

**IND/OFC  
LEASE**

Highway 167 - 93,855 CPD



## **KENT BUSINESS CENTER, BUILDING A & B**

**25316 - 25530 74th Avenue S | Kent, WA**

**Grant Rubenstein**

425.289.2220

grant@rosenharbottle.com

425.454.3030  
rosenharbottle.com

**Stossi Tsantilas**

425.279.7943

stossit@rosenharbottle.com

PO Box 5003  
Bellevue, WA 98009 - 5003





*Building A*



*Building A*



*Building B*

# HIGH-IMAGE OFFICE/ WAREHOUSE/FLEX SPACES

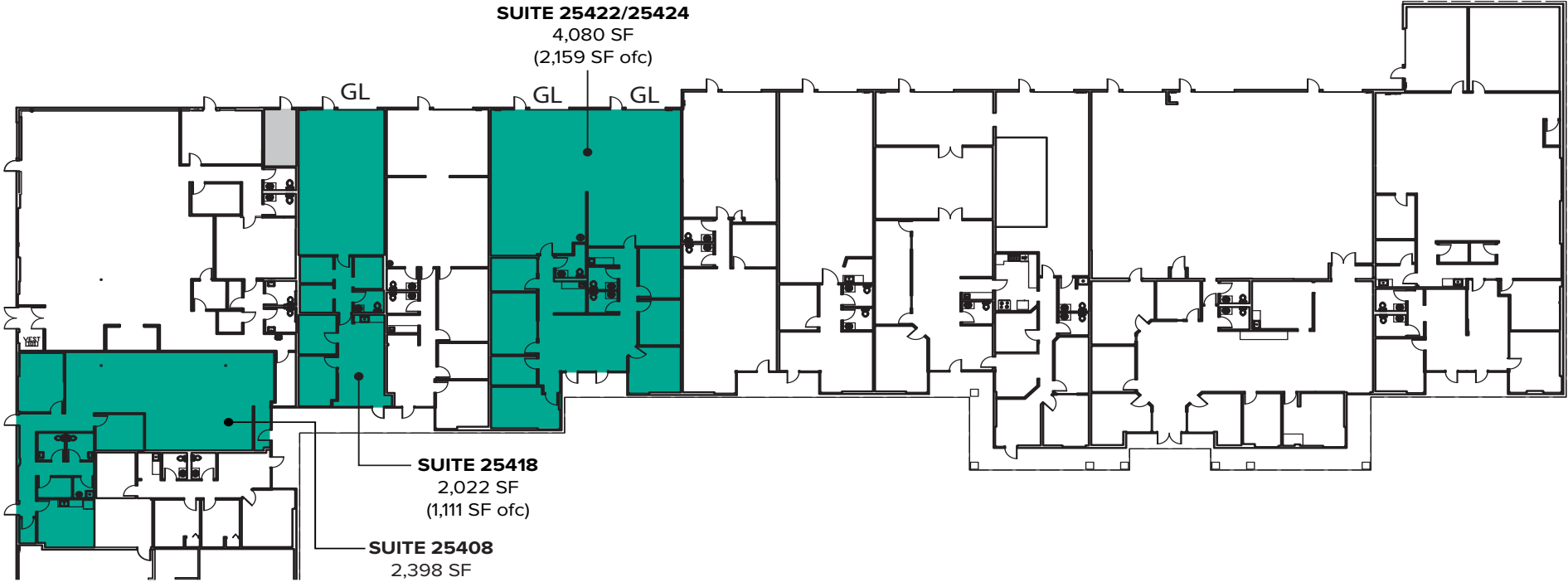
1,624 SF - 4,080 SF Available

## 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. <b>Available now.</b>
25418	2,022 SF (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. <b>Available now.</b>
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. <b>Available now for Sublease through 5/31/25.</b>



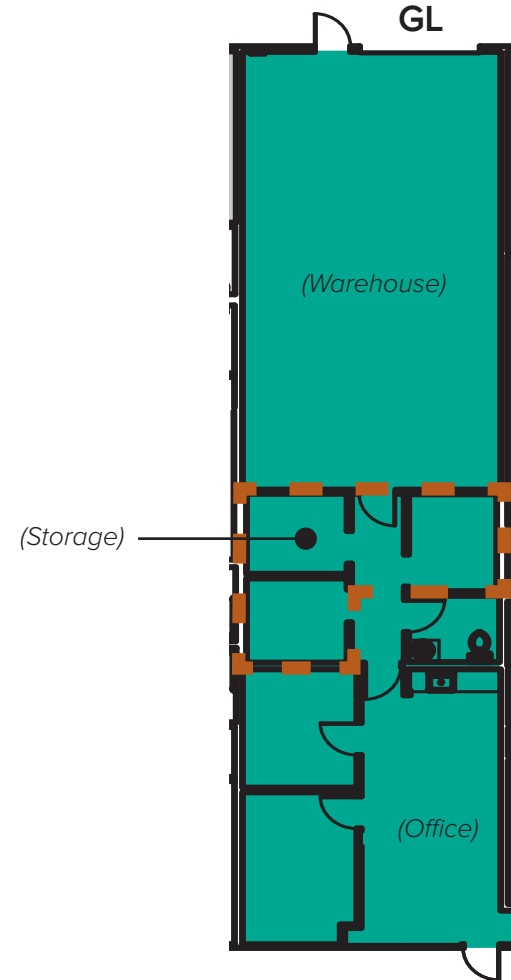
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# SUTIE 25418 FLOOR PLAN

