

INDUSTRIAL/OFFICE
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

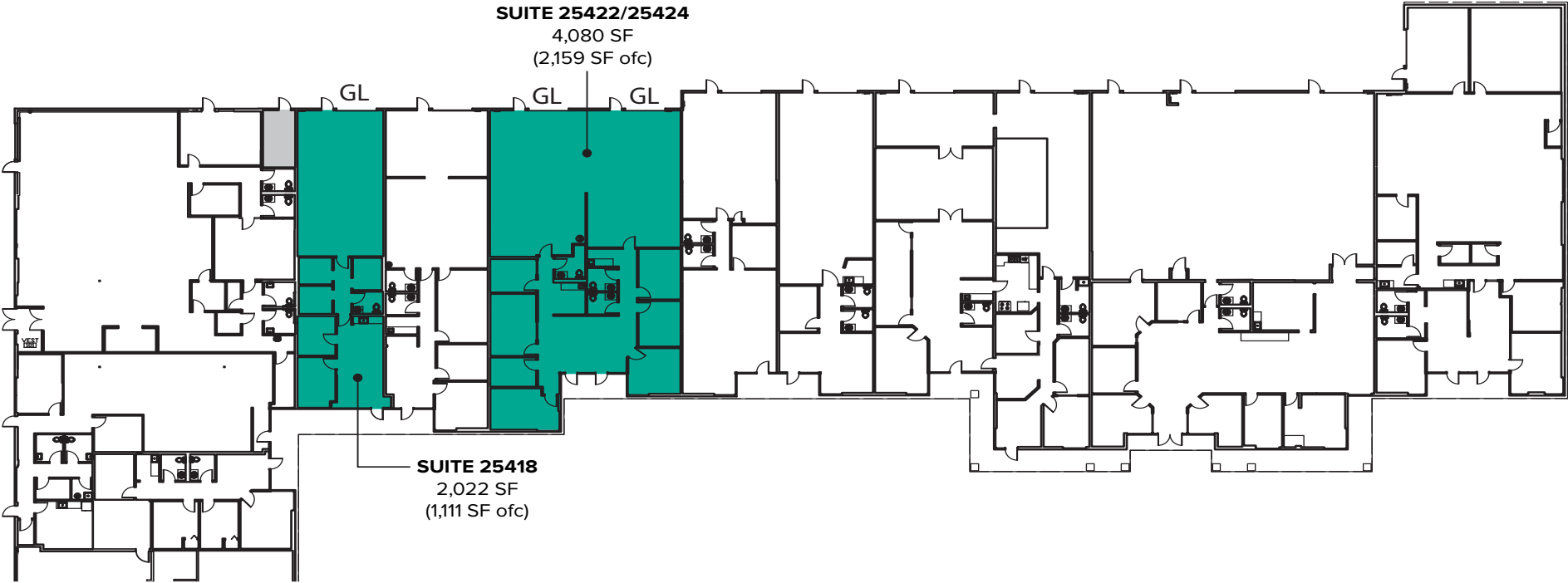
1,624 SF - 8,342 SF Available

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
25418	2,022 SF (607 - 1,111 SF ofc)	\$1.55/SF, NNN	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.

