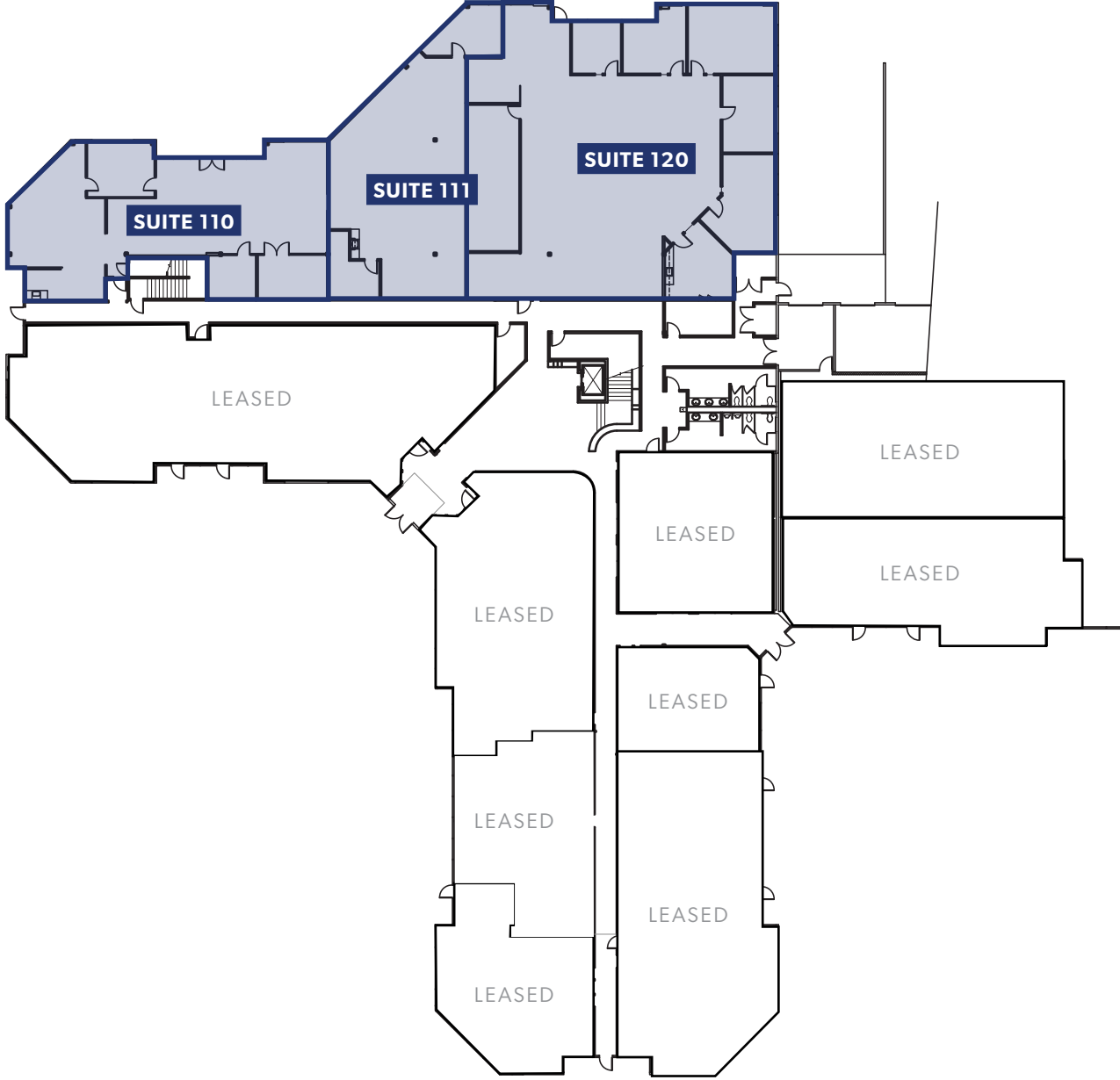
Available Office Spaces

*Updated November 3rd, 2021

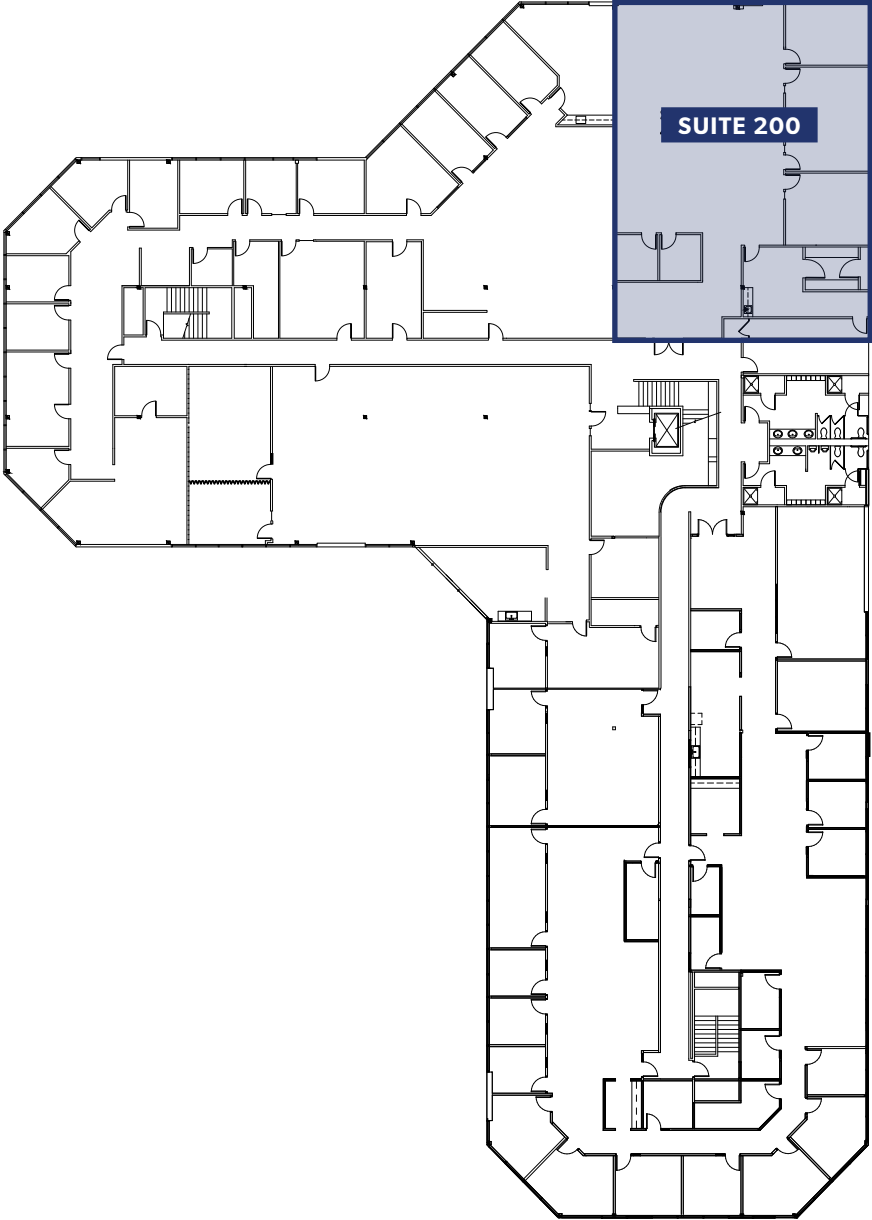
SUITE	RENTABLE SF	RENTAL RATE/RSF (NNN)	COMMENTS
110	2,791	\$16.00 RSF/YR, NNN	<ul style="list-style-type: none"> • Conference room • Lunch/break room • Large open work area
111	2,132	\$16.00 RSF/YR, NNN	<ul style="list-style-type: none"> • 2 private offices • Kitchenette • Large storage room • Open work area
120	5,447	\$16.00 RSF/YR, NNN	<ul style="list-style-type: none"> • 4 private offices • Conference room • Lunch/break room • Large open work area
111 +120	7,579	\$16.00 RSF/YR, NNN	<ul style="list-style-type: none"> • 6 private offices • Conference room • Lunch/break room • Large storage room • Large open work area
110+111+120	10,370	Contact brokers for rates	<ul style="list-style-type: none"> • 4 private offices • 4 conference rooms • 2 lunch/break rooms • Multiple coffee areas • Reception • Server room • Open office plan • Could also include flex/industrial space (see additional flyer for more information)
200	4,246	\$16.00 RSF/YR, NNN	<ul style="list-style-type: none"> • 4 private offices • Conference room • Lunch room • IT room