## SUITE FEATURES

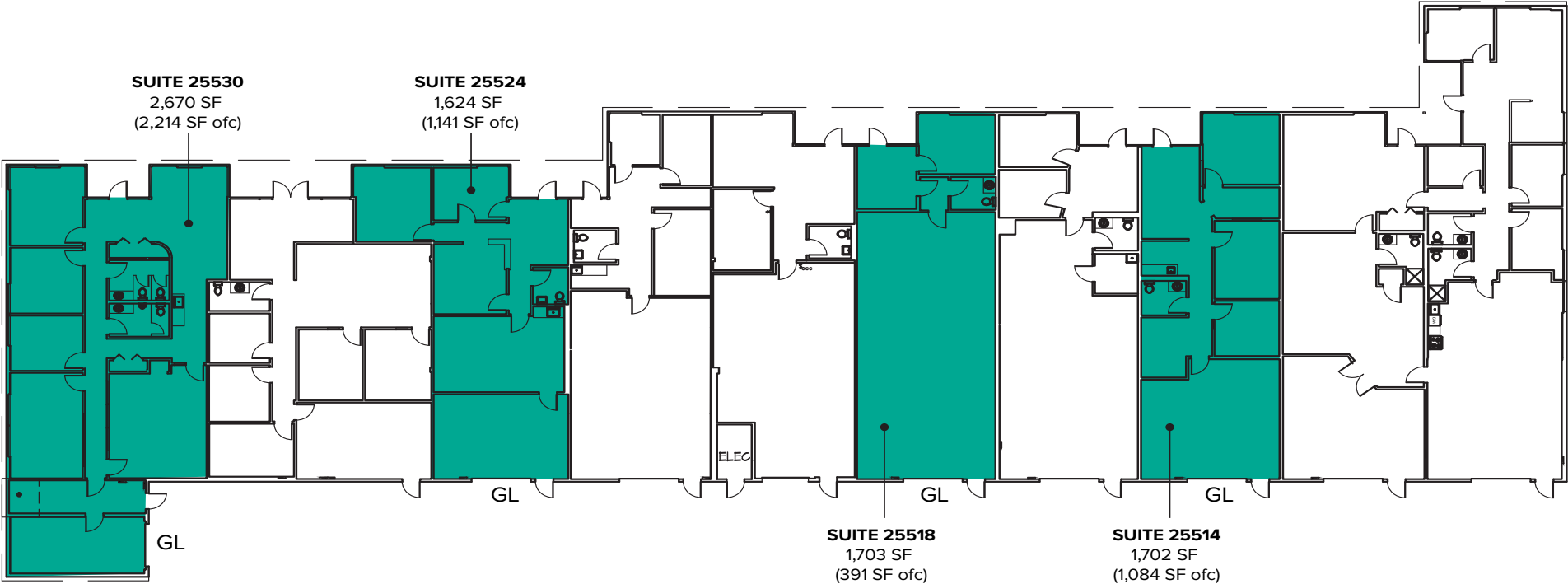
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- Available now
- 2,022 SF (1,111 SF ofc)
- \$1.55/SF, NNN
- Landlord flexible with converting private offices to storage spaces
- Warehouse/Office space
- Front office area includes reception, private offices, and 1 restroom
- 1 Grade-Level Roll-up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



# BUILDING B FLOOR PLAN

Suite	Square Feet	Rate	Notes
25514	1,702 SF (1,084 SF ofc)	\$1.55/SF, NNN	Warehouse/Office space with several private offices, 1 restroom, kitchenette, open warehouse area, and 1 grade-level roll-up door. <b>Available now.</b>
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 roll-up door. <b>Available with 30 days' notice.</b>
25524	1,624 SF (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 roll-up door. <b>Available with 30 days' notice.</b>
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. <b>Available now for Sublease through 1/31/24.</b>