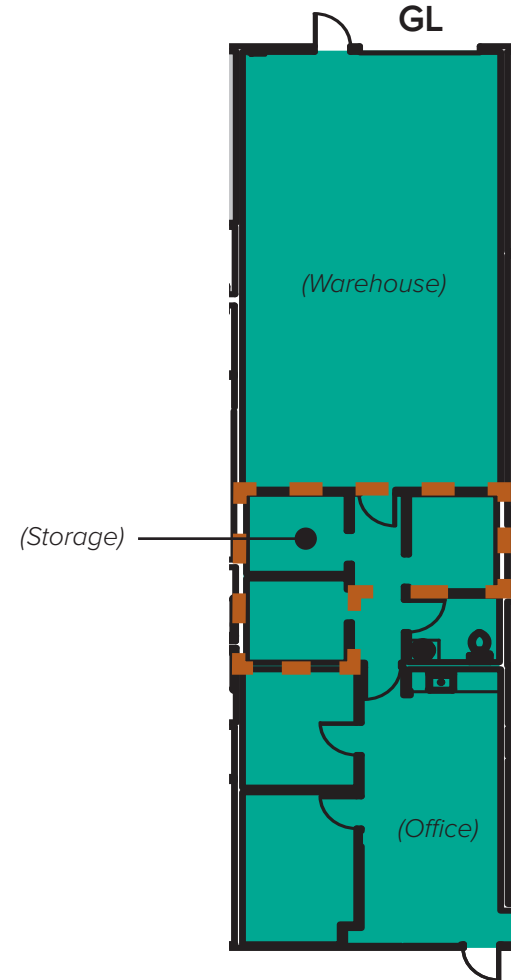


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SUITE 25418 FLOOR PLAN

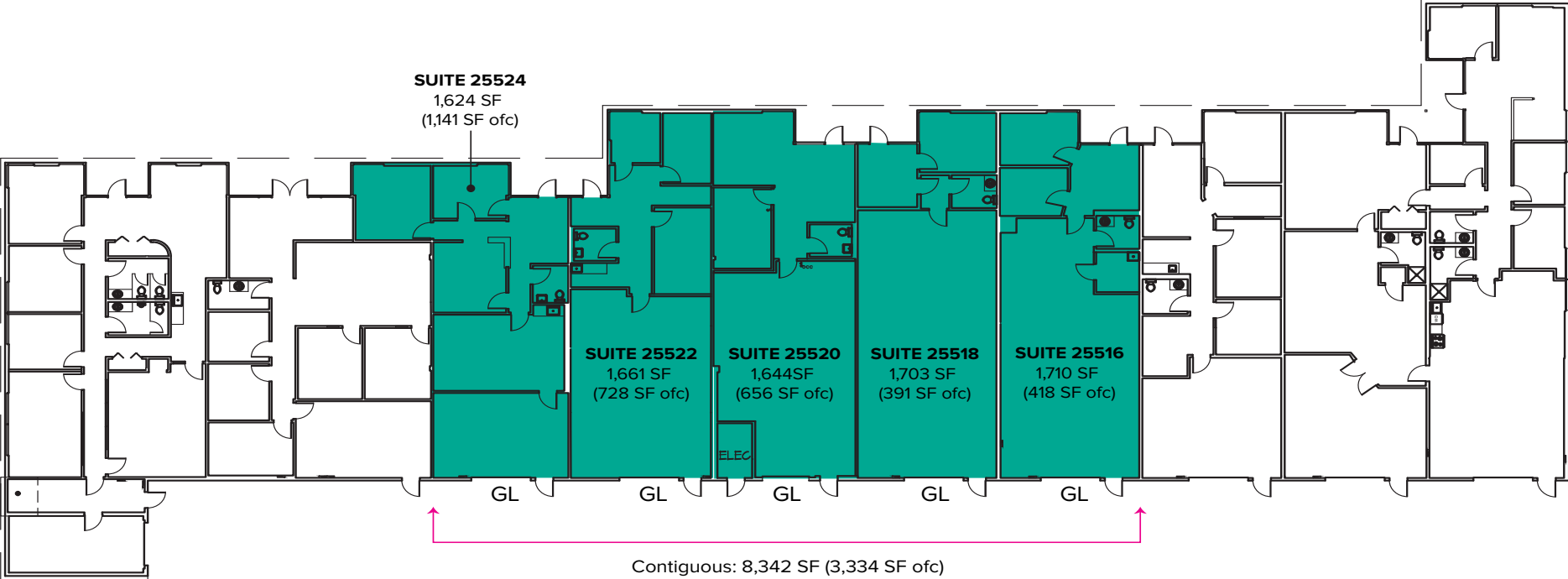
SUITE FEATURES

- Available now
- 2,022 SF (607 - 1,111 SF ofc)
- \$1.55/SF, NNN
- Landlord flexible with converting office to storage space
- Warehouse/Office space
- Front office area includes reception, private offices, and 1 restroom
- 1 Grade-Level Roll-up Loading Door



