

OWNER / USER  
**SALE**



# KENT BUSINESS CENTER - BLDG C

25316 74th Avenue S | Kent, WA

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# OFFICE/FLEX & MEDICAL BUILDING

\$7,250,000

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## BUILDING DETAILS:

- 32,334 SF Total
- HVAC & Improved Lighting Throughout
- GL Access
- 3.4 / 1,000 Parking Ratio
- Up to 18' Ceilings

## OWNER/USER DETAILS:

- 17,568 SF Available for Owner/User (54% of Building)
- NW Kidney Occupies 14,766 SF on Long-Term Lease
- 7.3% Cash-on-Cash to Owner/User\*
- \$19,246.00 Management Fee Paid by NW Kidney

## IDEAL USES:

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

\*assumes 20% down payment, 5% interest, 30-year amortization & \$14.00/SF owner/user lease rate on 17,568 SF



## BUILDING DETAILS

### YEAR BUILT:

1987

### EXTERIOR:

Concrete tilt up-slabe on grade

### WINDOWS:

Aluminum frames with insulated glazing

### ROOF:

60 mil EPDM membrane

### LOADING:

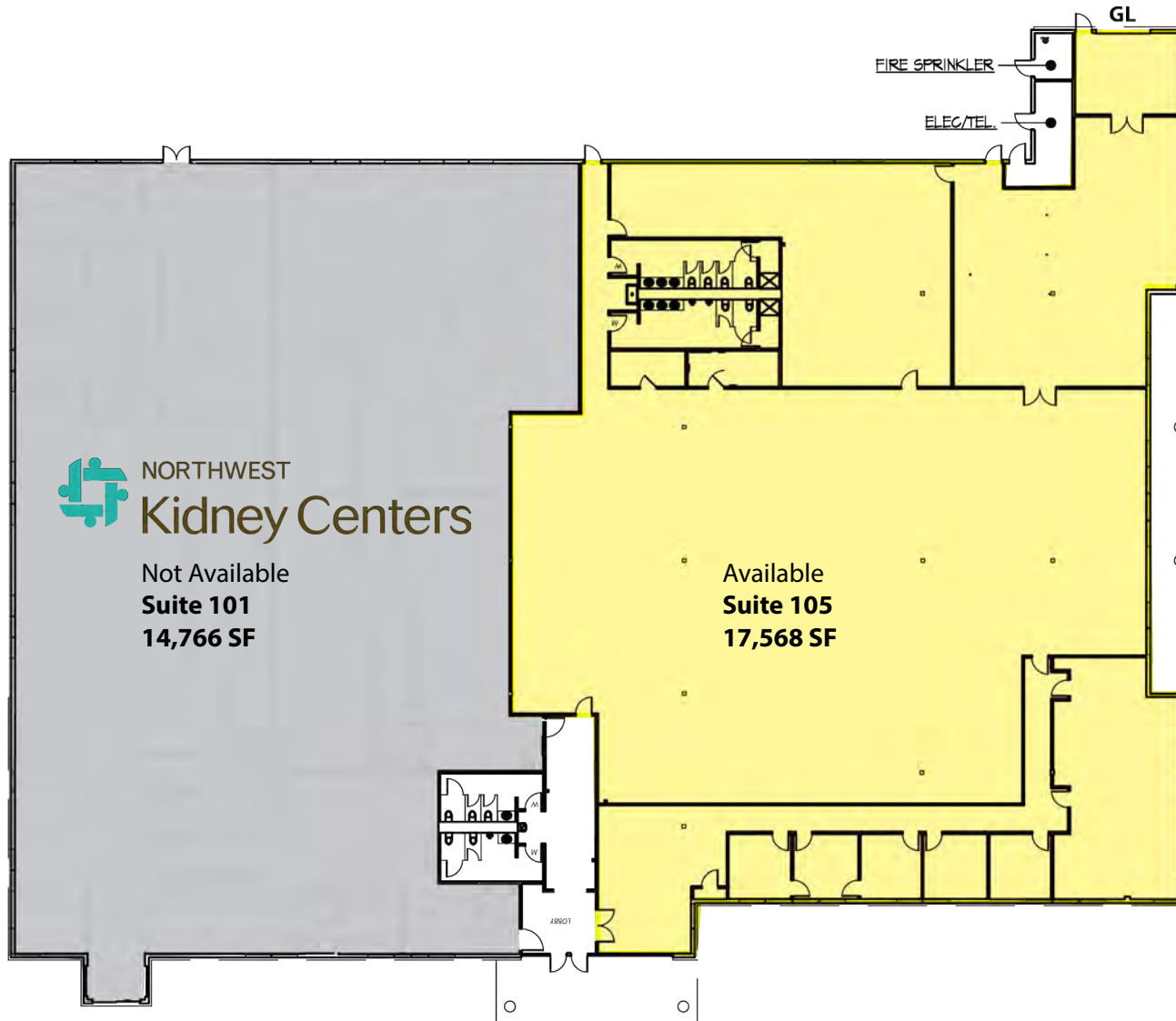
Grade Level

### INTERNET:

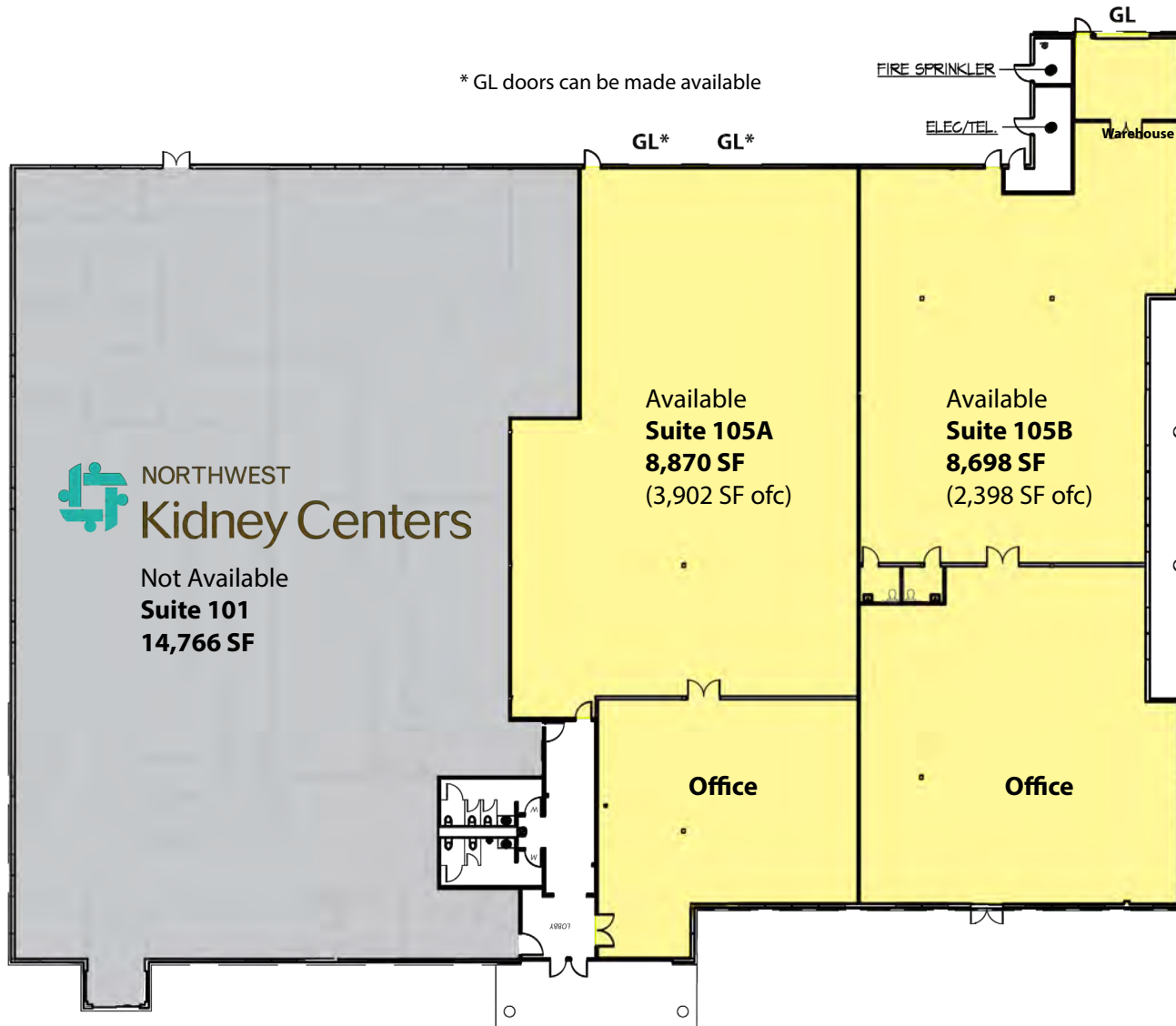
Comcast

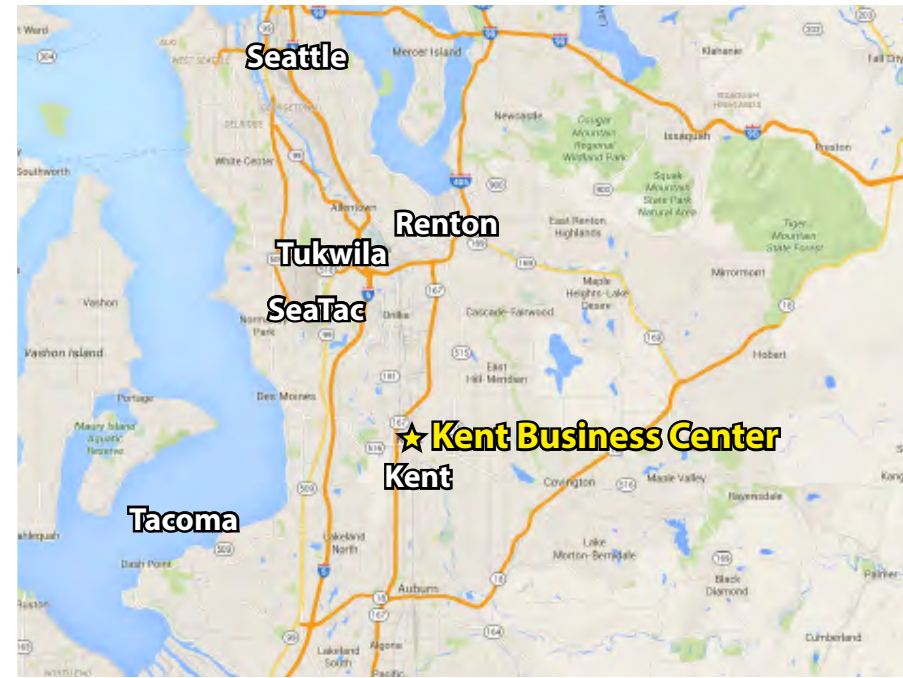


# AS IS FLOOR PLAN



# DEMISING FLOOR PLAN





**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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