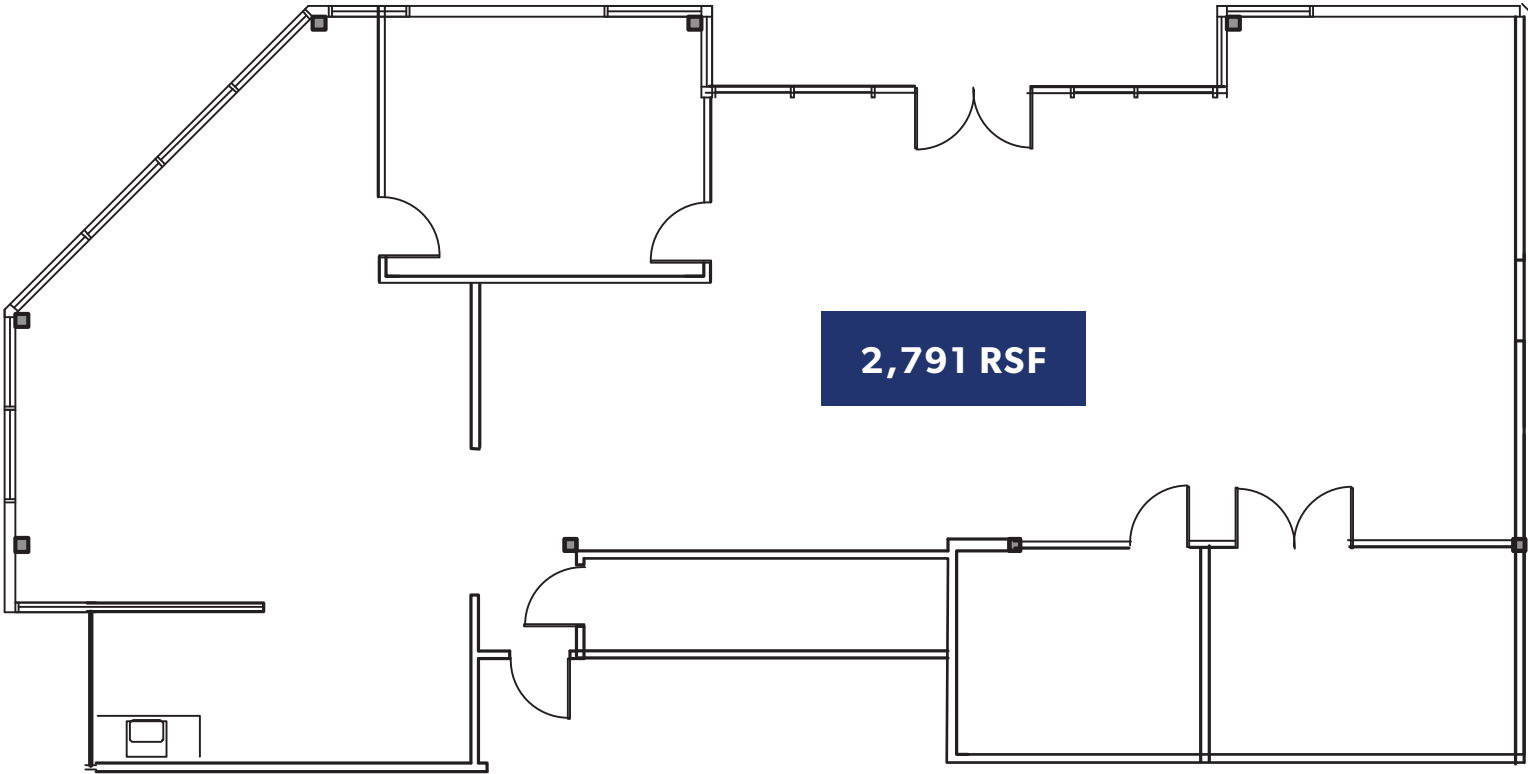
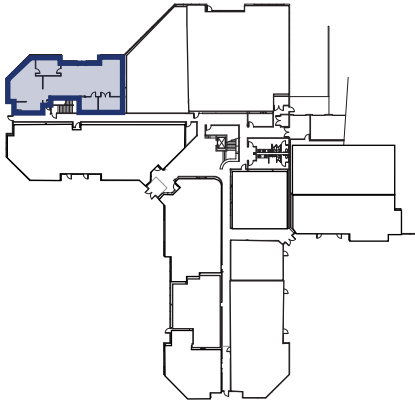
Available Spaces - 1st Floor



