

# KENT BUSINESS CENTER, BUILDING A & B

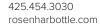
25316 - 25530 74th Avenue S | Kent, WA

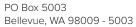
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# HIGH-IMAGE OFFICE/WAREHOUSE/FLEX SPACES

1,624 SF - 8,342 SF Available

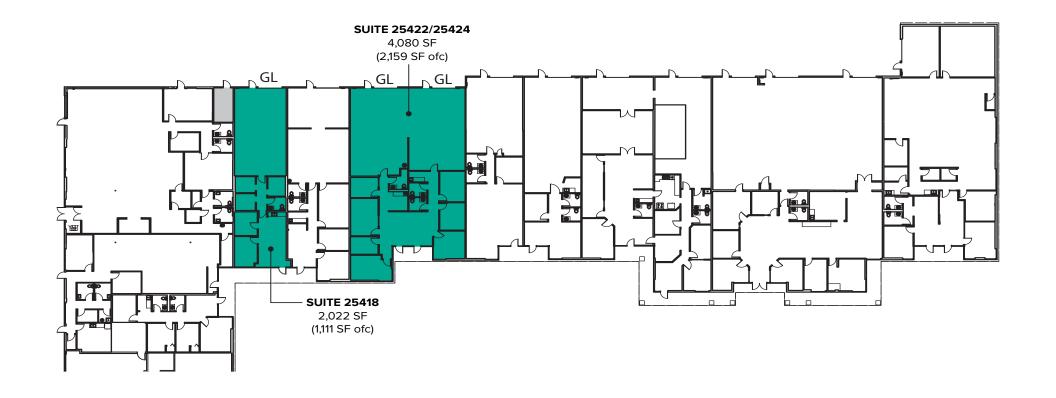
### LOCATION FEATURES:

- 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. <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>

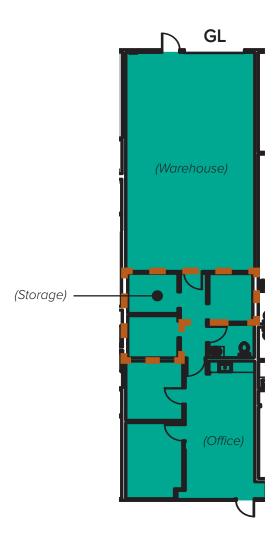




## SUTIE 25418 FLOOR PLAN

#### **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. <b>Available with 30 days' notice.</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 door. <b>Available with 30 days' notice.</b>
25520	1,644 SF (656 SF ofc)	\$1.55/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. <b>Available 7/1/24.</b>
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. <b>Available 4/1/24.</b>
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. <b>Available now 6/30/24</b>
		SUITE 25524 1,624 SF (1,141 SF ofc)	SUITE 25522 SUITE 25518 1,703 SF (728 SF ofc) (391 SF ofc) (418 SF ofc)

Contiguous: 8,342 SF (3,334 SF ofc)

GL V

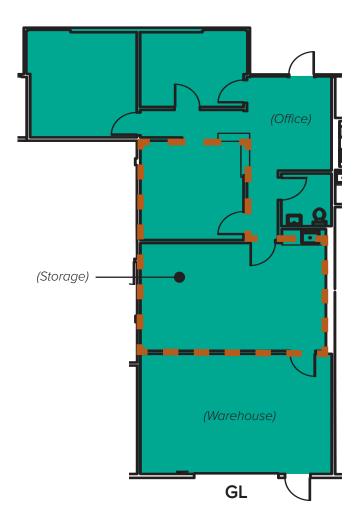
GL V



## 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**

