

IND/OFC
LEASE

Highway 167 - 93,855 CPD



KENT BUSINESS CENTER, BUILDING A & B

25316 - 25530 74th Avenue S | Kent, WA

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Building A



Building A



Building B

HIGH-IMAGE OFFICE/ WAREHOUSE/FLEX SPACES

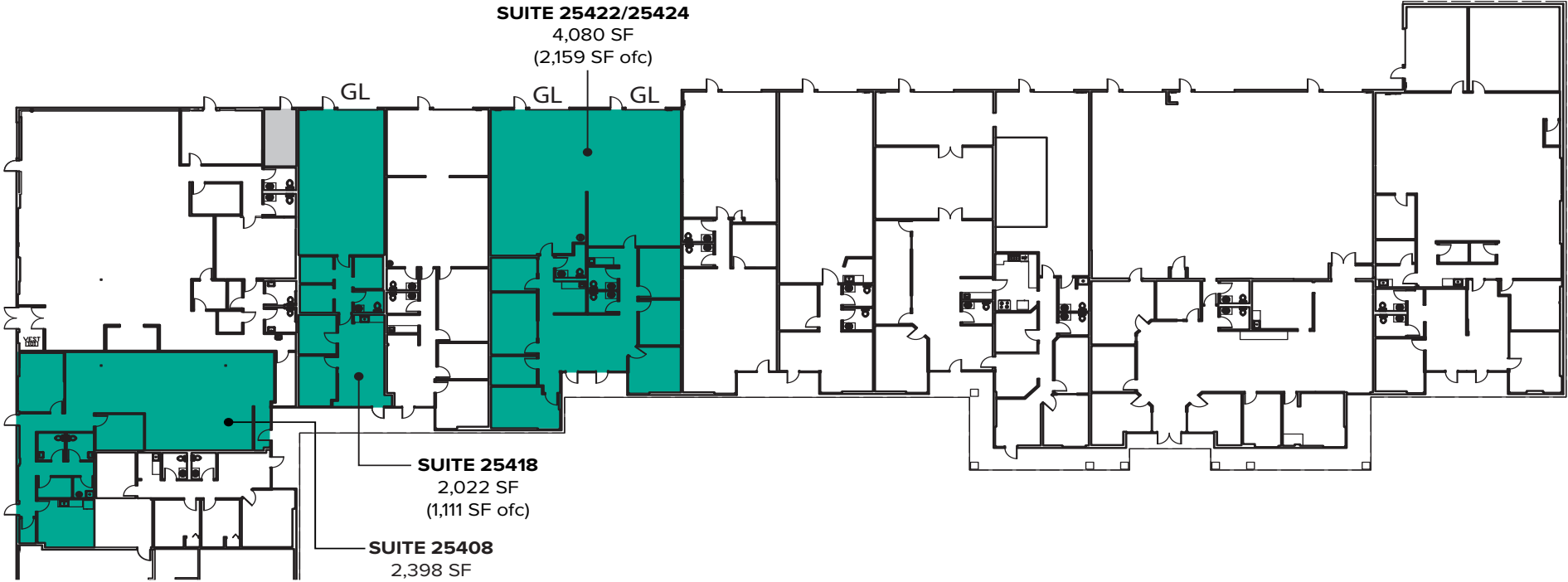
1,624 SF - 4,080 SF Available

LOCATION FEATURES:

- **Landlord Flexible on Office/Warehouse Ratios**
- Varying Suite Sizes - Ready to Lease
- Grade-Level Loading Doors
- Direct Entry to Suites
- 2.86/1,000 SF Parking Ratio
- Quick Access to State Route 167, SR 516 & Downtown
- Close-by Kent Station, Retail and Restaurant Amenities

