



CenterPointe Business Park

Exclusively represented by



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CenterPointe Business Park is a distinguished 102,000 SF Class A office and flex building to house your employees! Your company will find employee recruiting and retention enhanced in this prominent project that is centrally located in Kent and close to all of the services and amenities that the Southcenter area has to offer.

A DISTINGUISHED ADDRESS

- Main lobby offers a modern tech look with a notable skylight to provide excellent natural lighting.
- All spaces have large windows and lots of glass line that provides plenty of natural light that creates a more productive work environment
- Plentiful free 4.0/1000 SF parking ratio
- Enjoy the pleasant sounds of trains that travel up and down the Kent Valley!
- State-of-the-art telecommunication service through CenturyLink and Comcast Business Cable
- Metro bus route comes within one block of the building along S 180th Street and West Valley Highway
- Within one mile of the Amtrak station in Tukwila
- Starbucks café is next door, along with numerous restaurants and Marriott TownPlace Suites
- CenterPointe is adjacent to the Interurban Trail, which offers walking, running and biking activities along a 30+ mile trail.
- Showers and lockers are available for tenants' employees.



CENTERPOINTE BUSINESS PARK INFORMATION SHEET



Building size:	102,000 SF	
Location:	18000 72 nd Avenue S • Kent, WA 98032 (at the intersection of 72nd Ave S and S 180th Street)	
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 a.m. to 6 p.m. weekdays; 8 a.m. to 1 p.m. Saturdays	
Transit:	CenterPointe has Metro bus stops in front of the property (Route 906) and three 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 and 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, Pharmacia, Zonar Systems, Ceco Concrete Construction & Legend Data Systems	
Distance to:	Valley Medical Center:	1.5 miles
	Tukwila Station (AmTrak and Sounder trains; RapidRide Transit):	1.6 miles
	SeaTac International Airport:	4 miles
	Seattle:	14 miles
	Bellevue:	15 miles
	Tacoma:	23 miles

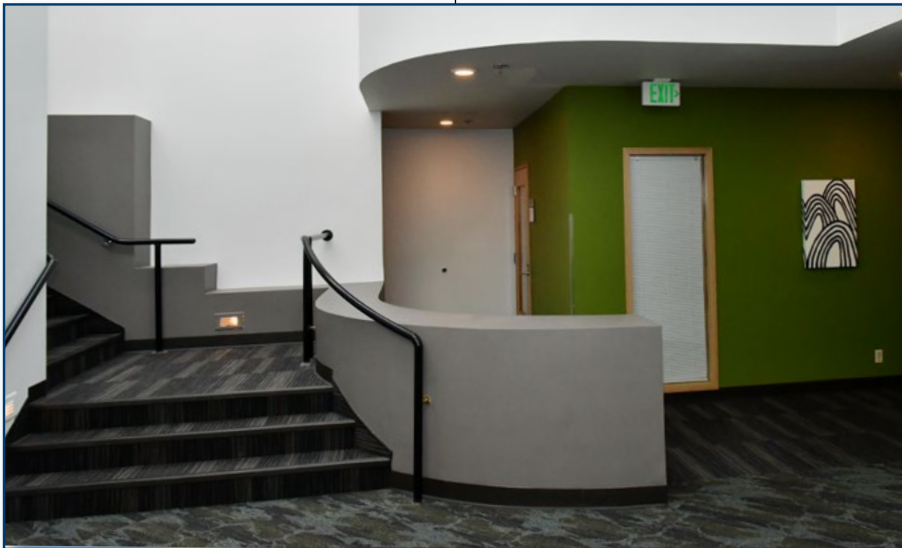
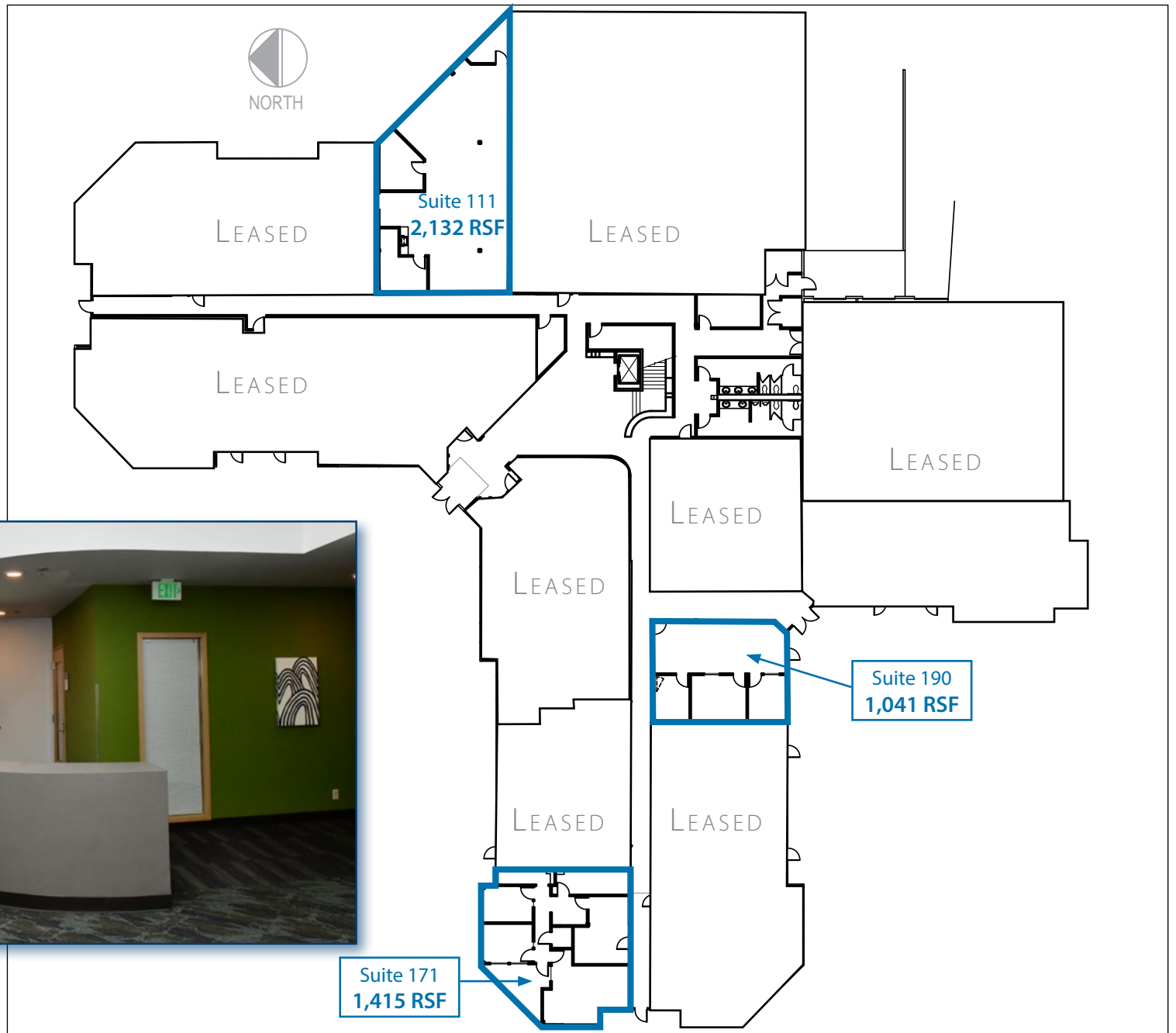
AVAILABLE SPACE

