

**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

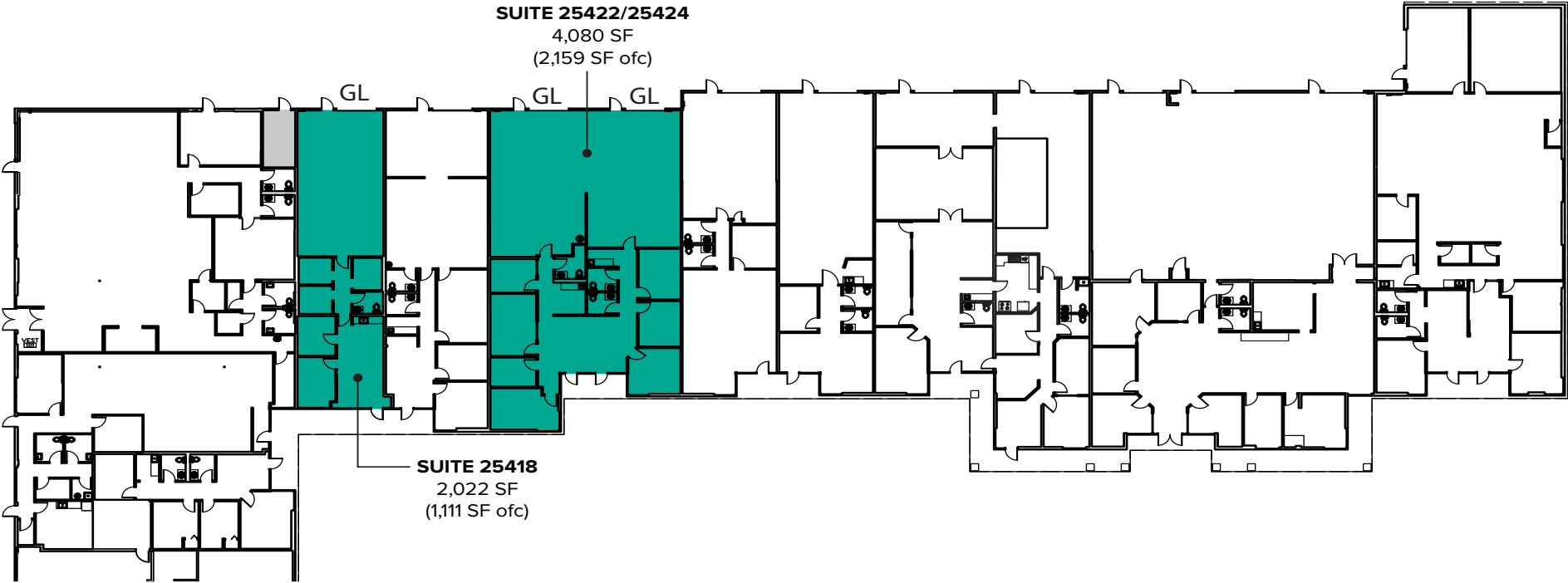
**1,661 SF - 4,080 SF Available**

## 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
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 5/31/2025.</b>



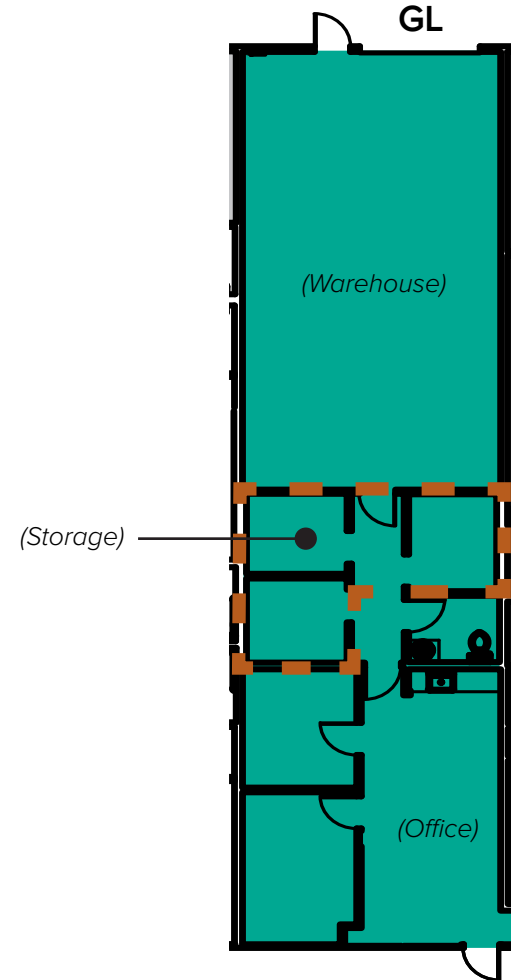
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# SUITE 25418 FLOOR PLAN