BUILDING A FLOOR PLAN

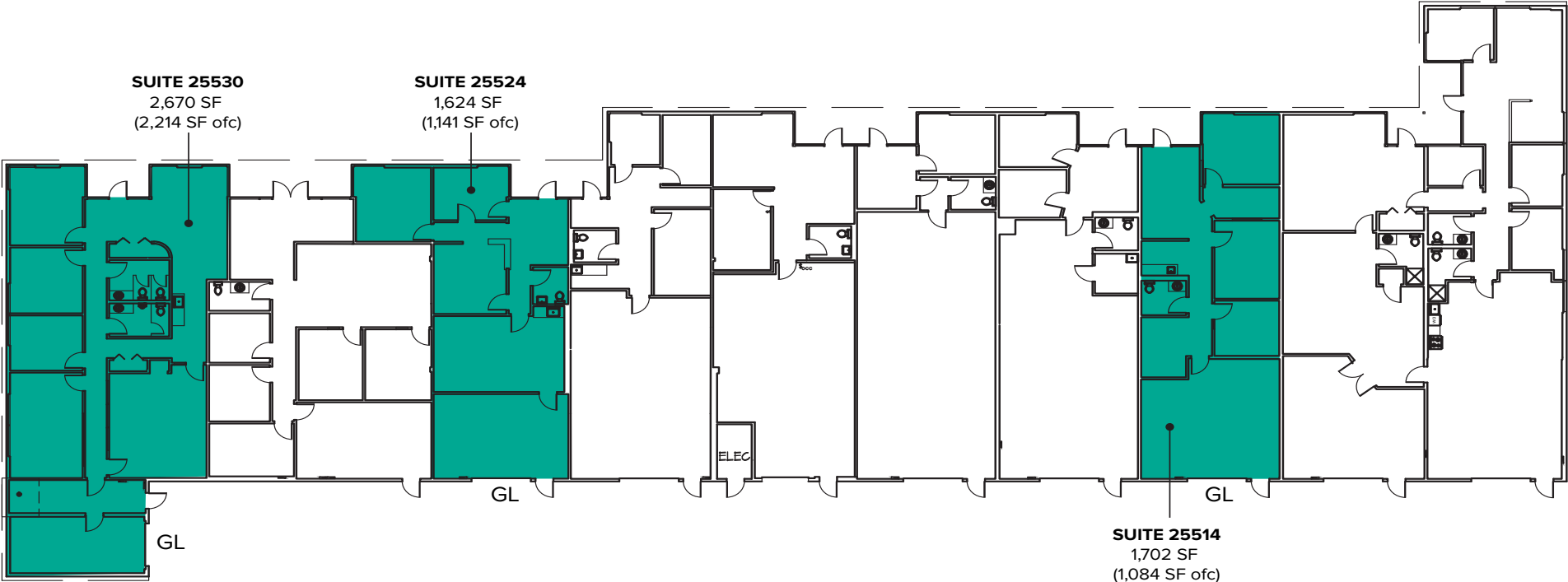
| Suite | Square Feet | Rate | Notes |
|-------------|-------------------------|-----------------|--|
| 25408 | 2,398 SF | \$15.00/SF, NNN | Office space with 2 private offices, 2 restrooms, open work area, and kitchenette. Available now. |
| 25418 | 2,022 SF (1,111 SF ofc) | Call Agents | Warehouse/Office space with private offices, reception area, 1 restroom, open warehouse area, and 1 grade-level roll-up door. Available now. |
| 25422/25424 | 4,080 SF (2,159 SF ofc) | Call Agents | Warehouse/Office space with private offices, conference room, 3 restrooms, kitchenette, open warehouse area, and 2 grade-level roll-up doors. Available now for Sublease through 5/31/25. |



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BUILDING B FLOOR PLAN

| Suite | Square Feet | Rate | Notes |
|-------|-------------------------|-------------|--|
| 25514 | 1,702 SF (1,084 SF ofc) | Call Agents | Warehouse/Office space with several private offices, 1 restroom, kitchenette, open warehouse area, and 1 grade-level roll-up door. Available with 30 days' notice. |
| 25524 | 1,624 SF (1,141 SF ofc) | Call Agents | Warehouse/Office space with reception area, two private offices, 1 restroom, kitchenette, open warehouse area, and 1 grade-level roll-up door. Available with 60 days' notice. |
| 25530 | 2,670 SF (2,214 SF ofc) | Call Agents | Endcap, warehouse/office space with private offices, 2 restrooms, kitchenette, open warehouse area, and 1 grade-level roll-up door. Available now for Sublease through 1/31/24. |



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LOCATION MAP

