

**INDUSTRIAL
LEASE**

Highway 167 - 93,855 CPD



KENT BUSINESS CENTER, BUILDING A & B

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Building A



Building A



Building B

HIGH-IMAGE OFFICE/ WAREHOUSE/FLEX SPACES

1,702 SF - 6,802 SF Available

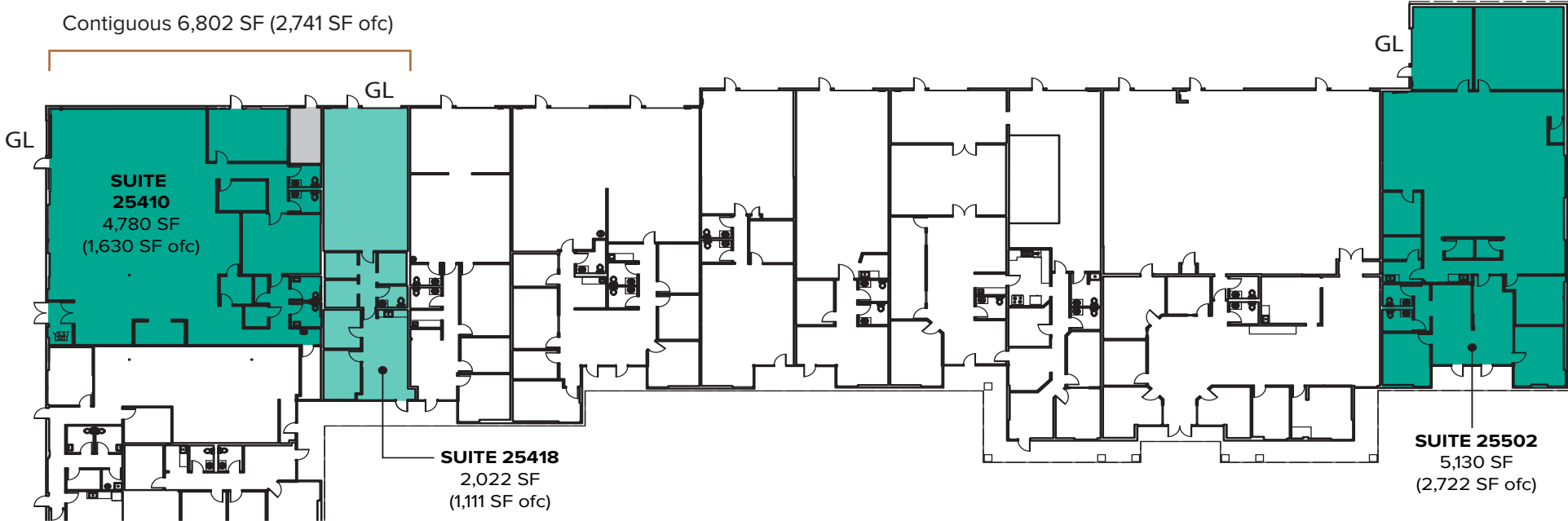
LOCATION FEATURES:

