

# CenterPointe

BUSINESS PARK

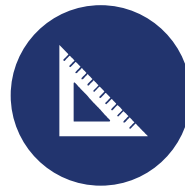


THE ANDOVER  
COMPANY, INC.

CORFAC INTERNATIONAL



CenterPointe Business Park | 18000 72<sup>nd</sup> Ave S, Kent, WA 98032 | The Andover Company, Inc.



102,000 SF  
DISTINGUISHED  
CLASS A OFFICE AND  
FLEX BUILDING



MAIN LOBBY OFFERS A  
MODERN TECH LOOK  
WITH A NOTABLE  
SKYLIGHT



ALL SPACES HAVE  
LARGE WINDOWS THAT  
PROVIDE PLENTY OF  
NATURAL LIGHT



PLENTIFUL FREE  
4.0/1,000 SF PARKING  
RATIO



STATE-OF-THE-ART  
TELECOMMUNICATION  
SERVICE THROUGH  
CENTURYLINK & COMCAST



METRO BUS ROUTE  
COMES WITHIN 1 BLOCK  
OF THE BLDG (S 180<sup>TH</sup> ST &  
W VALLEY HWY)



STARBUCKS IS NEXT  
DOOR ALONG WITH  
OTHER NUMEROUS  
DINING OPTIONS



ADJACENT TO THE  
INTERURBAN TRAIL,  
WHICH OFFERS WALKING,  
RUNNING, & BIKING



SHOWERS AND  
LOCKERS ARE  
AVAILABLE FOR  
TENANT'S EMPLOYEES

# Information Sheet

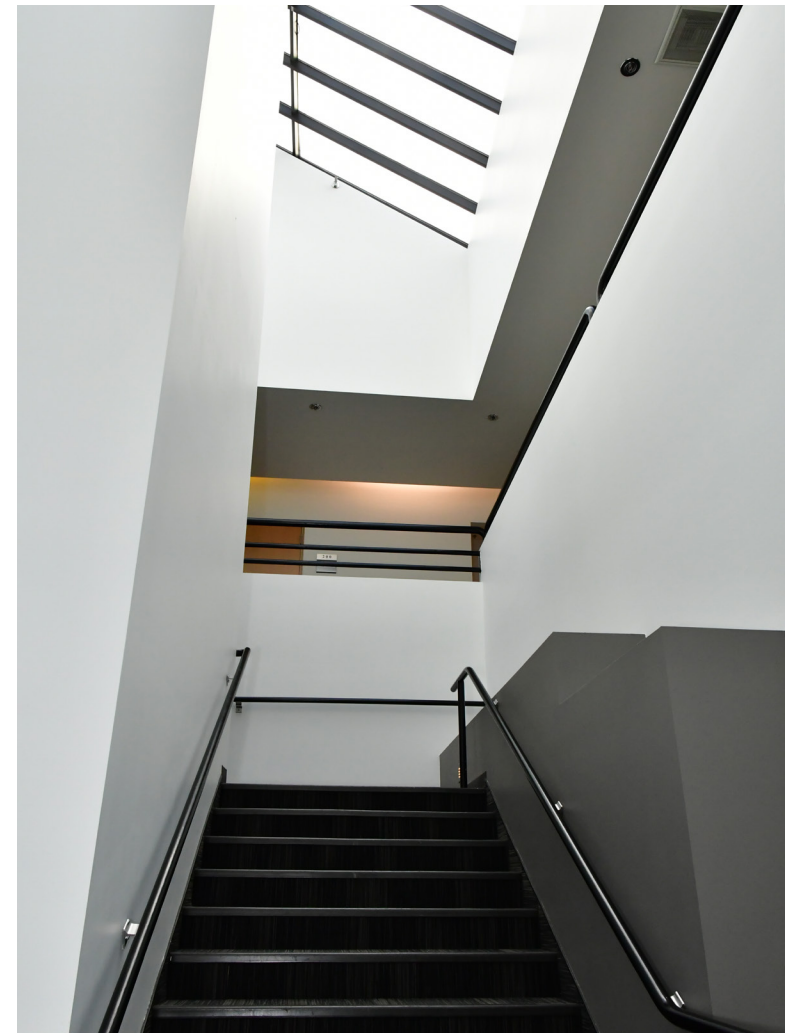
Building Size	102,000 SF	
Location	18000 72 <sup>nd</sup> Ave S, Kent, WA 98032 (at the intersection of 72 <sup>nd</sup> Ave S and S 180 <sup>th</sup> St)	
Communications Available	State-of-the-art telecommunication service provided through CenturyLink (including CenturyLink Fiber) and Comcast Business 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 AM to 6 PM weekdays, 8 AM to 1 PM Saturdays.	
Transit	CenterPointe Business Park has metro bus stops in from of the property (route 906) and 3 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 to 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, Pharmerica, Zonar Systems, Ceko Concrete Construction & Legend Data Systems	
Distance To	UW Medicine   Valley Medical Center	1.5 miles
	Tukwila Station (AmTrak and Sounder trains; RapidRide Transit)	1.6 miles
	SeaTac International Airport	4 miles
	Bellevue	14 miles
	Seattle	15 miles
	Tacoma	23 miles