CenterPointe Business Park offers suites in a variety of sizes for lease. Please see below for currently available spaces.

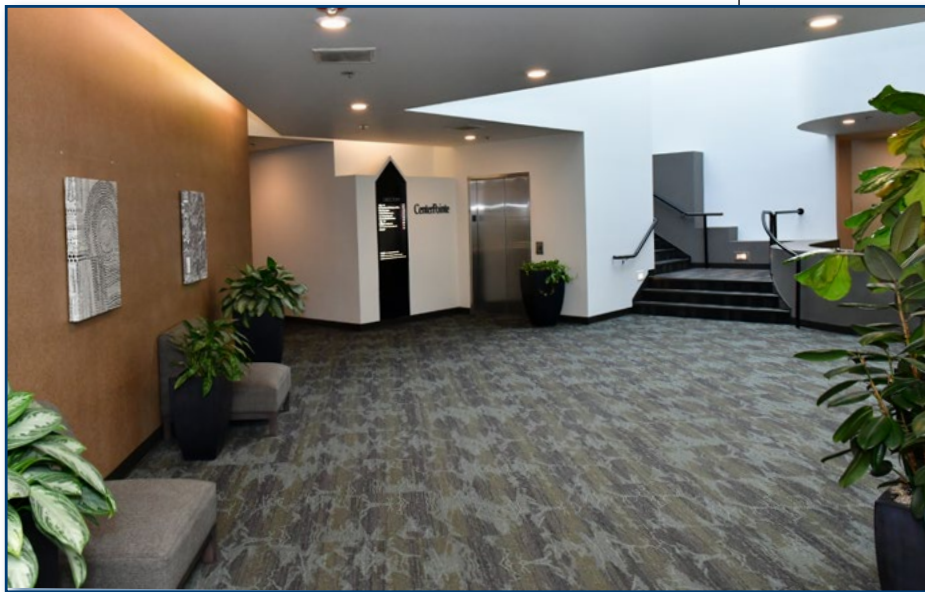
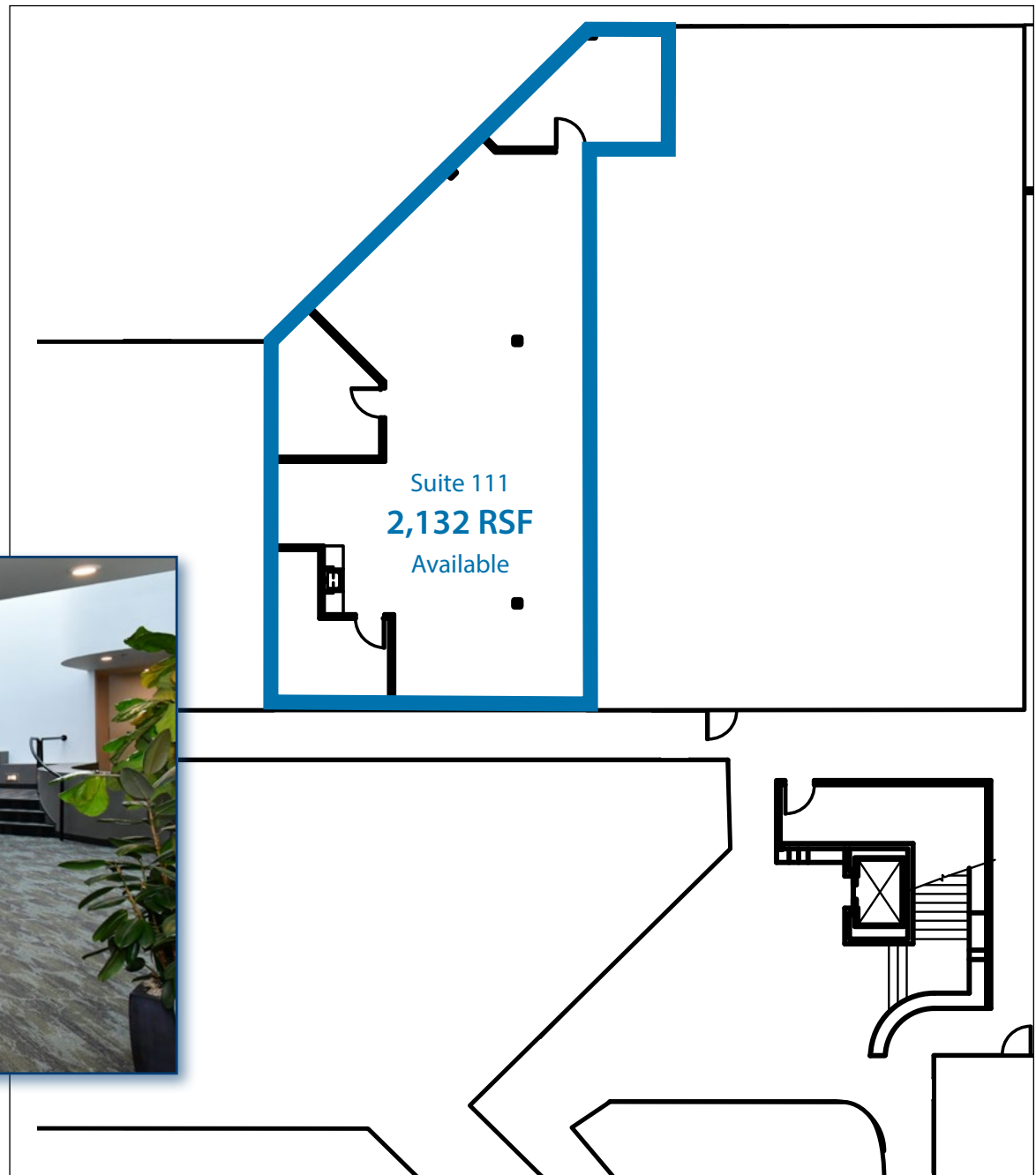
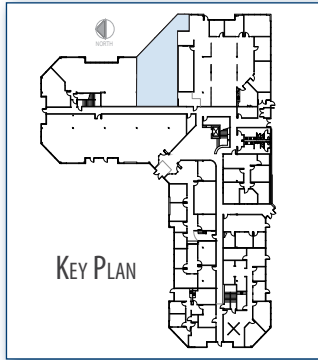