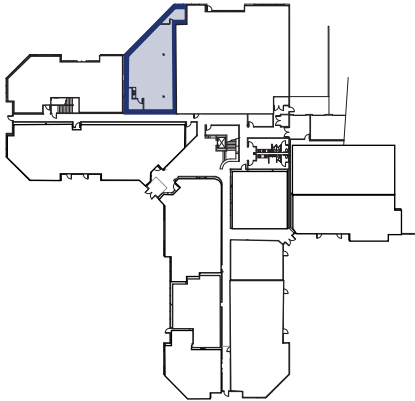
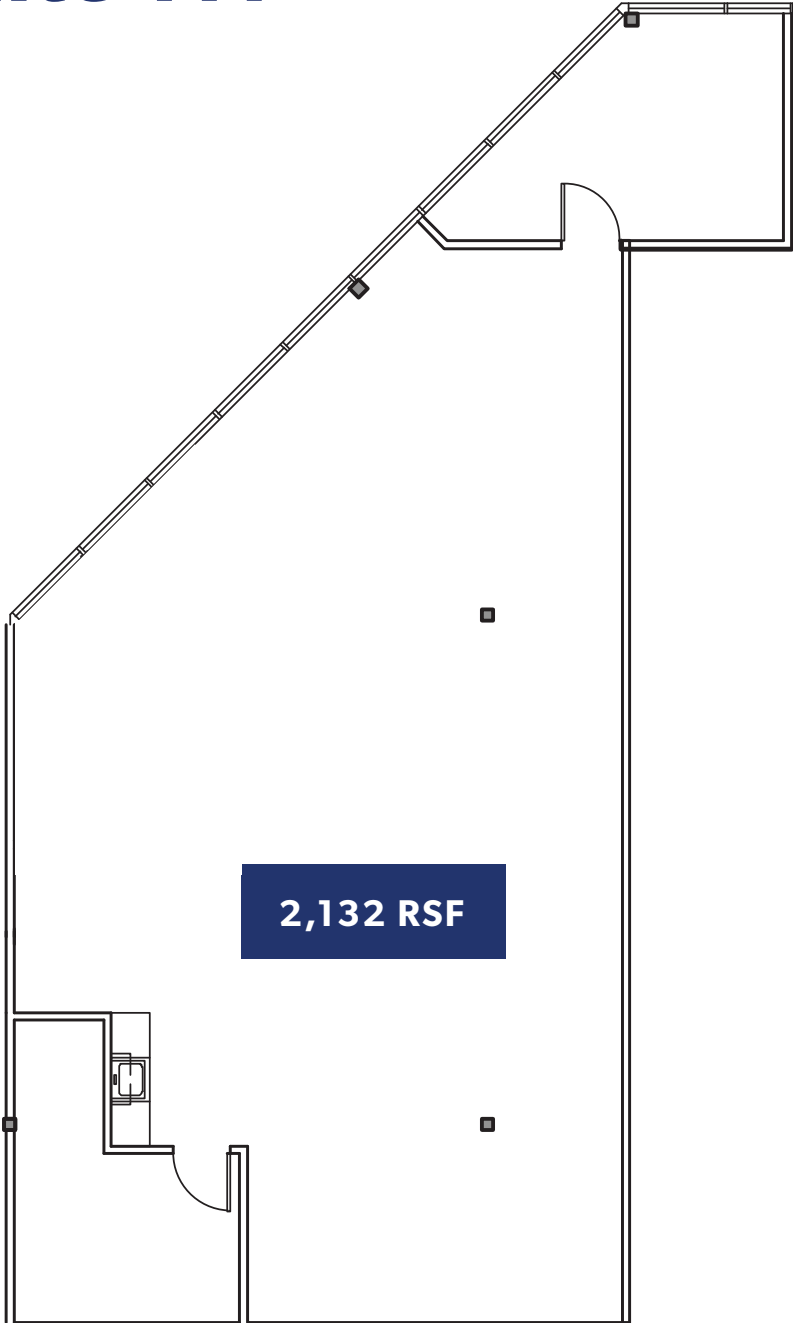
Available Spaces - 2nd Floor