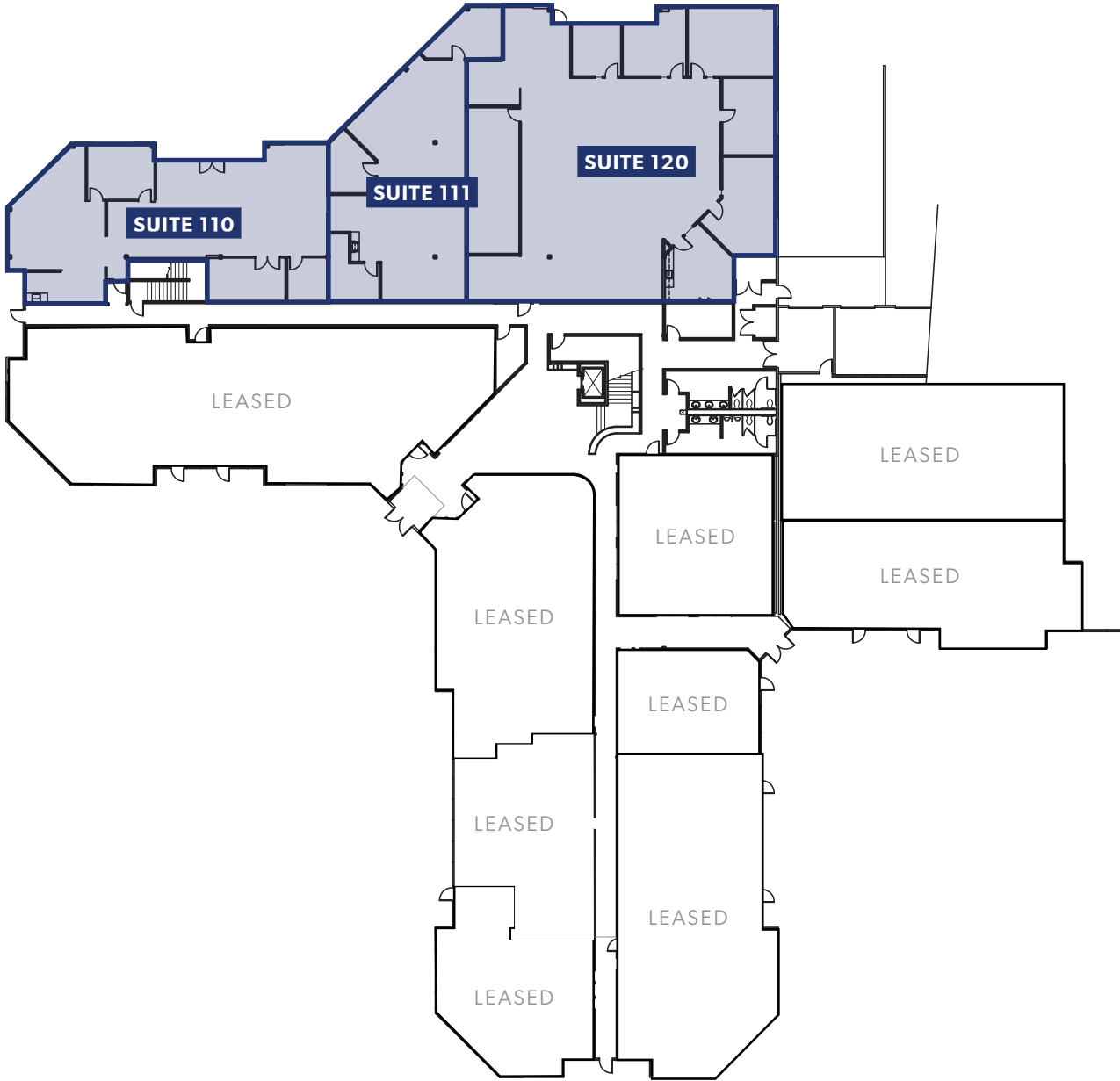
# Available Office Spaces

*\*Updated July 20th, 2021*

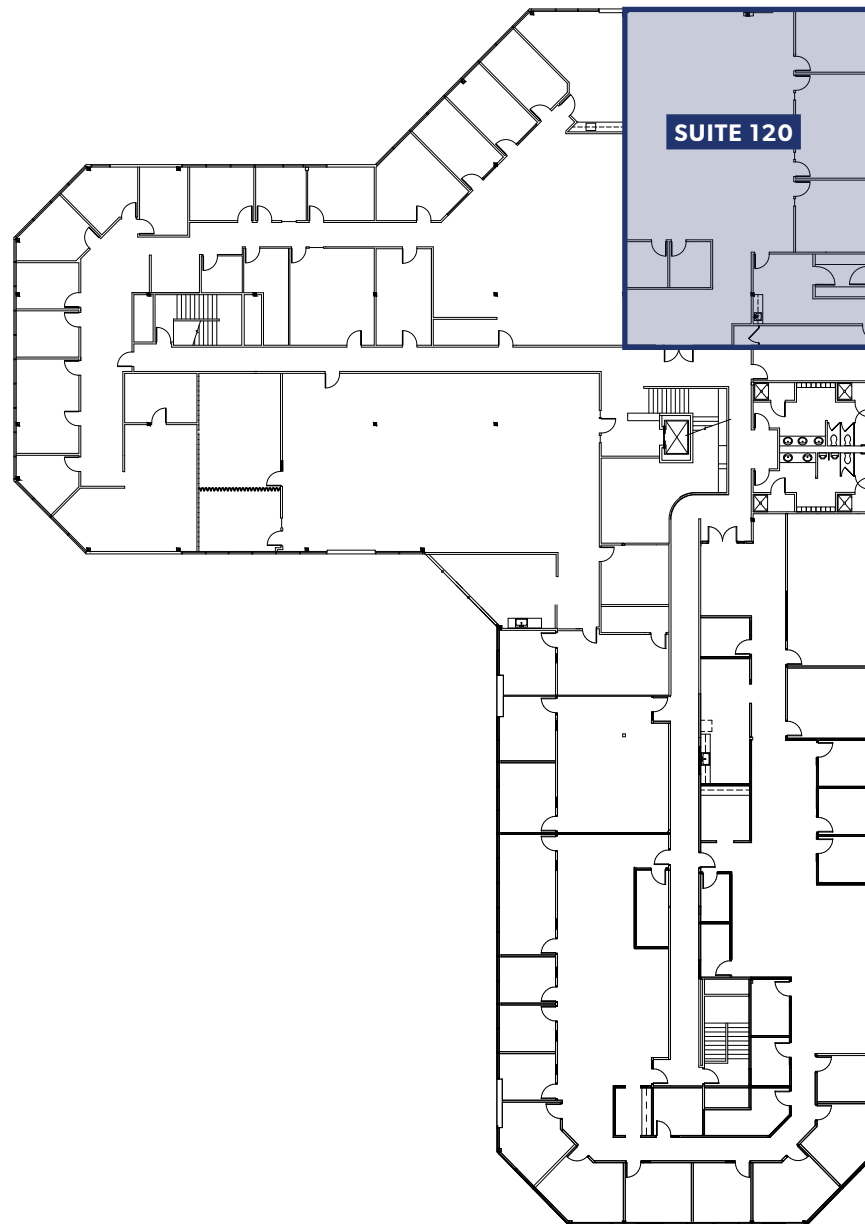
SUITE	RENTABLE SF	RENTAL RATE/RSF (NNN)	COMMENTS
110	2,791	\$15.50 RSF/YR, NNN	<ul style="list-style-type: none"><li>• Conference room</li><li>• Lunch/break room</li><li>• Large open work area</li></ul>
111	2,132	\$15.50 RSF/YR, NNN	<ul style="list-style-type: none"><li>• 2 private offices</li><li>• Kitchenette</li><li>• Large storage room</li><li>• Open work area</li></ul>
120	5,447	\$15.50 RSF/YR, NNN	<ul style="list-style-type: none"><li>• 4 private offices</li><li>• Conference room</li><li>• Lunch/break room</li><li>• Large open work area</li></ul>
111 + 120	7,579	\$15.50 RSF/YR, NNN	<ul style="list-style-type: none"><li>• 6 private offices</li><li>• Conference room</li><li>• Lunch/break room</li><li>• Large storage room</li><li>• Large open work area</li></ul>
110+111+120	10,370	Contact brokers for rates	<ul style="list-style-type: none"><li>• 4 private offices</li><li>• 4 conference rooms</li><li>• 2 lunch/break rooms</li><li>• Multiple coffee areas</li><li>• Reception</li><li>• Server room</li><li>• Open office plan</li><li>• Could also include flex/industrial space (see additional flyer for more information)</li></ul>
200	4,246	\$15.50 RSF/YR, NNN	<ul style="list-style-type: none"><li>• 4 private offices</li><li>• Conference room</li><li>• Lunch room</li><li>• IT room</li></ul>