- **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

The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

BUILDING A - AS-IS FLOOR PLAN

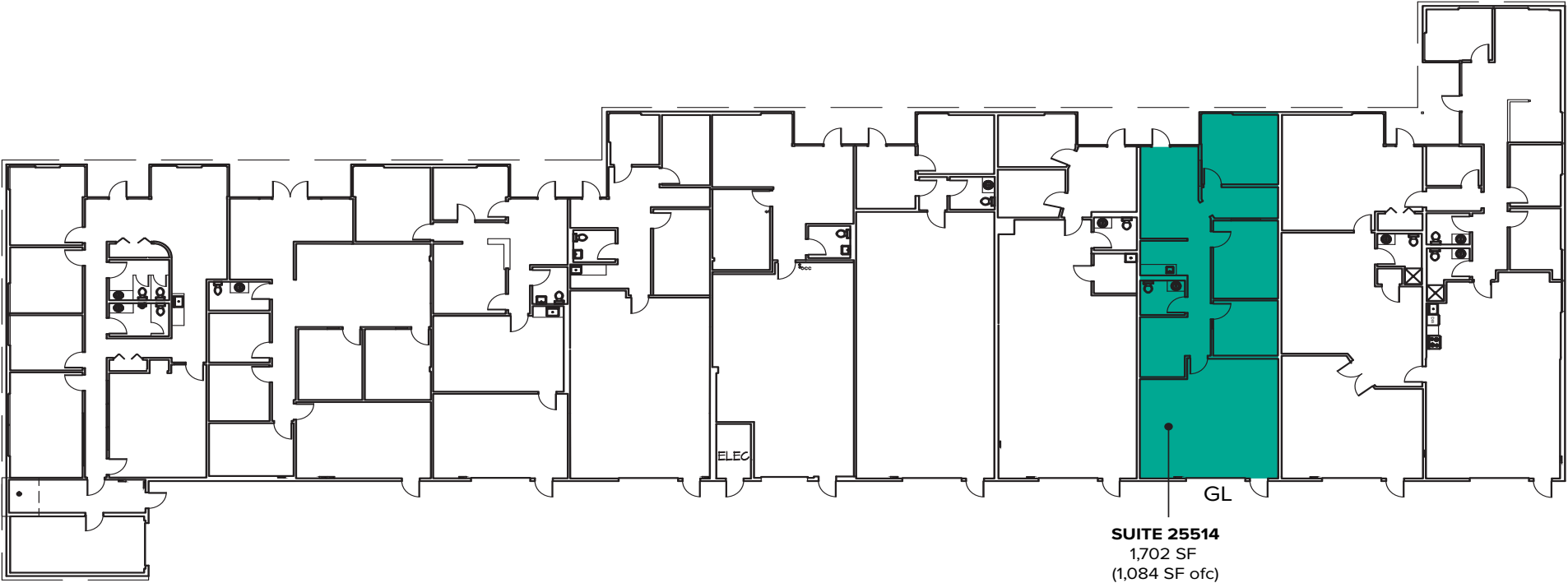
Suite	Square Feet	Rate	Notes
25410	4,780 SF - 6,802 SF	Call Agents	Endcap office/warehouse space with open work area, private offices, 4 restrooms, reception area, and 1 grade-level roll-up door. Suite also includes front, side, and back entrances. Contiguous with Suite 25418 for a total of 6,802 SF. Available 1/1/2023.
25418	2,022 SF - 6,802 SF	Call Agents	Tech/Flex space with private offices, reception area, 1 restroom, open warehouse area, and 1 grade-level roll-up door. Contiguous with Suite 25410 for a total of 6,802 SF. Available 1/1/2023.
25502	5,130 SF	Call Agents	Endcap Tech/Flex space with drop ceiling and HVAC throughout. Suite includes several private offices, 2 restrooms, reception area, open warehouse area, and 1 grade-level roll-up door. Landlord flexible on Office/Warehouse ratios. Available now.



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BUILDING B - FLOOR PLAN

Suite	Square Feet	Rate	Notes
25514	1,702 SF (1,084 SF ofc)	Call Agents	Office/Warehouse space with several private offices, 1 restroom, kitchenette, open warehouse area, and 1 grade-level roll-up door. Available with 30 days' notice.

