

**INVESTMENT  
SALE**

**INDUSTRIAL | OFFICE | RETAIL**



## **KENT BUSINESS CAMPUS**

**823 - 841 N Central Avenue | Kent, WA**

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Building C (Office & Retail)



Building D (Industrial)

# PROPERTY SUMMARY

<b>Offering Price:</b>	\$22,000,000 (\$202/SF)
<b>CAP Rate: (Current)</b>	6.22%
<b>(Pro Forma)</b>	7.51%
<b>NOI: (Current)</b>	\$1,369,104
<b>Occupancy:</b>	96%
<b>Total Bldg:</b>	108,676 SF
<b>Total Land:</b>	264,801 SF (6.08 Acres)

Kent Business Campus is conveniently located off of SR-167 and North Central Avenue. The property has four buildings offering industrial, office, and retail spaces.

- Retail and Office Frontage on N Central Avenue
- Three Blocks from Kent Station & ShoWare Center
- Quick Access to SR-167, SR-516, & Downtown Kent
- 17,612+ Cars per day on N Central Avenue
- General Commercial (GC) & Limited Industrial (M2) Zoning
- Total Parking Stalls: 330

Please be advised that this analysis is generalized, does not purport to be all-inclusive and does not factor in many of the financial and personal aspects one should take into account when electing to purchase real property. The potential purchaser must analyze this investment based upon its own analysis, including, without limitations, its own tax considerations (including current and future tax laws), recapture of depreciation, ultimate sales price and market considerations. These items must be evaluated by a qualified CPA, attorney or other consultant when making the decision to purchase. RHCRE makes no representation or warranty with respect to the accuracy or completeness of the information provided herein.



# SITE PLAN



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# BUILDING FEATURES



*Building A (Office/Retail)*

## BUILDING B (827)

- Flex/Office Building
- 9,025 SF
- Built 1966
- Suites include grade-level loading door capability, private offices, and direct entries
- Common area includes 2 restrooms

## BUILDING A (823)

- Stand-alone Retail/Office Building
- 1,870 SF
- Built 1966
- Building includes retail signage and direct entry
- 1 private office, and 2 restrooms



*Building B (Flex/Office)*

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# BUILDING FEATURES



*Building C (Office & Retail)*

## BUILDING D (835)

- Industrial Building
- 35,005 SF
- Built 1966
- 14' - 18' Clear Height
- 7 Grade-level and 1 oversized Grade-level roll-up doors
- Suites include warehouse spaces, grade-level loading doors, private offices, restrooms, and direct entries
- 2 spaces with HVAC

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## BUILDING C (841)

- Class A Office and Retail Building
- 62,776 SF
- Built 1987
- First level includes retail & office spaces with direct entries
- Second level includes office spaces with common area lobby entries
- Recently upgraded lobby, restrooms, and elevators
- Retail frontage on N Central Avenue