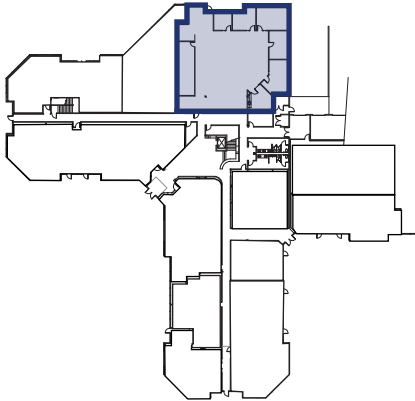
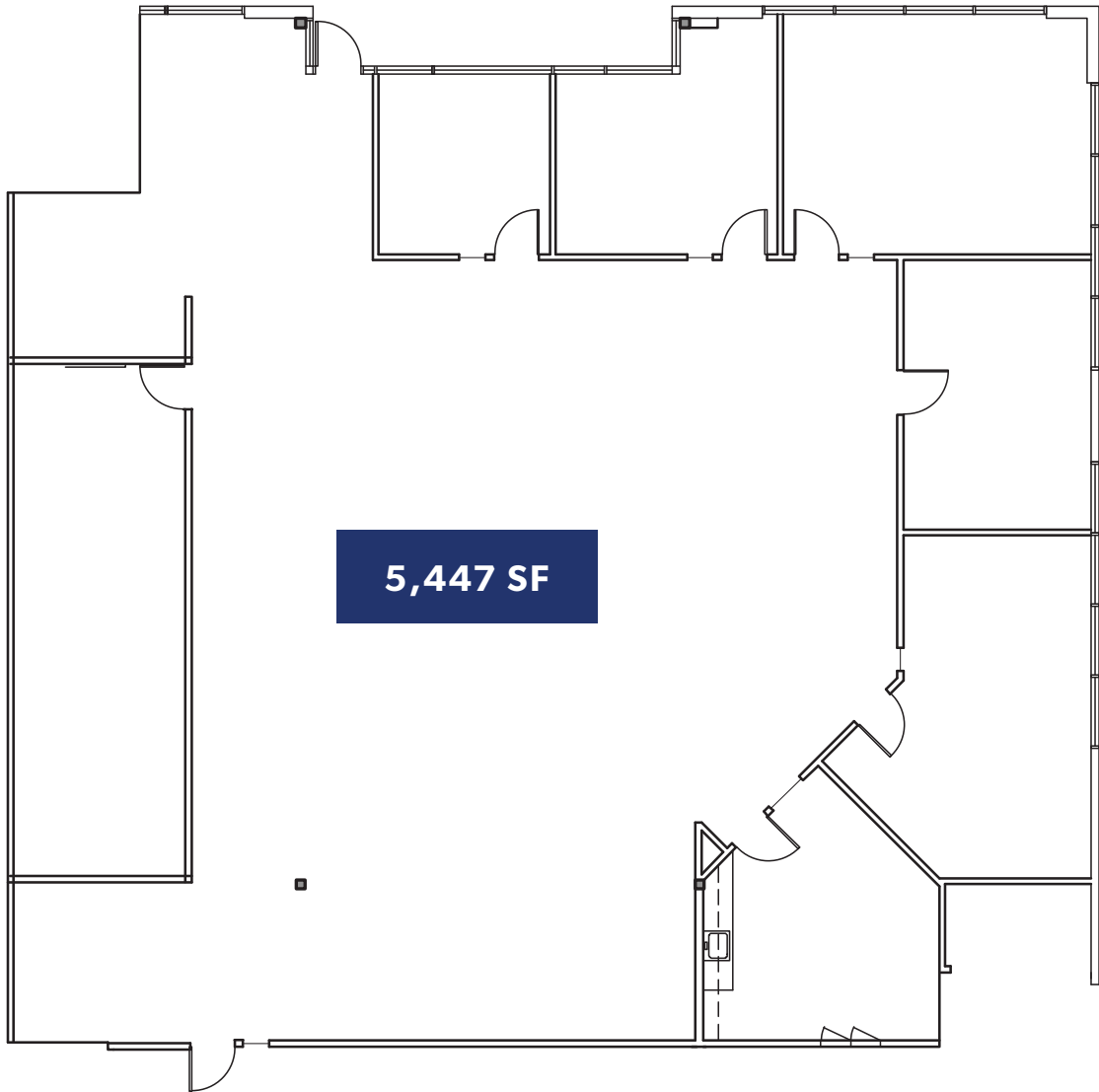
1st Floor - Suite 110