Suite	Rentable SF	Rental Rate/RSF (NNN)	Comments
111	2,132	\$15 RSF/yr NNN	Two private offices, kitchenette, storage room and open work area.
171	1,415	\$15 RSF/yr NNN	Three private offices, lunch/break room, reception and work area.
190	1,041	\$15 RSF/yr NNN	Two private offices, conference room and open work area.
201	4,949	\$15 RSF/yr NNN	Shell; waiting for a tenant plan! Divisible to 1,000 - 1,500 SF.
217	11,088	\$15 RSF/yr NNN	21 private offices, 2 conference rooms, lunch room, storage room, large open work space. Showers and lockers located in adjacent second floor restrooms.
201 & 217 contiguous	16,037	\$15 RSF/yr NNN	Excellent combination of private offices, conference rooms, open area, and expansive window area!

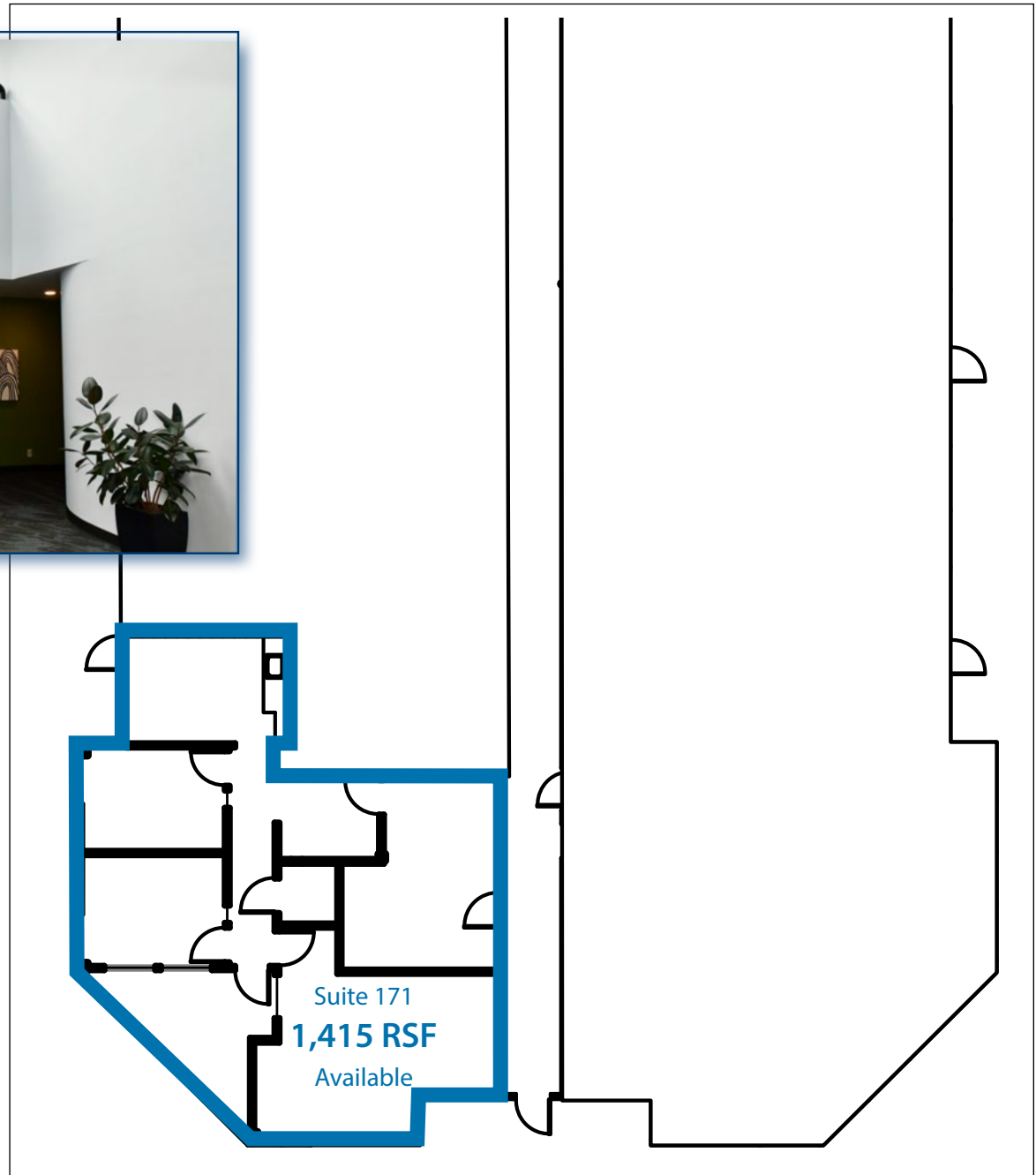
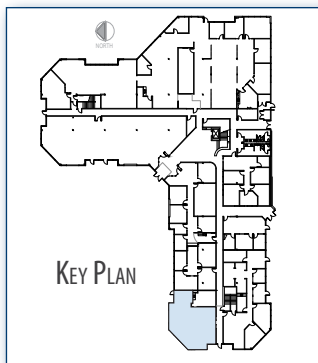
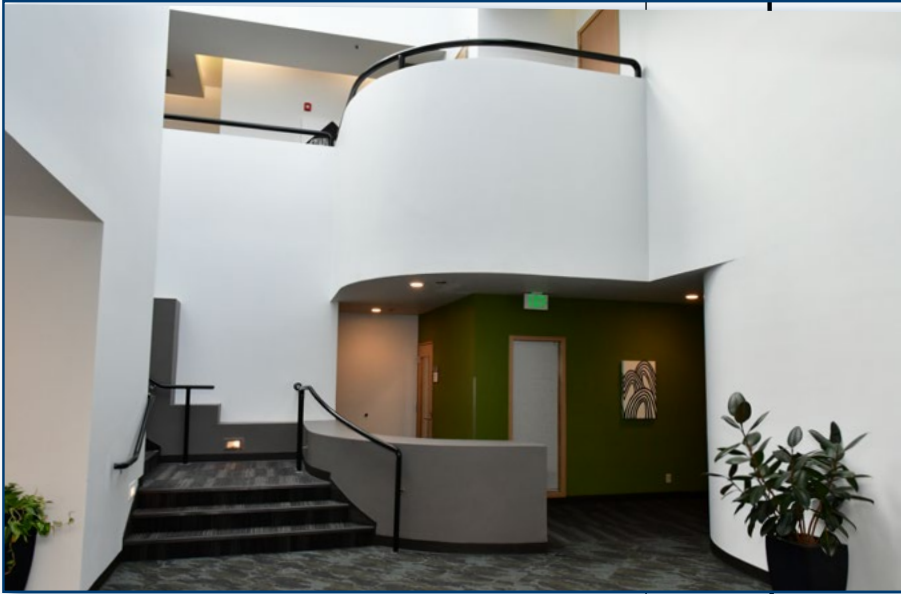
FIRST FLOOR OFFICE SPACE