*Building D (Industrial)*

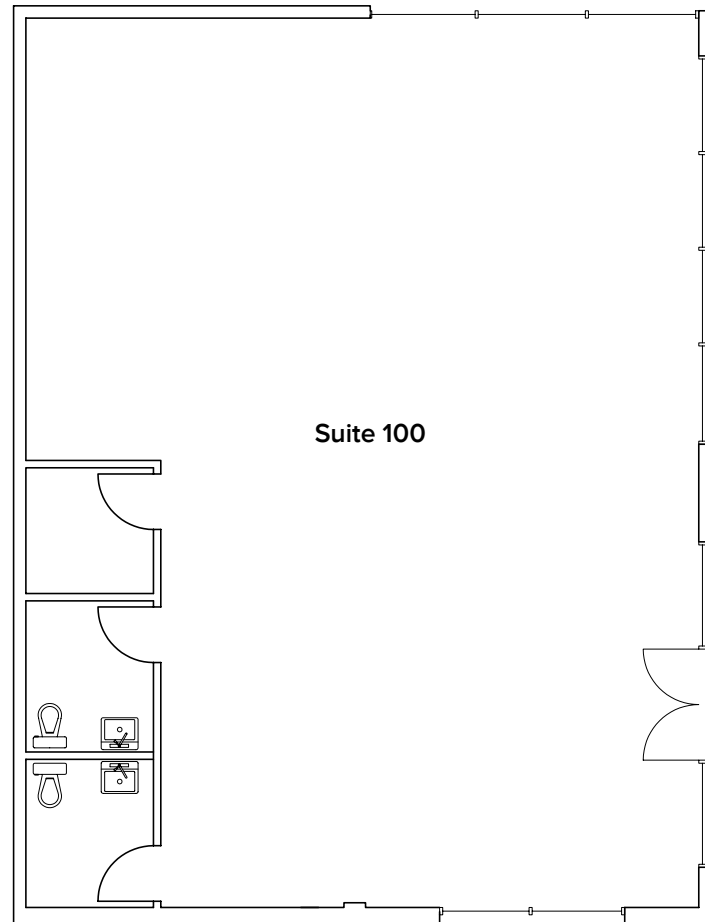
# BUILDING A (823) FLOOR PLAN

Suite

Square Footage

100

1,870 SF



# BUILDING B (827) FLOOR PLAN

Suite

Square Footage

B-102/107

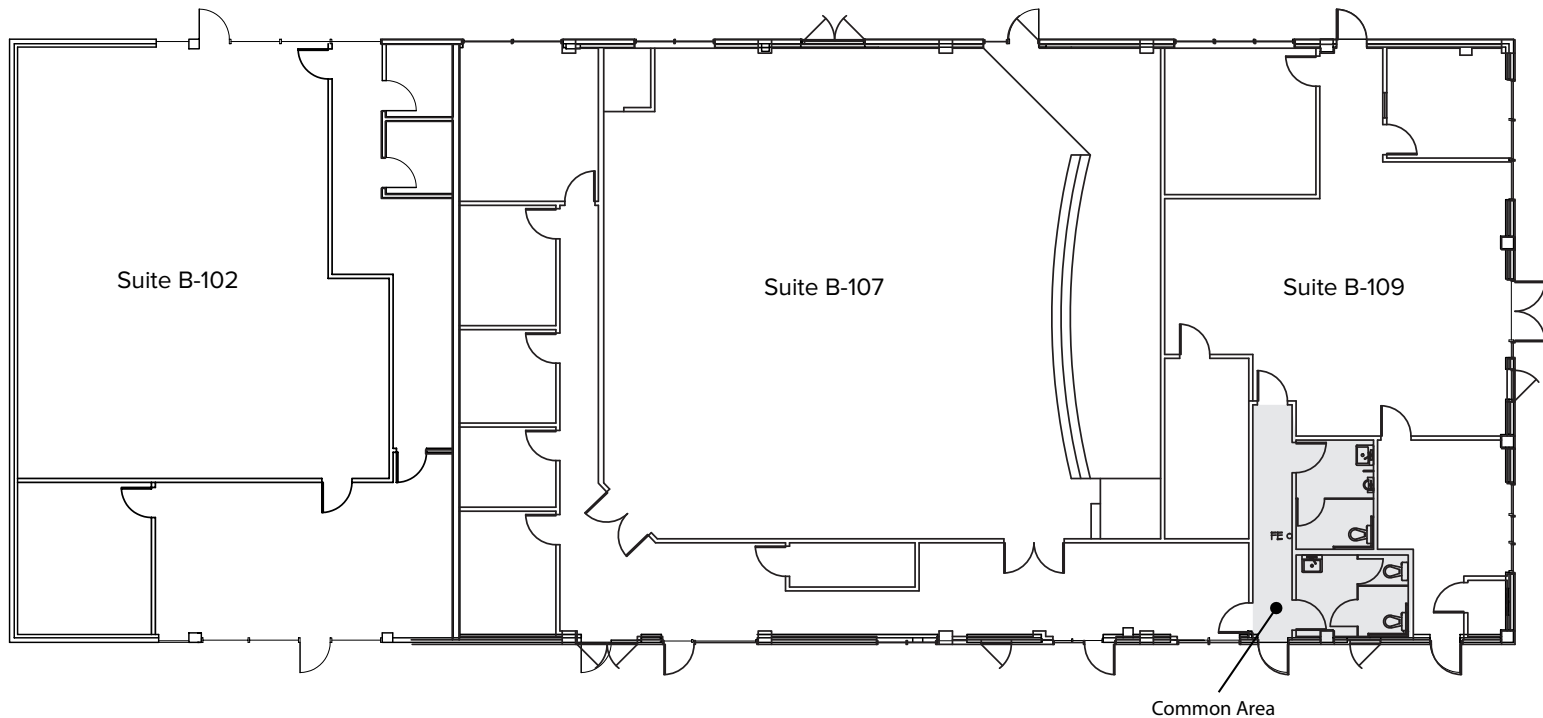
7,260 SF

B-109

1,765 SF

**TOTAL SF**

**9,025 SF**



# BUILDING C (841) 1ST LEVEL FLOOR PLAN

Suite Square Footage

C-115 2,314 SF

C-114 4,923 SF

C-112 2,897 SF

C-110 2,985 SF