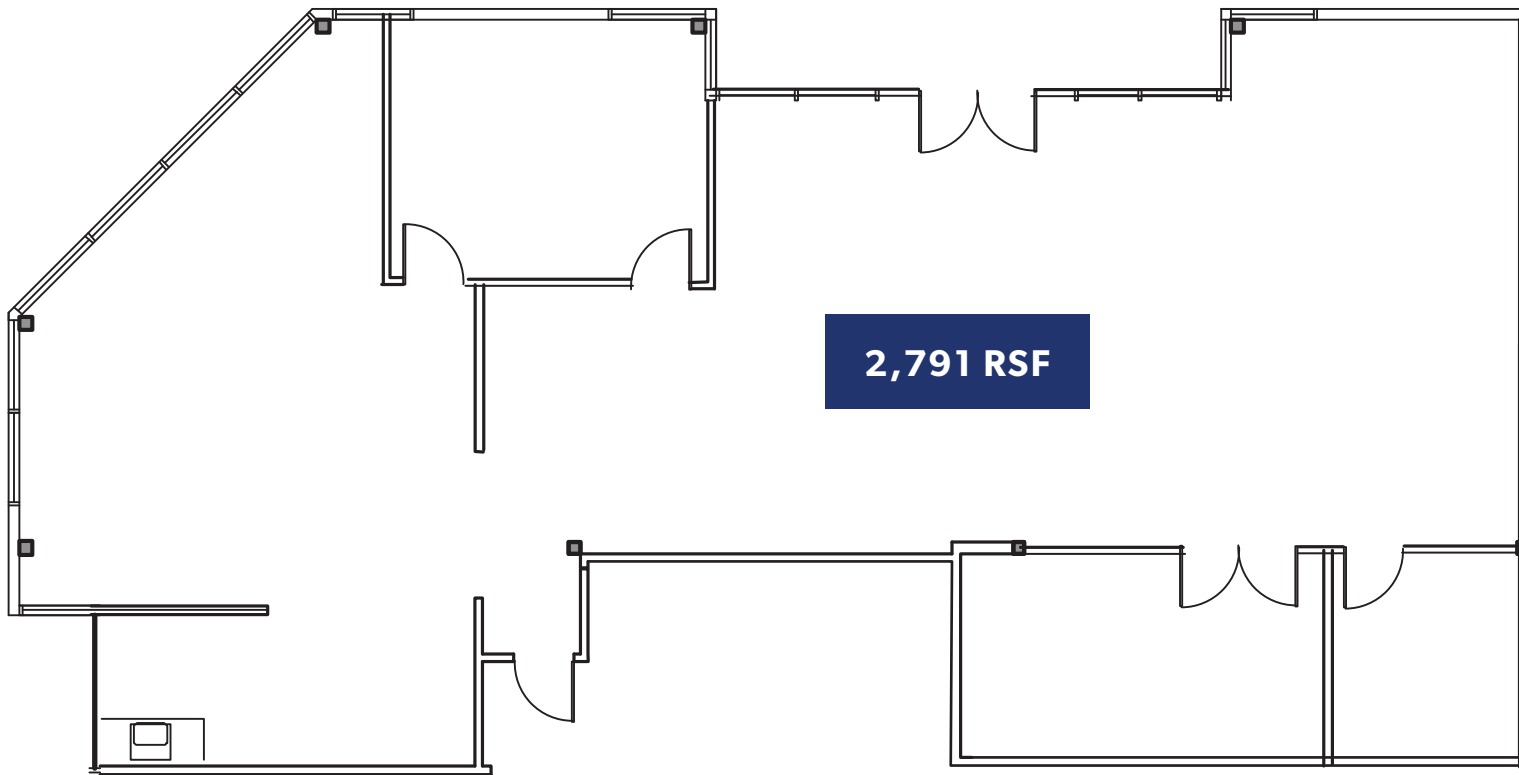
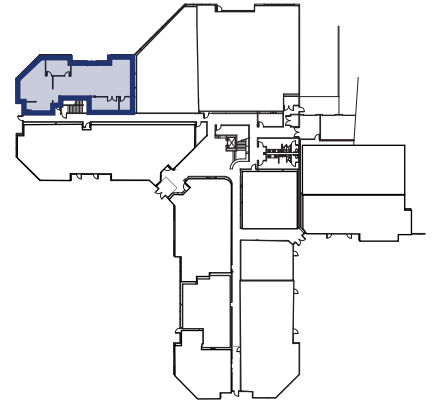
# Available Spaces - 1<sup>st</sup> Floor