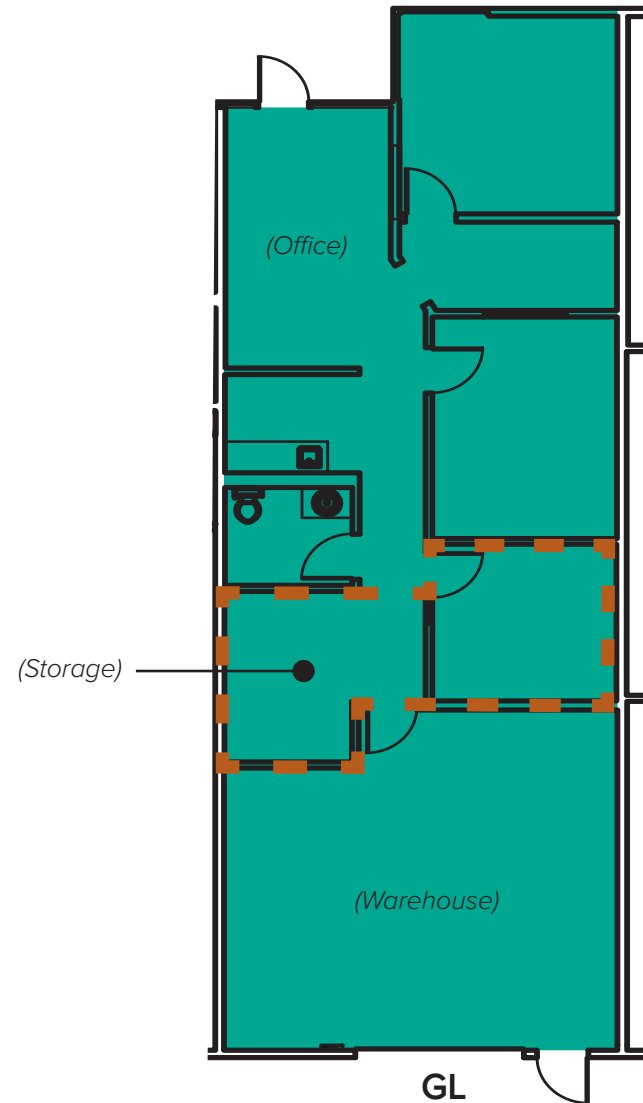
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# SUITE 25514 FLOOR PLAN

## SUITE FEATURES

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- Available now
- 1,702 SF (1,084 SF ofc)
- \$1.55/SF, NNN
- Landlord flexible with converting private offices to storage spaces
- Warehouse/Office space
- Front office area includes several private offices, kitchenette, and 1 restroom
- 1 Grade-Level Roll-up Loading Door

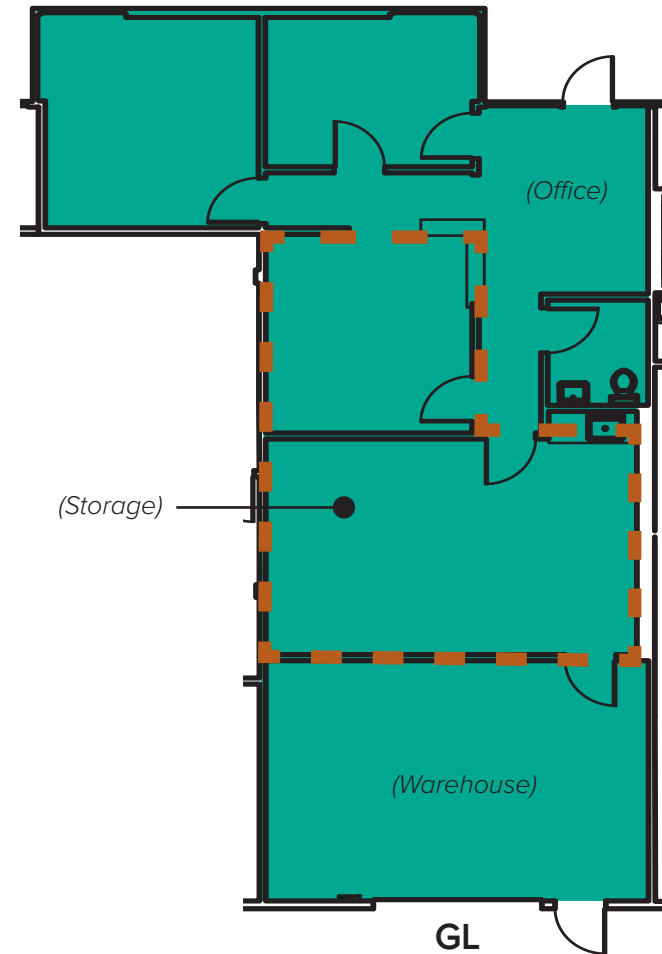


# SUITE 25524 FLOOR PLAN

## SUITE FEATURES

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



# LOCATION MAP