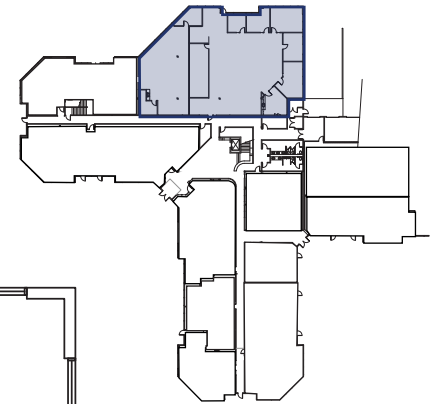
1st Floor - Suite 111



1st Floor - Suite 120



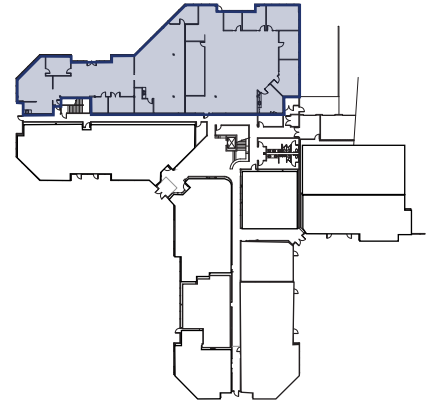
1st Floor - Suite 111+120



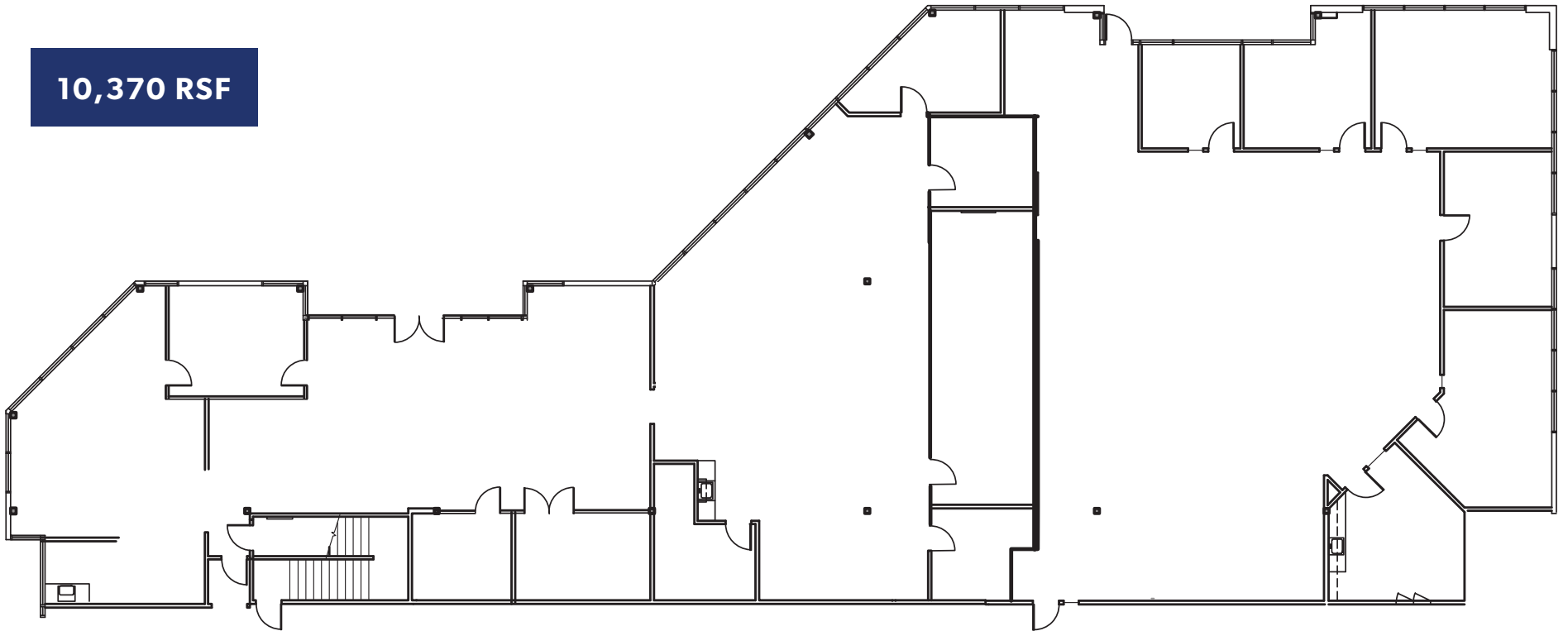
7,579 RSF



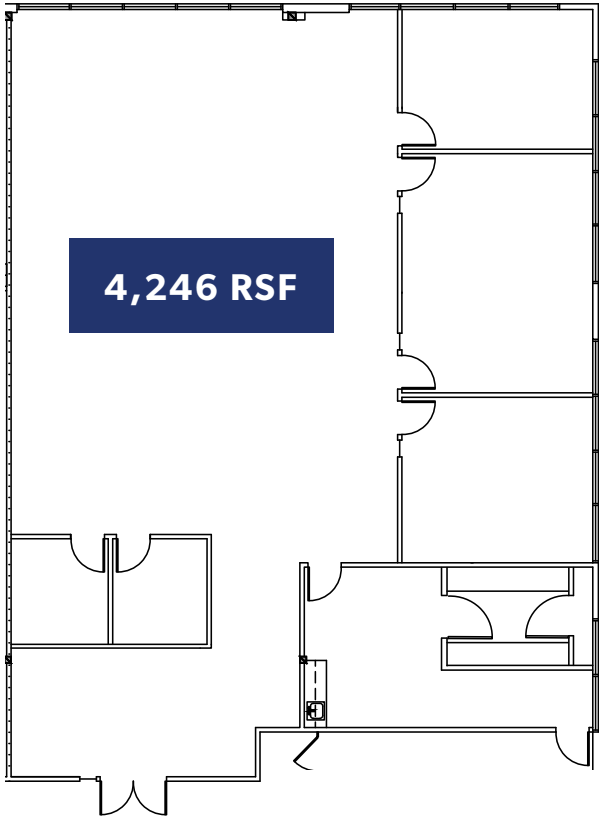
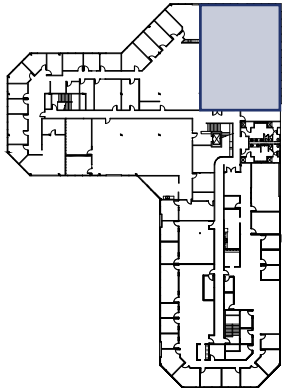