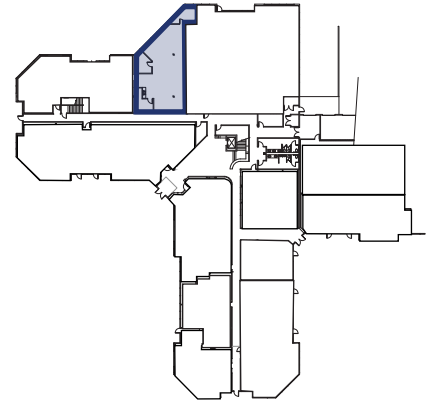
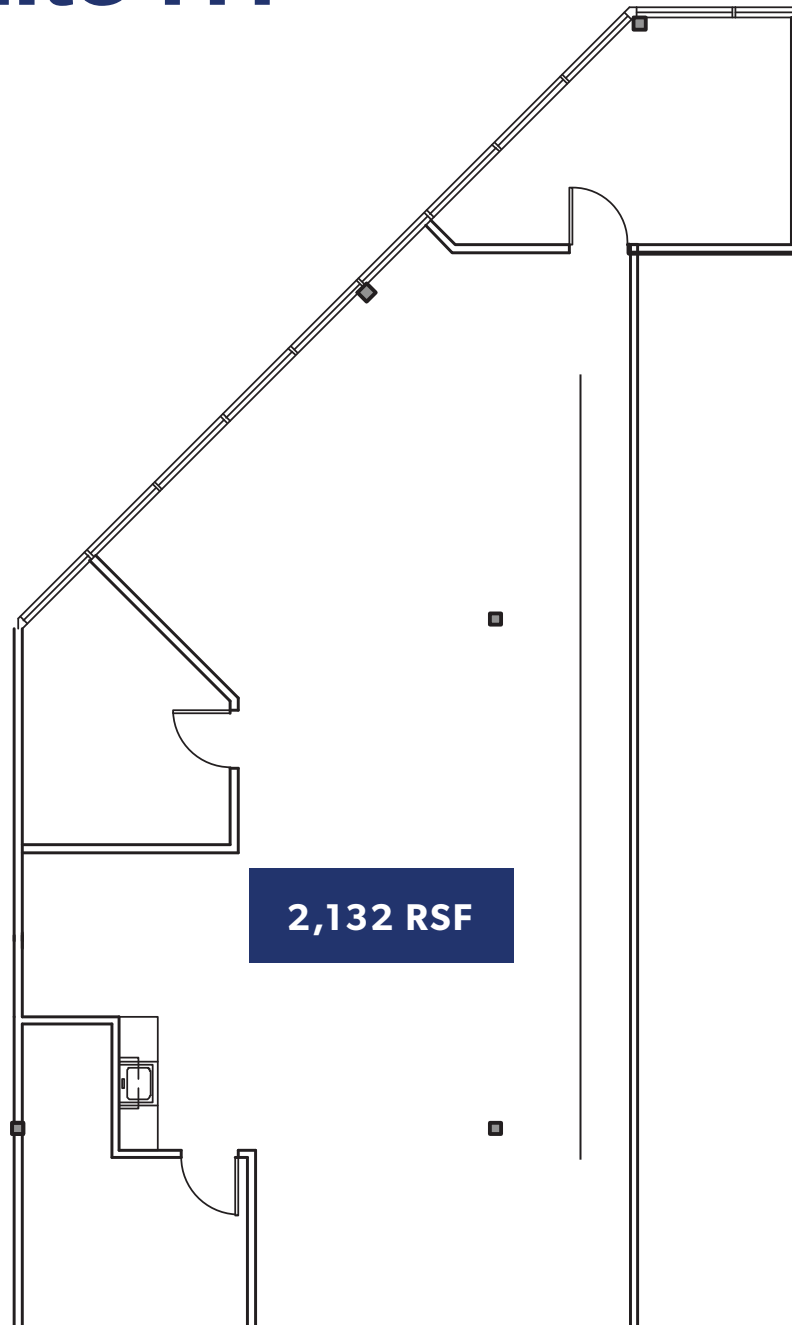
# Available Spaces - 2<sup>nd</sup> Floor