C-109/124/126 3,527 SF

C-105/106 6,590 SF

C-103 1,350 SF

Suite Square Footage

C-102 718 SF

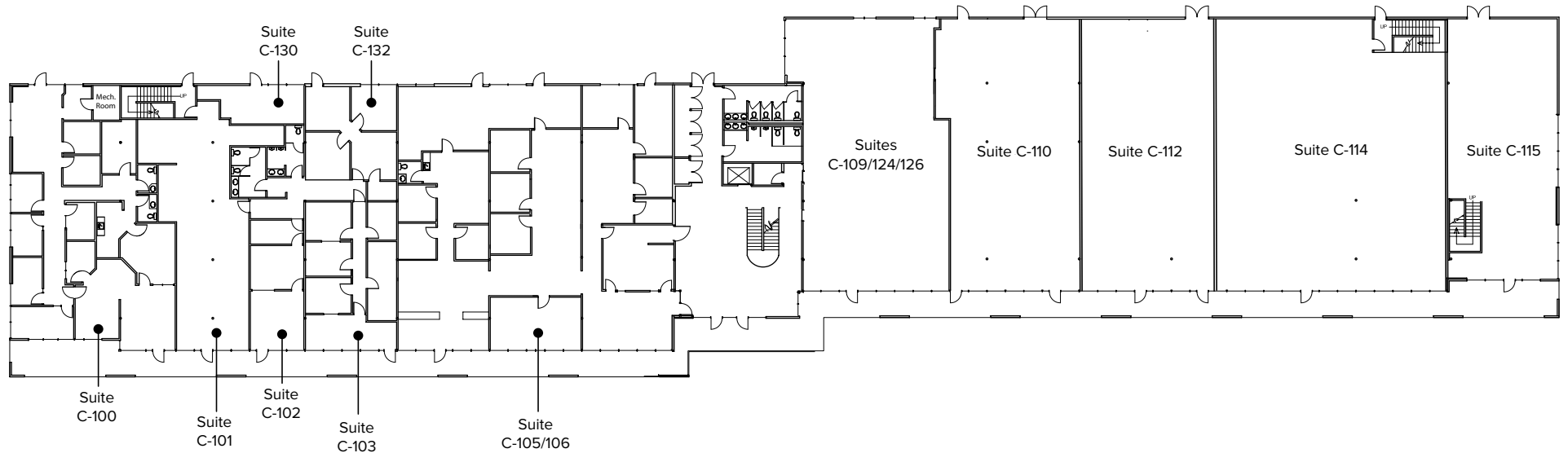
C-101 1,612 SF

C-100 2,947 SF

C-130 150 SF

C-132 748 SF

**TOTAL SF 35,793 SF**





# BUILDING C (841) 2ND LEVEL FLOOR PLAN

Suite Square Footage

C-200 3,682 SF

C-201/203 3,538 SF

C-205 1,176 SF

C-209 1,653 SF

C-210 3,003 SF

C-206/213/215 5,215 SF

C-211 777 SF

C-212 910 SF