1st Floor - Suite 110+111+120



10,370 RSF



2nd Floor - Suite 200



4,246 RSF



< TO TACOMA



TO SEATTLE >

Westfield
SOUTHCENTER

SOUTHCENTER PKWY

MINKLER BLVD

S 180TH ST

ANDOVER PARK W

ANDOVER PARK E



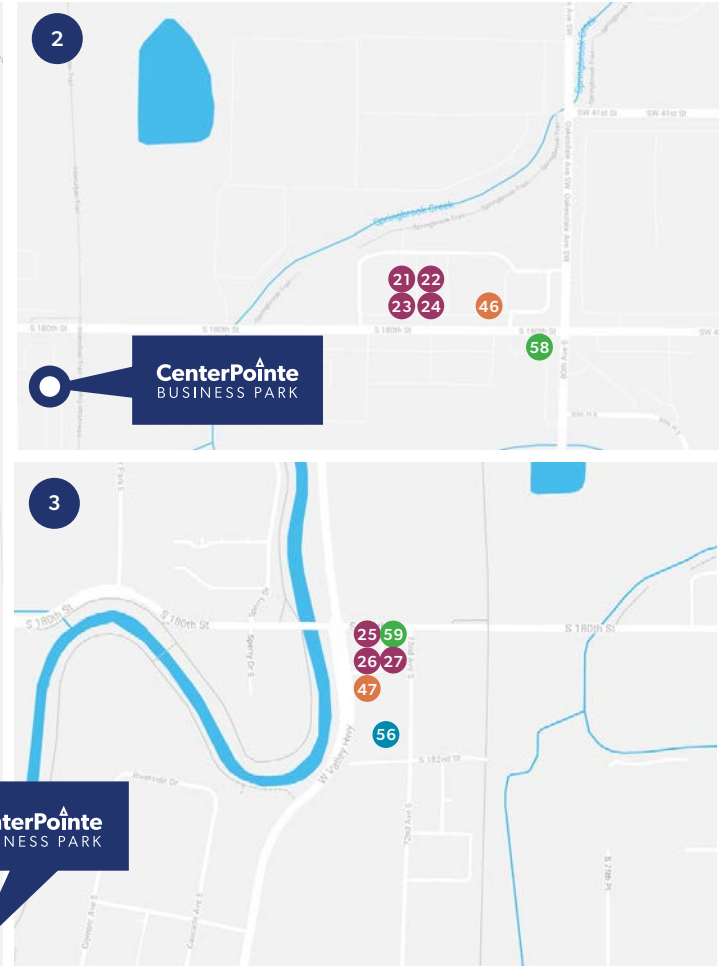
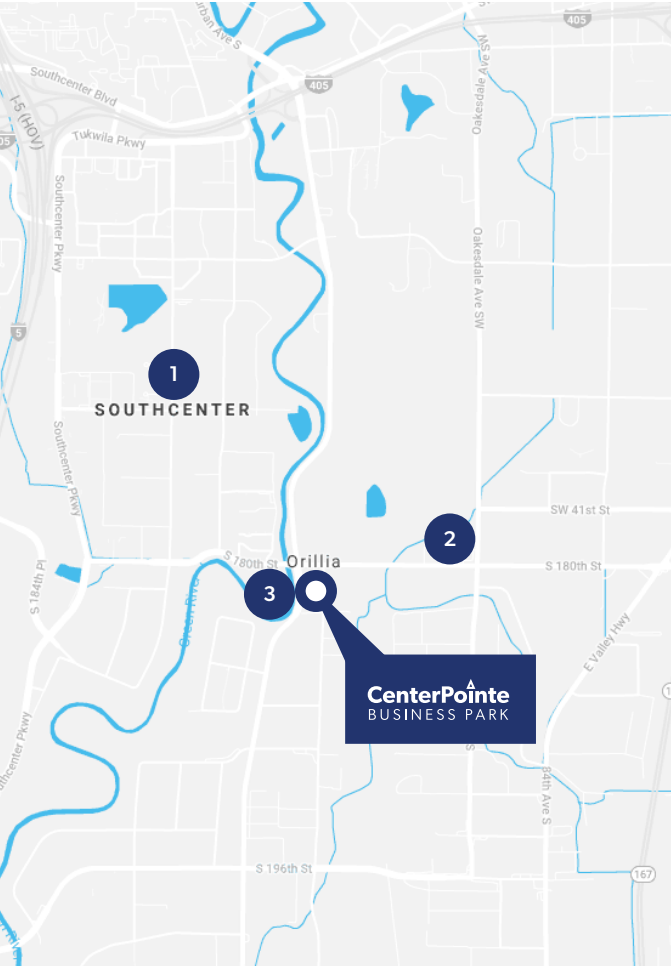
CenterPointe
BUSINESS PARK