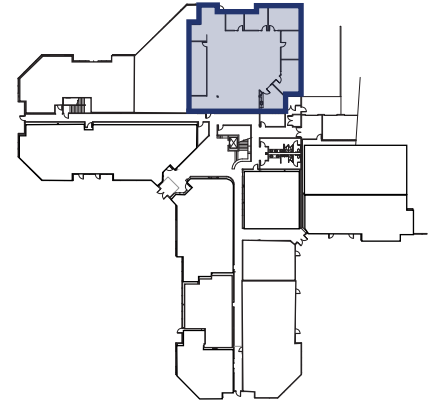
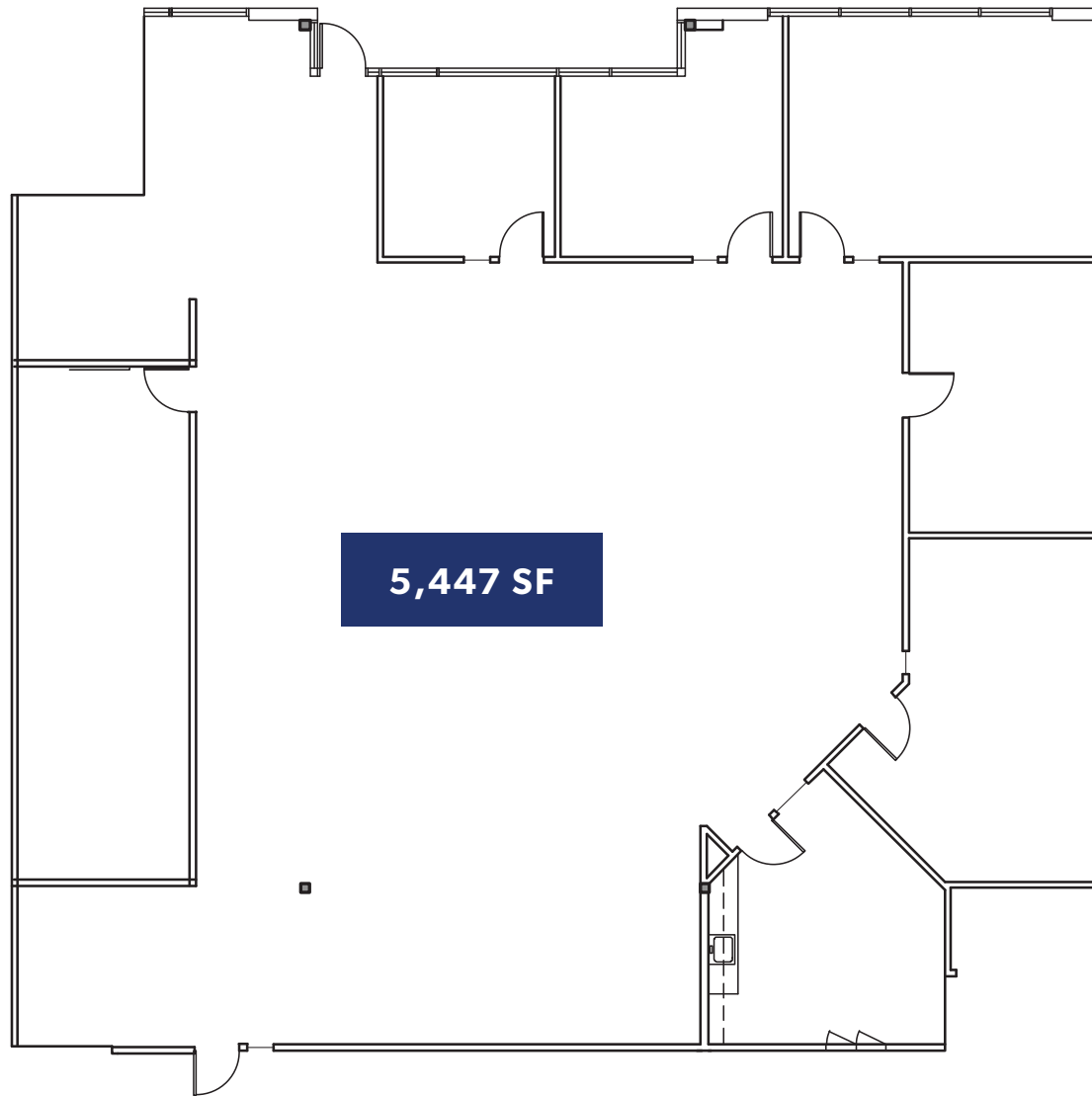
# 1<sup>st</sup> Floor - Suite 110