Suite Square Footage

C-217 1,790 SF

C-218/219/231/232 4,459 SF

C-220/226 3,710 SF

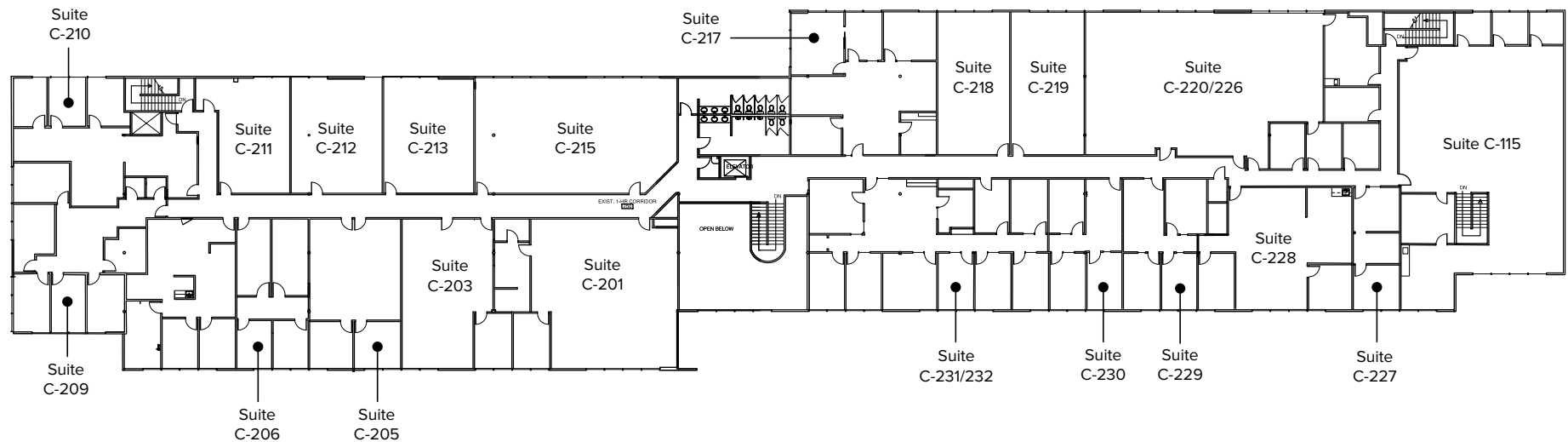
C-227 498 SF

C-228 1,513 SF

C-229 910 SF

C-230 834 SF

**TOTAL SF 26,983 SF**



# BUILDING D (835) FLOOR PLAN

Suite

Square Footage

Suite

Square Footage

D-101/135/Yard Lot

9,448 SF (1,515 SF ofc) +  
~5,000 SF Yard Lot

D-116

1,632 SF

D-103

6,455 SF (776 SF ofc)

D-118/132

9,133 SF (7,182 SF ofc)