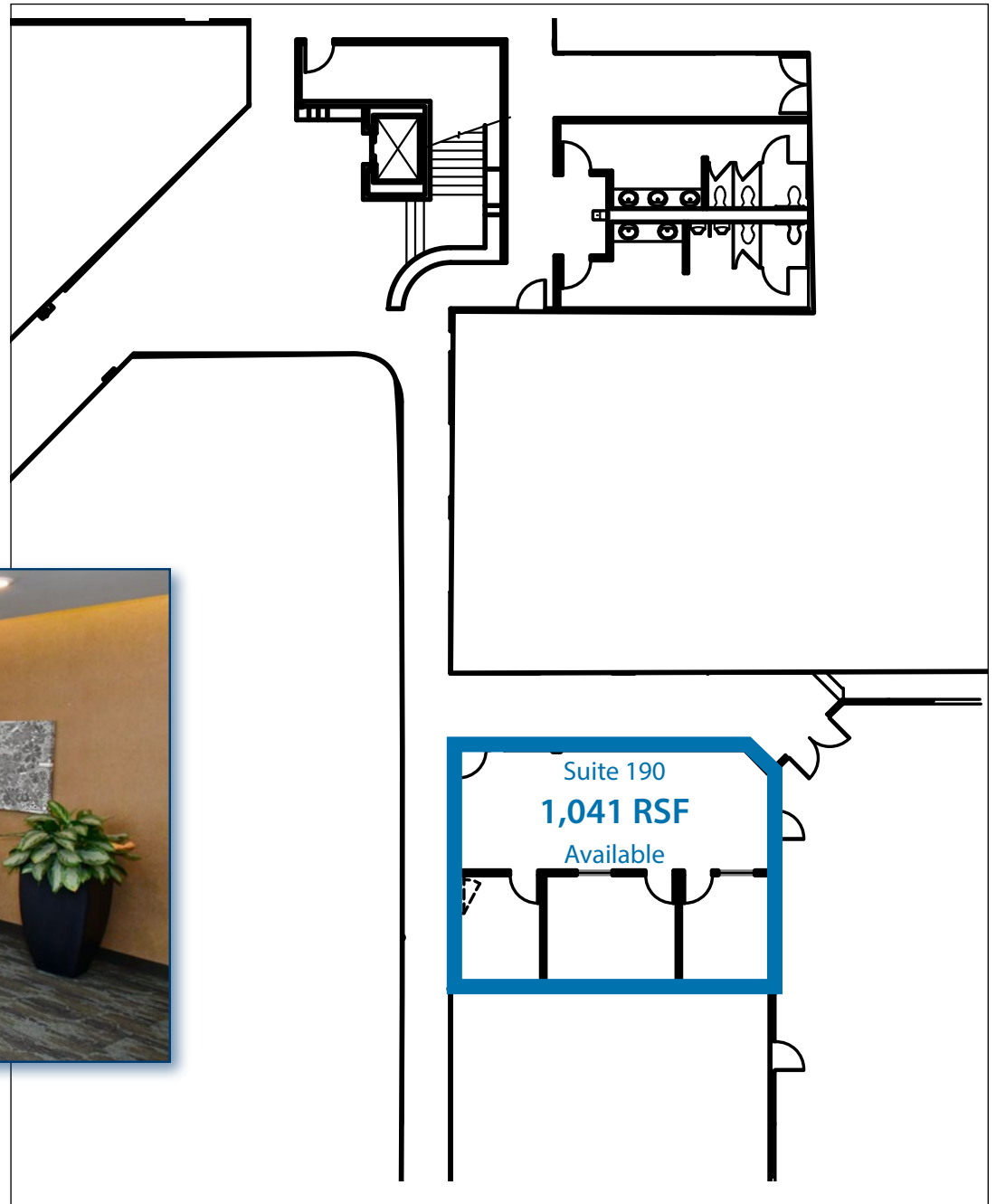
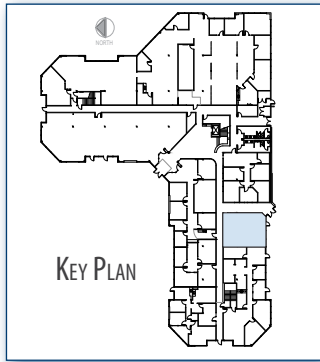
FIRST FLOOR – SUITE 111