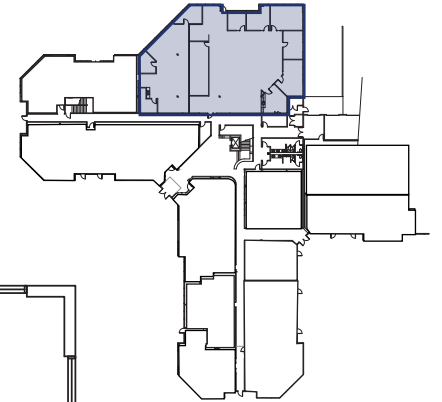
# 1<sup>st</sup> Floor - Suite 111



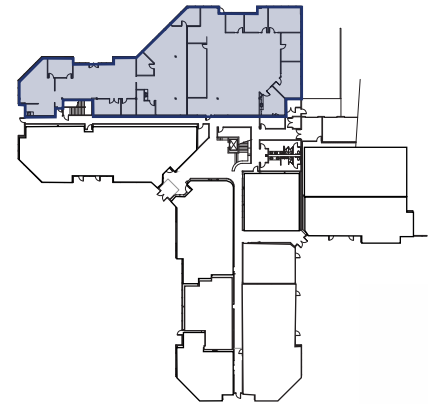
# 1<sup>st</sup> Floor - Suite 120



# 1<sup>st</sup> Floor - Suite 111+120



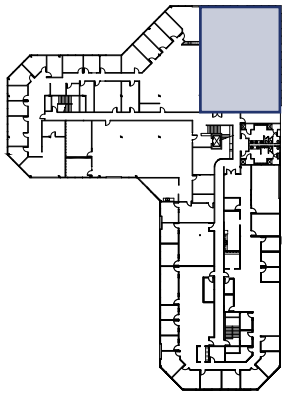
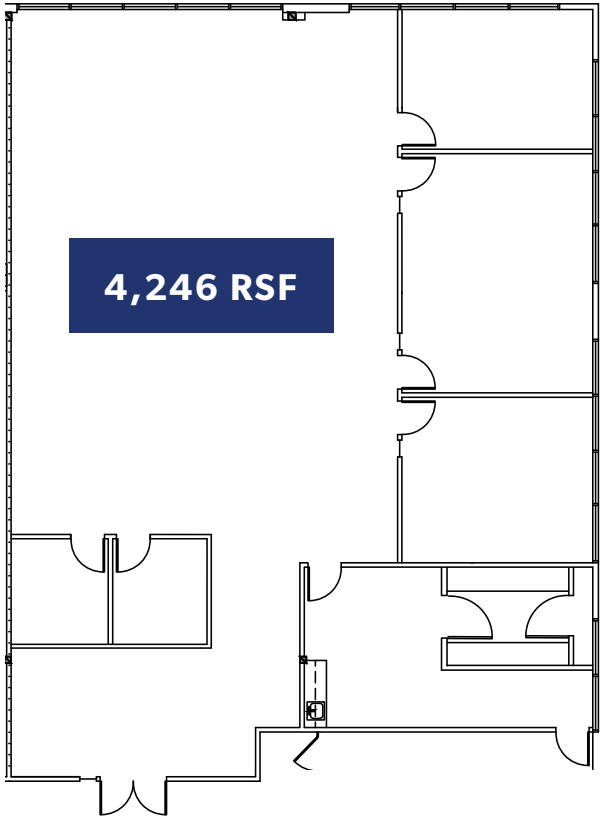
# 1<sup>st</sup> Floor - Suite 110+111+120



10,370 RSF



# 2<sup>nd</sup> Floor - Suite 200





**Westfield**  
SOUTHCENTER

SOUTHCENTER PKWY

S 180TH ST

MINKLER BLVD

ANDOVER PARK W

ANDOVER PARK E

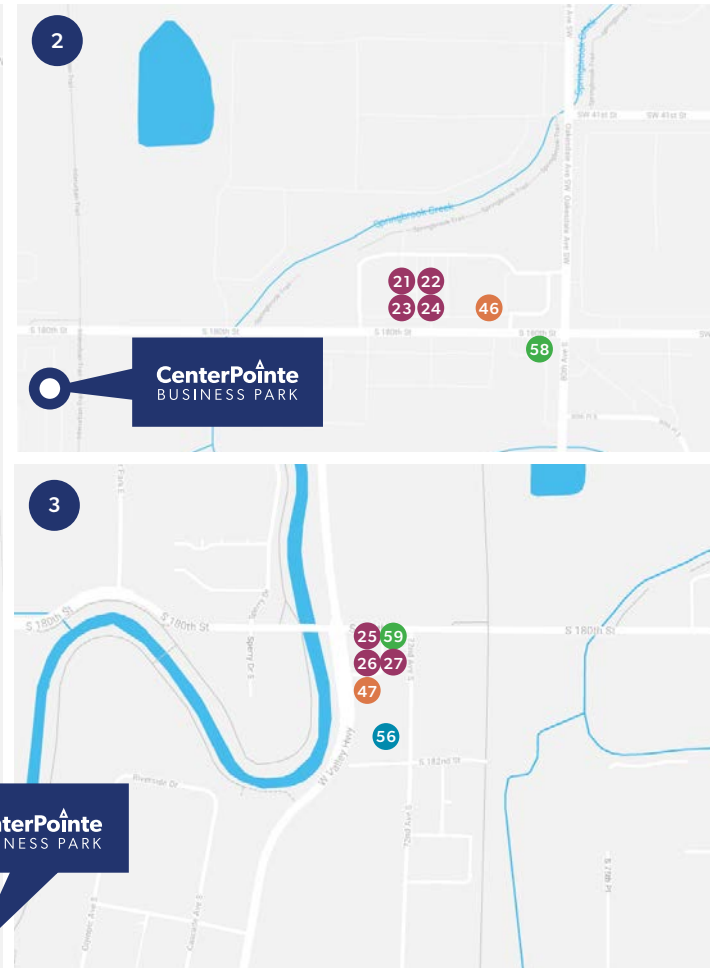
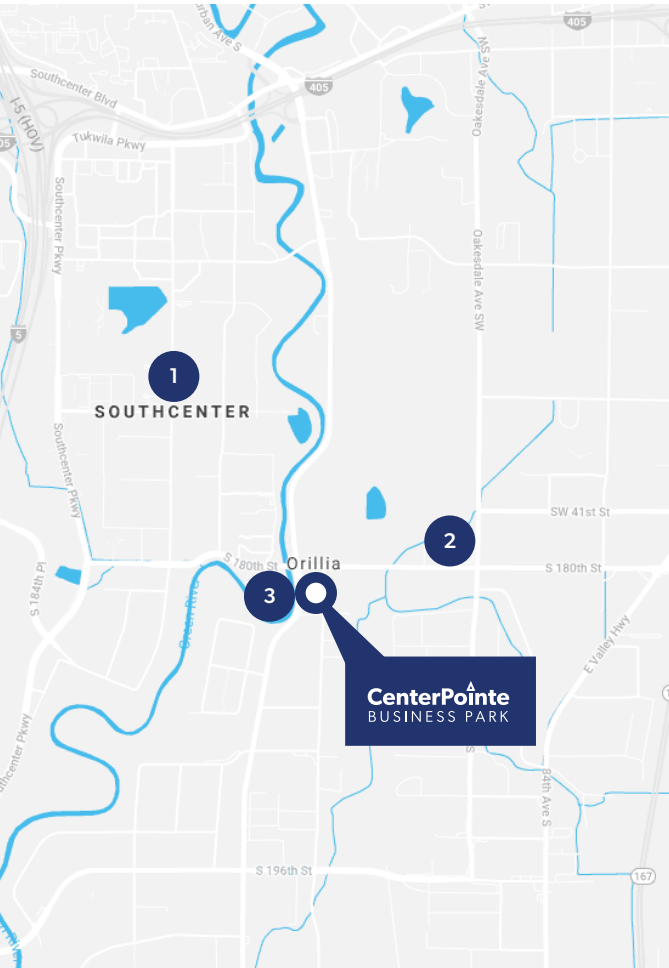
CenterPoint  
BUSINESS PARK