D-110

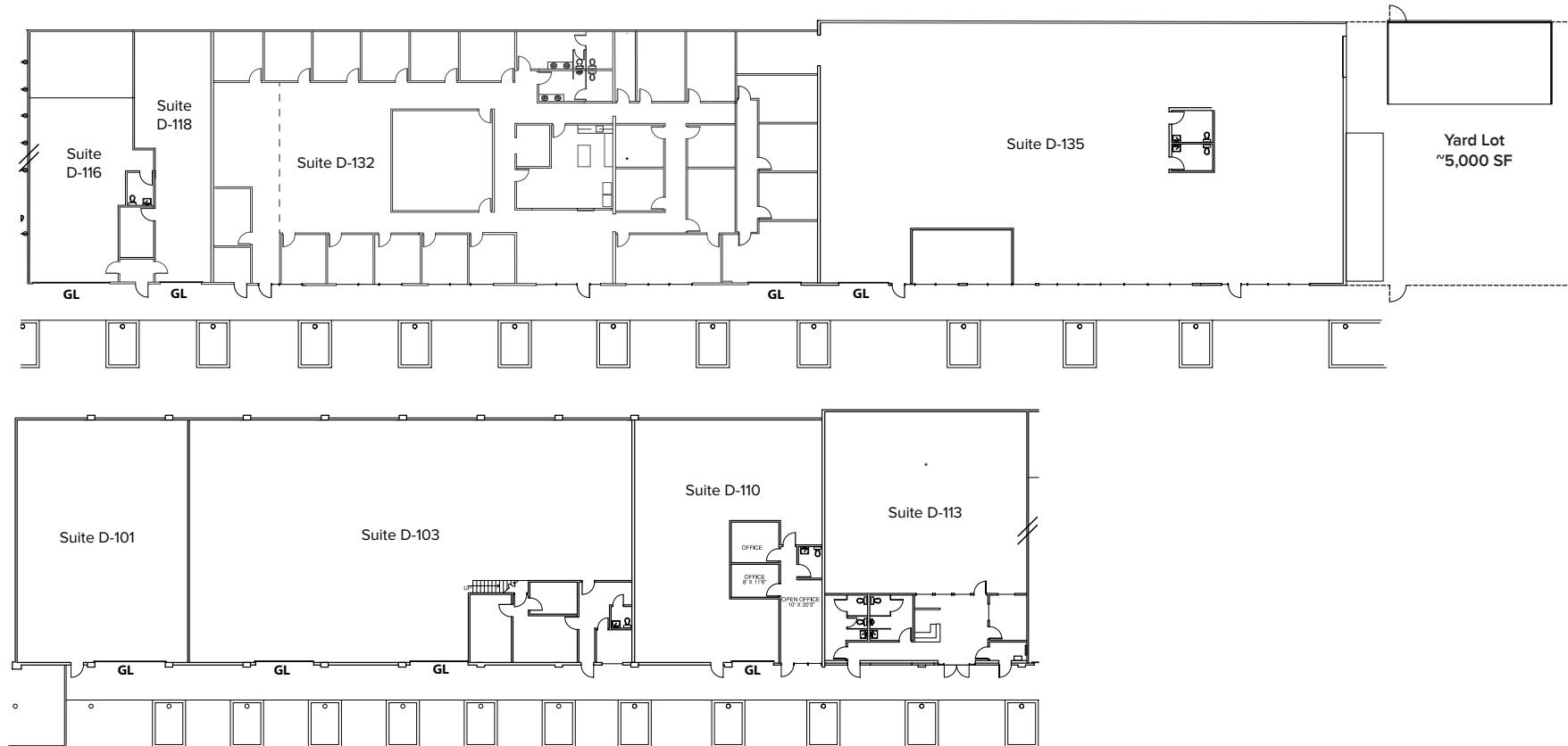
2,761 SF (652 SF ofc)

**TOTAL SF**

**35,005 SF (10,125 SF ofc)**

D-113

3,062 SF



# DEMOGRAPHICS

## 2020 Population

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18,581	1 Mile
112,958	3 Mile
277,774	5 Mile

Anticipated to increase over 6.96% by 2025

## 2020 Avg Household Income

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\$67,041	1 Mile
\$82,477	3 Mile
\$91,636	5 Mile

## Driving Times

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Seattle:	24 Minutes
SeaTac:	19 Minutes
Renton:	10 Minutes
Tacoma:	25 Minutes



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# LOCATION MAP