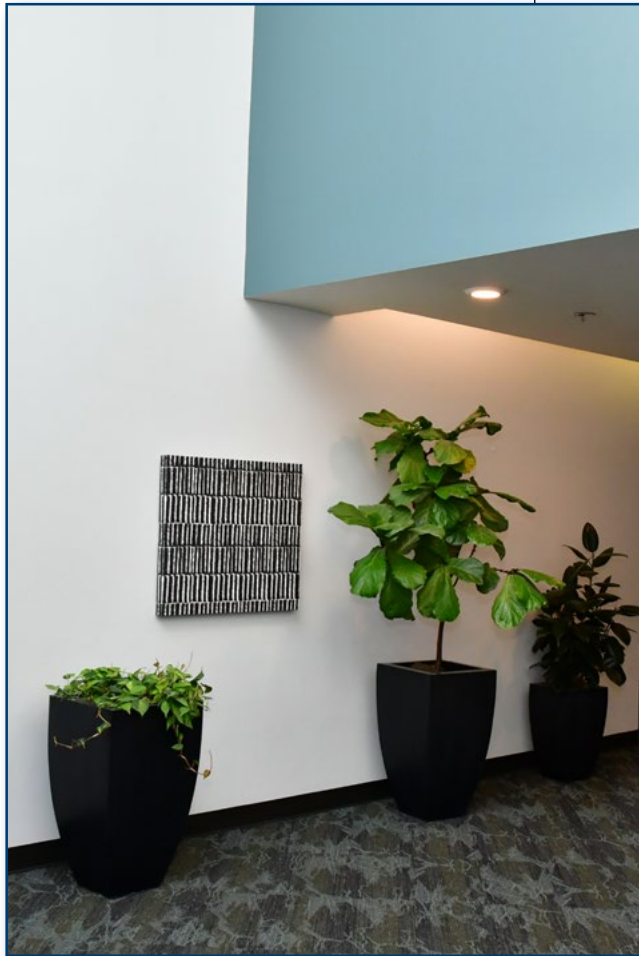
FIRST FLOOR – SUITE 171



FIRST FLOOR – SUITE 190



SECOND FLOOR - SUITE 201



SECOND FLOOR - SUITE 217

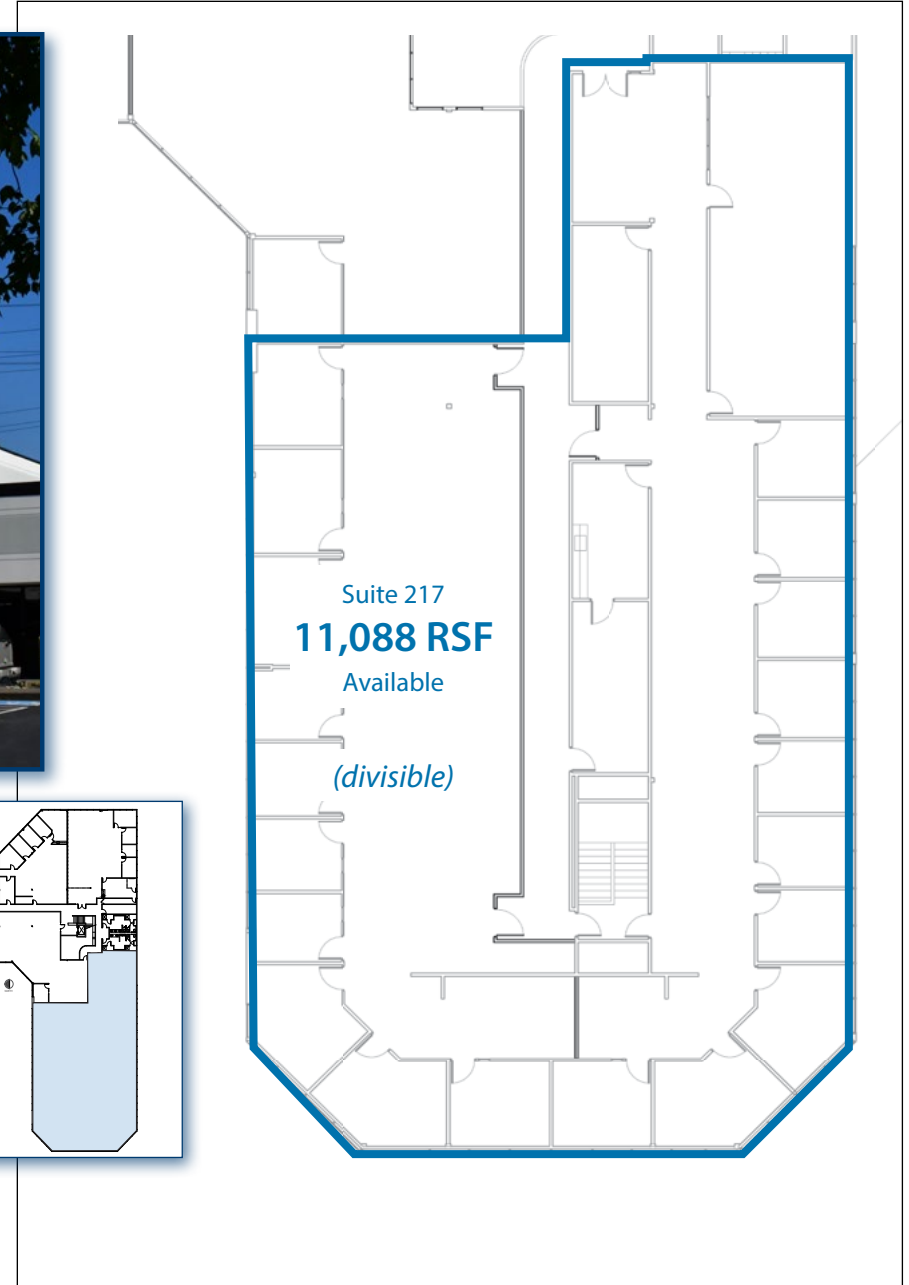
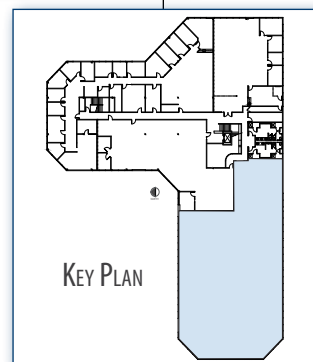


SUITE 217

11,088 RSF on the second floor *(divisible)*

- 21 private offices
- 2 conference rooms
- Lunch room
- Storage room
- Large open work space
- Showers and lockers located in adjacent second floor restrooms