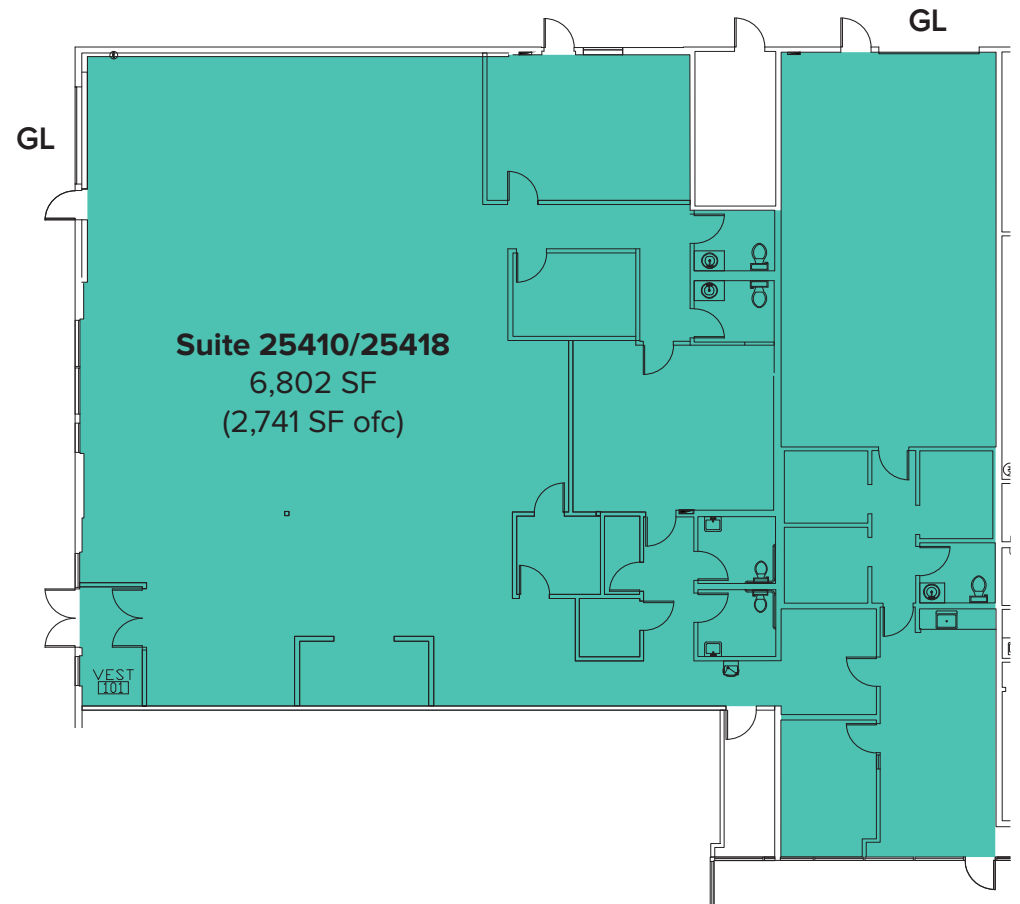


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SUITE 25410/25418 SAMPLE FLOOR PLAN

SUITE FEATURES

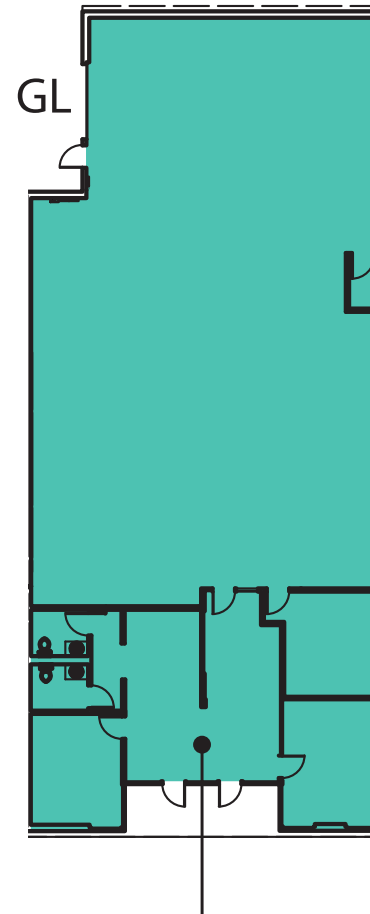
- 6,802 SF (2,741 SF ofc)
- Call Agents for Rate
- Landlord Flexible on Office/Warehouse Ratios
- End Cap Space
- Open Warehouse Area
- Office Area with Private Offices and Reception
- 5 Restrooms
- 2 Grade-level Roll-up Doors



SUITE 25502 SAMPLE FLOOR PLAN

SUITE FEATURES

- 5,130 SF (1,535 SF - 5,130 SF ofc)
- Call Agents for Rate
- Landlord Flexible on Office/Warehouse Ratios
- End Cap Space
- Open Warehouse Area
- Office Area with 3 Private Offices
- 2 Restrooms
- 1 Grade-level Roll-up Door



SUITE 25502
5,130 SF
(1,535 SF ofc)

LOCATION MAP