W VALLEY HWY

TO BELLEVUE >



Area Amenities



DINING

- 1. Bahama Breeze
- 2. Buffalo Wild Wings
- 3. Wendy's
- 4. The Cheesecake Factory
- 5. Olive Garden
- 6. McDonald's
- 7. Outback Steakhouse
- 8. Burger King
- 9. Sizzler's
- 10. Miyabi Sushi
- 11. Bai Tong
- 12. Ihop
- 13. Old Spaghetti Factory
- 14. Panda Express
- 15. Panera Bread
- 16. Red Robin
- 17. Chick-Fli-A
- 18. Applebee's
- 19. Taco Time
- 20. Claim Jumper
- 21. Subway
- 22. Pizza Addict
- 23. Yummy Kitchen
- 25. Wok & Bowl Teriyaki
- 26. Shake n' Go
- 27. Aloha Grill

RETAIL/SERVICES

- 28. Lowe's
- 29. FedEx
- 30. LA Fitness
- 31. REI
- 32. Bed Bath & Beyond
- 33. Target
- 34. Barnes & Noble
- 35. Office Depot
- 36. Total Wine & More
- 37. Kohl's
- 38. Nordstrom Rack
- 39. Best Buy
- 40. JoAnn Fabrics
- 41. Michael's
- 42. Old Navy
- 43. Costco
- 44. Ross
- 45. Home Depot
- 46. 7-Eleven
- 47. 7-Eleven

HOTELS

- 48. Hampton Inn
- 49. Extended Stay America
- 50. Courtyard by Marriott
- 51. Residence Inn
- 52. Hotel Interurban
- 53. DoubleTree Suites by Hilton
- 54. Courtyard by Marriott
- 55. Home2 Suites by Hilton
- 56. TownePlace Suites

COFFEE/CAFES

- 57. Starbucks
- 58. Chestnut Cafe
- 59. Starbucks

Area Transit Routes





S 180TH ST

W VALLEY HWY

72ND AVE S

CenterPointe
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INTERURBAN TRAIL



Adjacent to the Interurban Trail





MIKE HEMPHILL
(206) 336-5325
mhemphill@andoverco.com

BRIAN BRUININKS, CCIM
(206) 336-5324
bbruininks@andoverco.com

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