Refer to next page for potential demising plan



SECOND FLOOR - SUITE 217 - potential demising plan

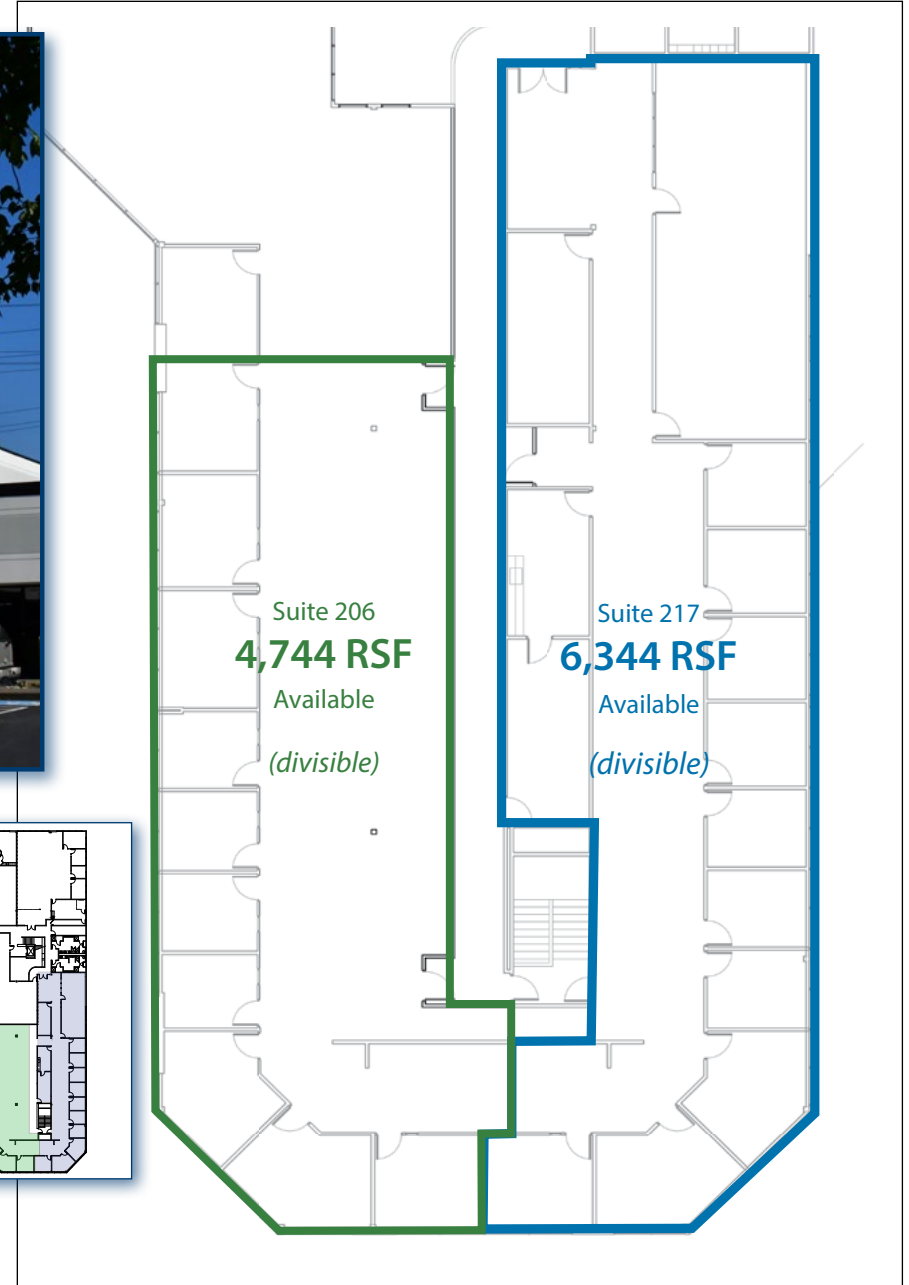
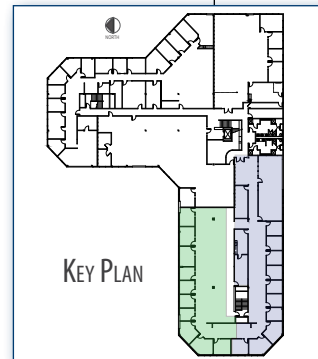