## SUITE FEATURES

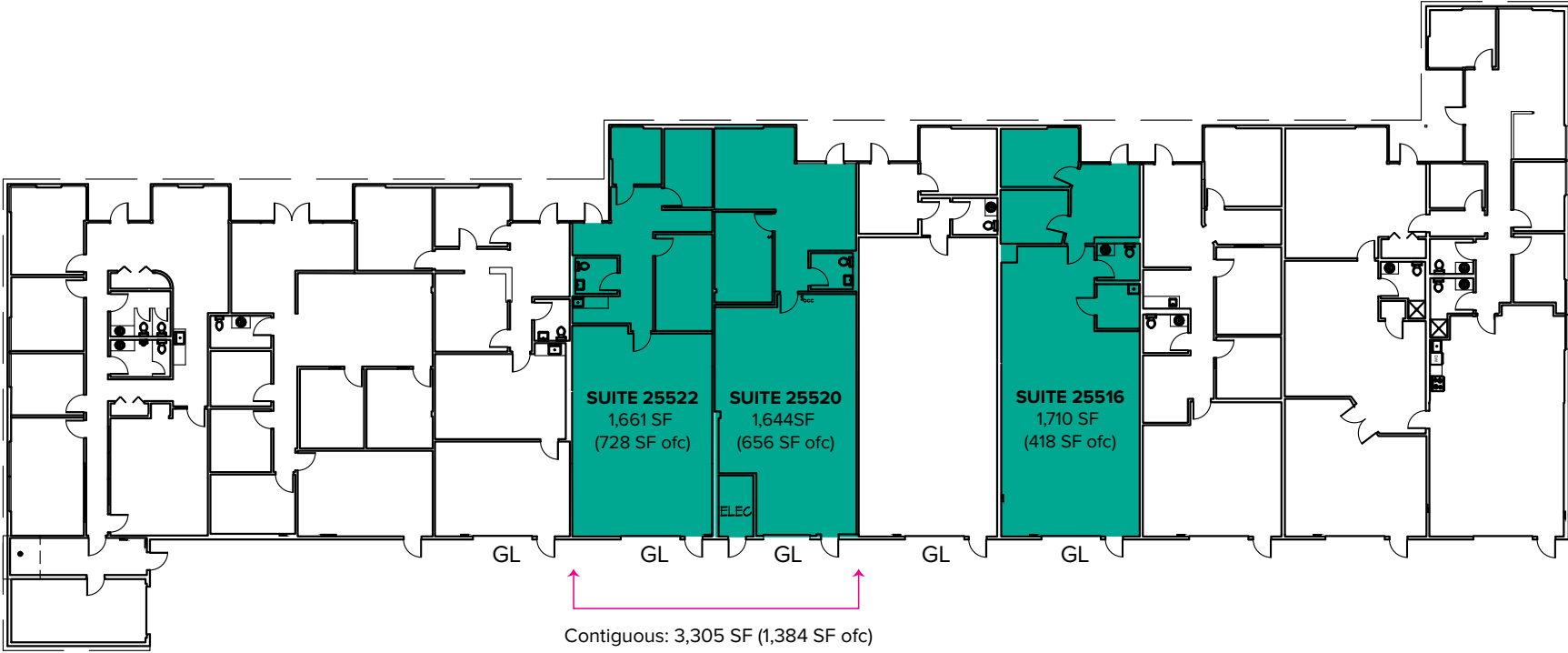
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- Available now
- 2,022 SF (607 - 1,111 SF ofc)
- \$1.55/SF, NNN
- Landlord flexible with converting office to storage space
- Warehouse/Office space
- Front office area includes reception, private offices, and 1 restroom
- 1 Grade-Level Roll-up Loading 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>
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. Contiguous with 25522 for 3,305 SF (1,384 SF ofc). <b>Available 7/1/2024.</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. Contiguous with 25520 for 3,305 SF (1,384 SF ofc). <b>Available now.</b>



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# LOCATION MAP