W VALLEY HWY

INTERSTATE  
405

N

# Area Amenities



## DINING

- |                           |                           |                         |
|---------------------------|---------------------------|-------------------------|
| 1. Bahama Breeze          | 10. Miyabi Sushi          | 19. Taco Time           |
| 2. Buffalo Wild Wings     | 11. Bai Tong              | 20. Claim Jumper        |
| 3. Wendy's                | 12. Ihop                  | 21. Subway              |
| 4. The Cheesecake Factory | 13. Old Spaghetti Factory | 22. Pizza Addict        |
| 5. Olive Garden           | 14. Panda Express         | 23. Yummy Kitchen       |
| 6. McDonald's             | 15. Panera Bread          | 24. Mai Thai & Pho      |
| 7. Outback Steakhouse     | 16. Red Robin             | 25. Wok & Bowl Teriyaki |
| 8. Burger King            | 17. Chick-Fli-A           | 26. Shake n' Go         |
| 9. Sizzler's              | 18. Applebee's            | 27. Aloha Grill         |

## RETAIL/SERVICES

- |                       |                    |              |
|-----------------------|--------------------|--------------|
| 28. Lowe's            | 37. Kohl's         | 46. 7-Eleven |
| 29. FedEx             | 38. Nordstrom Rack | 47. 7-Eleven |
| 30. LA Fitness        | 39. Best Buy       |              |
| 31. REI               | 40. JoAnn Fabrics  |              |
| 32. Bed Bath & Beyond | 41. Michael's      |              |
| 33. Target            | 42. Old Navy       |              |
| 34. Barnes & Noble    | 43. Costco         |              |
| 35. Office Depot      | 44. Ross           |              |
| 36. Total Wine & More | 45. Home Depot     |              |

## HOTELS

- |                                 |
|---------------------------------|
| 48. Hampton Inn                 |
| 49. Extended Stay America       |
| 50. Courtyard by Marriott       |
| 51. Residence Inn               |
| 52. Hotel Interurban            |
| 53. DoubleTree Suites by Hilton |
| 54. Courtyard by Marriott       |
| 55. Home2 Suites by Hilton      |
| 56. TownePlace Suites           |

## COFFEE/CAFES

- |                   |
|-------------------|
| 57. Starbucks     |
| 58. Chestnut Cafe |
| 59. Starbucks     |

# Area Transit Routes



W VALLEY HWY

S 180TH ST

72<sup>ND</sup> AVE S

CenterPointe  
BUSINESS PARK

INTERURBAN TRAIL

# Adjacent to the Interurban Trail





THE ANDOVER  
COMPANY, INC.  
CORFAC INTERNATIONAL

MIKE HEMPHILL  
(206) 336-5325  
[mhemphill@andoverco.com](mailto:mhemphill@andoverco.com)

BRIAN BRUININKS, CCIM  
(206) 336-5324  
[bbruininks@andoverco.com](mailto:bbruininks@andoverco.com)

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