SECOND FLOOR

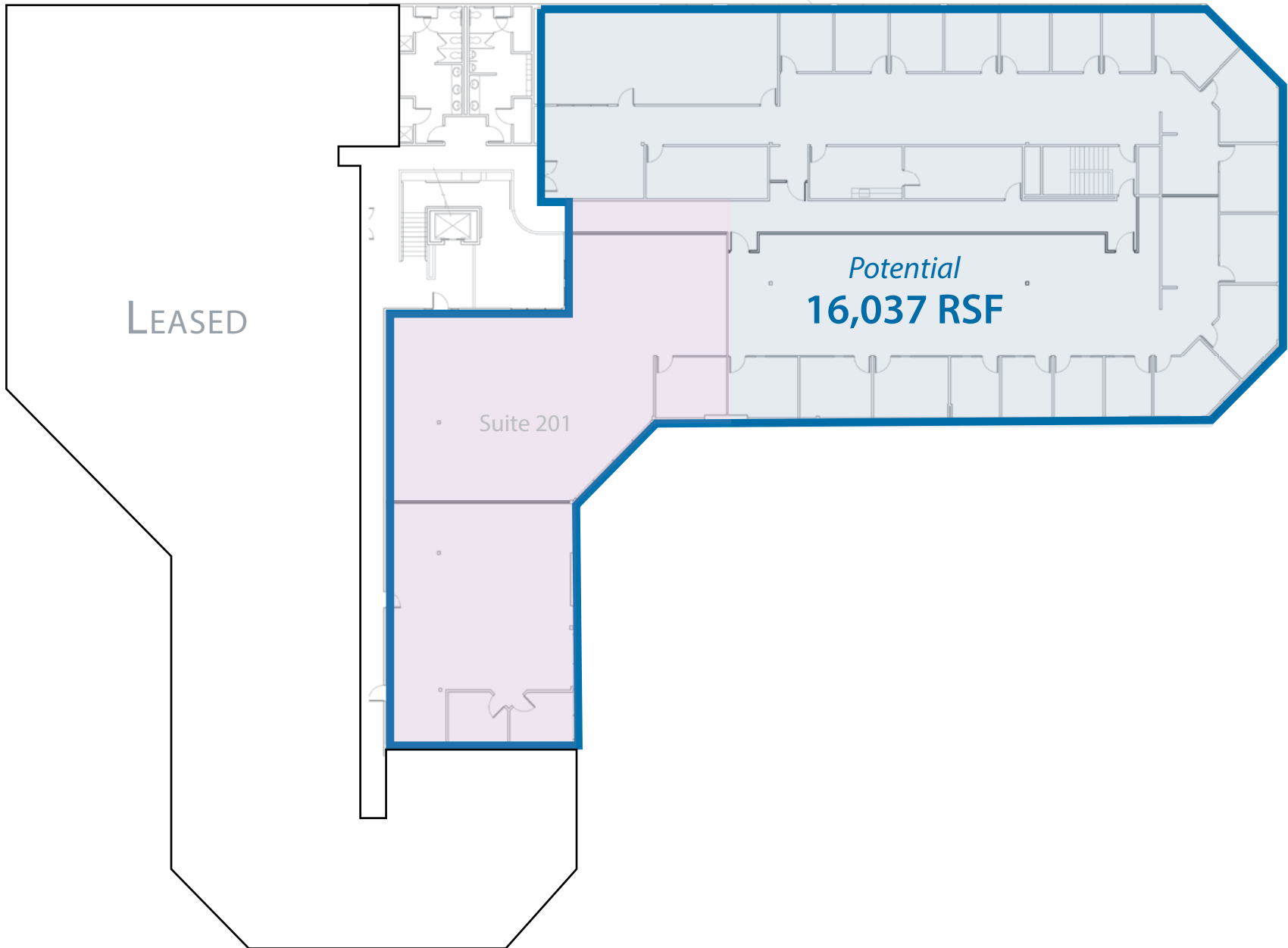
Potential demising plan

- Suite 206 - 4,744 RSF. 10 private offices, large open work area
- Suite 217 - 6,344 RSF. 11 private offices, two conference rooms, lunch room, storage room

Showers and lockers located in adjacent second floor restrooms



SECOND FLOOR - potential 16,037 SF space



SATELLITE IMAGE



← To Tacoma



To Seattle →

Southcenter Parkway

Minkler Boulevard

Westfield
Southcenter

South 180th Street

Andover Park West

Andover Park East



**CENTERPOINTE
BUSINESS PARK**

West Valley Hwy

To Bellevue →

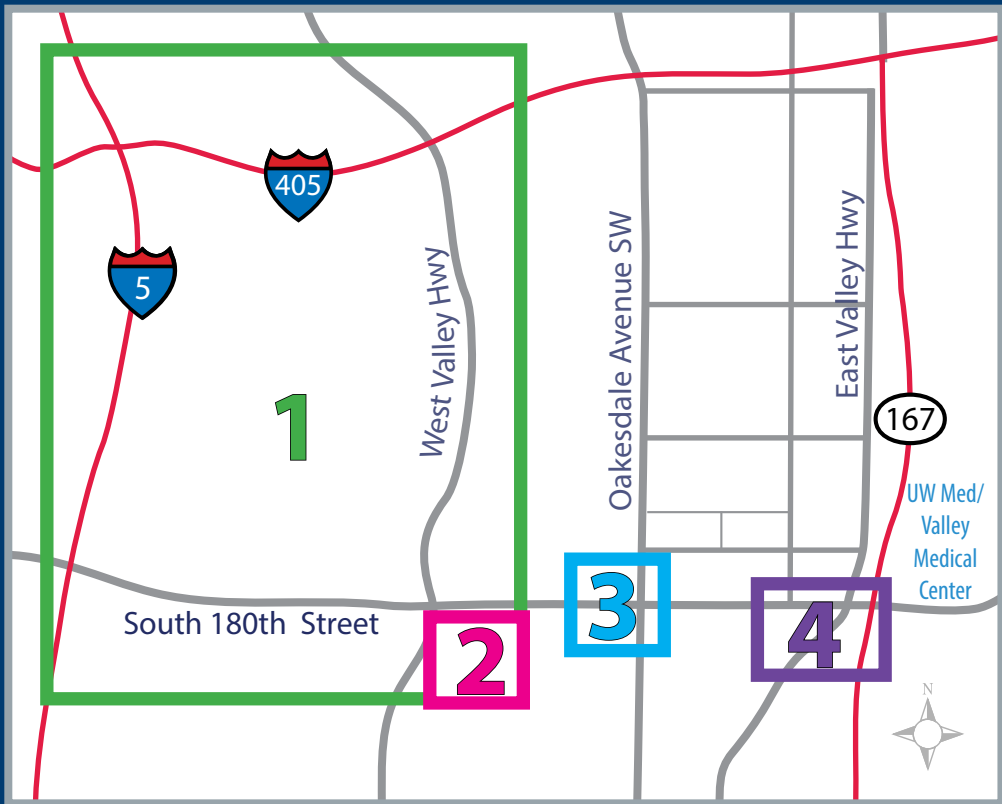


CENTERPOINTE AREA AMENITIES



Everything you want is only minutes away!

- Restaurants and coffee shops
- Hotels (Marriott TownePlace Suites, Residence Inn, Courtyard by Marriott, Hampton Inn & Suites, Extended Stay America, DoubleTree Inn)
- UPS, US Post Office, FedEx/Kinkos
- Largest shopping center in the Pacific Northwest
- Metro Transit, AmTrak, Sounder Train
- The Interurban Trail (part of a 30+ mile trail system) is literally outside your door!



CENTERPOINTE Area Amenities

3

SUBWAY

Asia Ginger Teriyaki

Royale Cafe & Bakery

Mai Thai & Pho

7 ELEVEN

Oakesdale Ave SW

S 180th St

CHESTNUT CAFÉ

2

S 180th St

Wok & Bowl Teriyaki

Aloha Hawaiian Grill

Shake n Go Gourmet Burgers

7 ELEVEN

STARBUCKS COFFEE

TownePlace SUITES Marriott

West Valley Hwy

72nd Ave S

CENTERPOINTE BUSINESS PARK

Interurban Trail

4

Lind Ave SW

IKEA

S 180th St

BAJA FRESH MEXICAN GRILL

STARBUCKS COFFEE

Jack in the Box

Chevron

76

JOEY MIKES SUBS

Pho Bac Vietnamese Cafe

Happy at the Bay Teriyaki

Le's Deli

108 Vietnamese Cuisine

Szechuan First

Pacific Garden Vegetarian Cuisine

Great Wall Mall

Imperial Garden Seafood Restaurant

Jang Soo Tofu Restaurant

Rylie's Cakes

East Valley Hwy

1

I-5

I-405

Southcenter Parkway

Westfield Southcenter

LOWE'S

LA FITNESS

KREI

BED BATH & BEYOND

BARNES & NOBLE

Strander Blvd

Target.