BUILDING B FLOOR PLAN

Suite	Square Feet	Rate	Notes
25516	1,710 SF (418 SF ofc)	\$1.55/SF, NNN	Warehouse/Office space with 2 private offices, 1 restroom, open warehouse area, and 1 grade-level door. Available with 30 days' notice.
25518	1,703 SF (391 SF ofc)	\$1.55/SF, NNN	Warehouse/Office space with 1 private office, 1 restroom, open warehouse area, and 1 grade-level door. Available with 30 days' notice.
25520	1,644 SF (656 SF ofc)	\$1.55/SF, \$0.45/SF NNN	Office/warehouse space with 1 private office, 1 restroom, and 1 grade level roll-up door. NNNs do not include water/sewer, trash, janitorial, electric, or gas. Available 7/1/24.
25522	1,661 SF (728 SF ofc)	\$1.55/SF, NNN	Warehouse/Office space with 3 private offices, 1 restroom, kitchenette, open warehouse area, and 1 grade-level door. Available 4/1/24.
25524	1,624 SF (500 - 1,141 SF ofc)	\$1.55/SF, NNN	Warehouse/Office space with reception area, 2 private offices, 1 restroom, kitchenette, open warehouse area, and 1 grade-level door. Available now 6/30/24

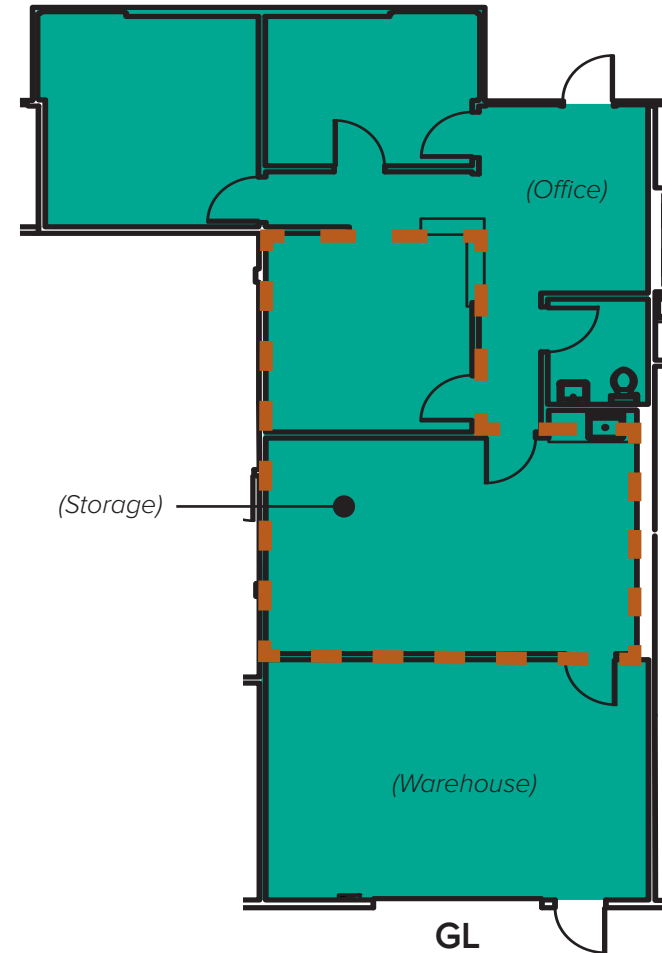


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SUITE 25524 FLOOR PLAN

SUITE FEATURES

- Available with 30 days' notice
- 1,624 SF (500 - 1,141 SF ofc)
- \$1.55/SF, NNN
- Landlord flexible with converting office to storage space
- Warehouse/Office space
- Front office area includes reception, 2 private offices, kitchenette, and 1 restroom
- 1 Grade-Level Roll-up Loading Door



LOCATION MAP