McDonald's

OUTBACK STEAKHOUSE

BURGER KING

Total Wine & Spirits

Office DEPOT

CO-COURTYARD

Walmart

KOHL'S

FIVE GUYS

ihop

Tamara

NORDSTROM rack

Minkler Blvd

BEST BUY

Michaels

Applebee's

SPORTS AUTHORITY

OLD NAVY

REGAL CINEMAS

COSTCO WHOLESALE

THE HOME DEPOT

Andover Park W

Andover Park E

S 180th Street

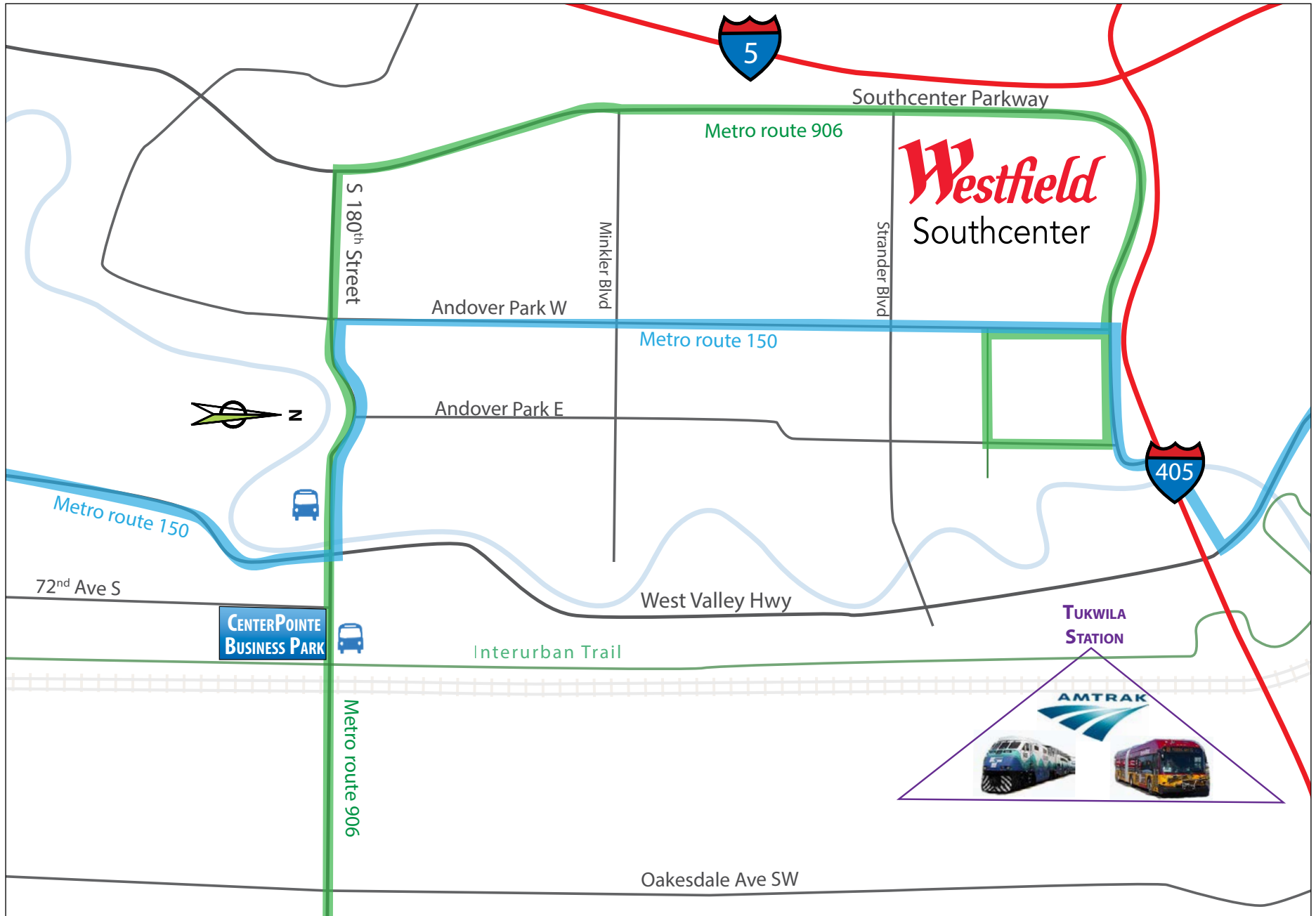
Interurban Trail

CENTERPOINTE BUSINESS PARK

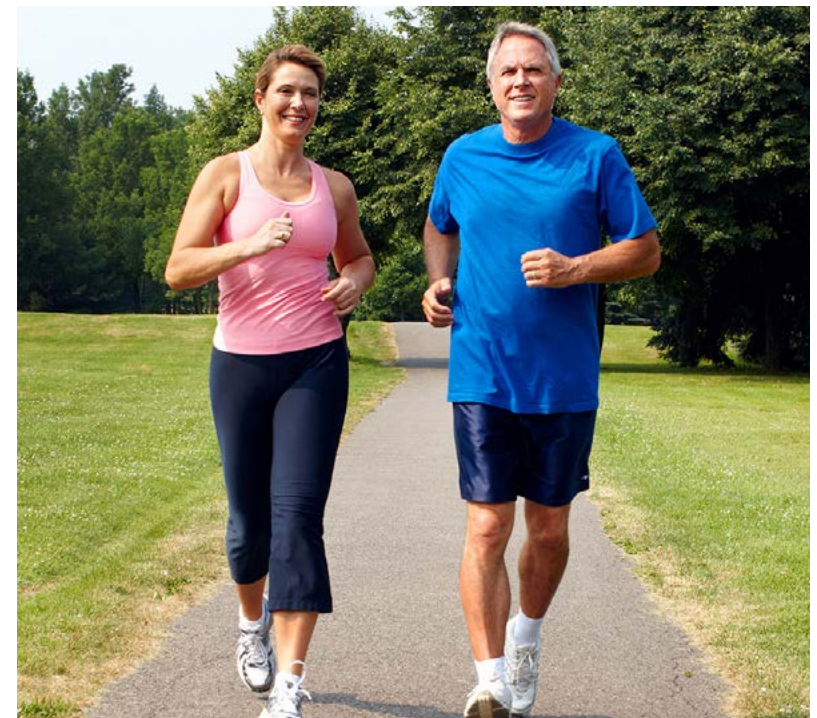
72nd Ave S

AMTRAK

CENTERPOINTE AREA TRANSIT ROUTES



ADJACENT TO THE INTERURBAN TRAIL



BIRD'S EYE VIEW



WEST VALLEY HIGHWAY

S 180th STREET

72nd AVENUE S

Interurban Trail

N

CENTERPOINTE BUSINESS PARK



For further information or to schedule a tour, please contact our exclusive leasing agents:

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Owned and operated by **RH ROSEN HARBOTTLE**
COMMERCIAL REAL ESTATE