

**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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HIGH-IMAGE OFFICE/ WAREHOUSE/FLEX SPACES

1,661 SF - 4,080 SF Available

LOCATION FEATURES:

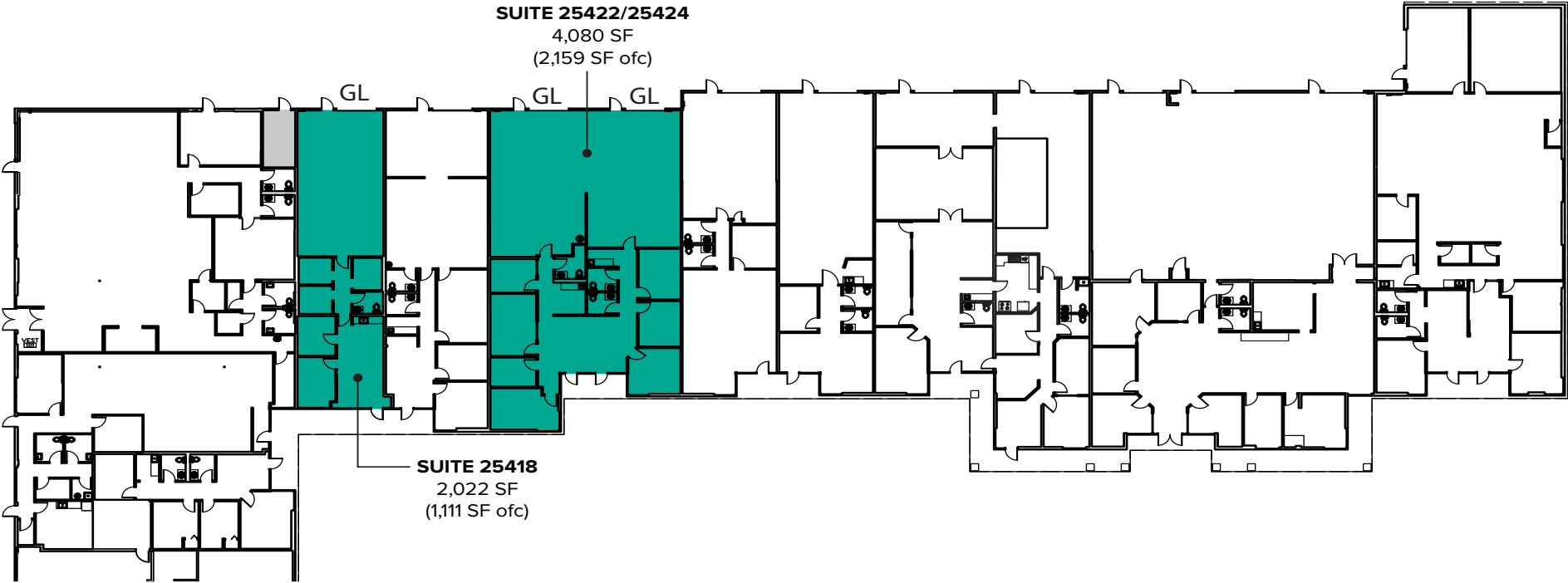
- **Landlord Flexible on Office/Warehouse Ratios**
- Varying Suite Sizes - Ready to Lease
- Grade-Level Loading Doors
- Direct Entry to Suites
- 2.86/1,000 SF Parking Ratio
- Quick Access to State Route 167, SR 516 & Downtown
- Close-by Kent Station, Retail and Restaurant Amenities



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 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. Available now.
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. Available now for Sublease through 5/31/2025.

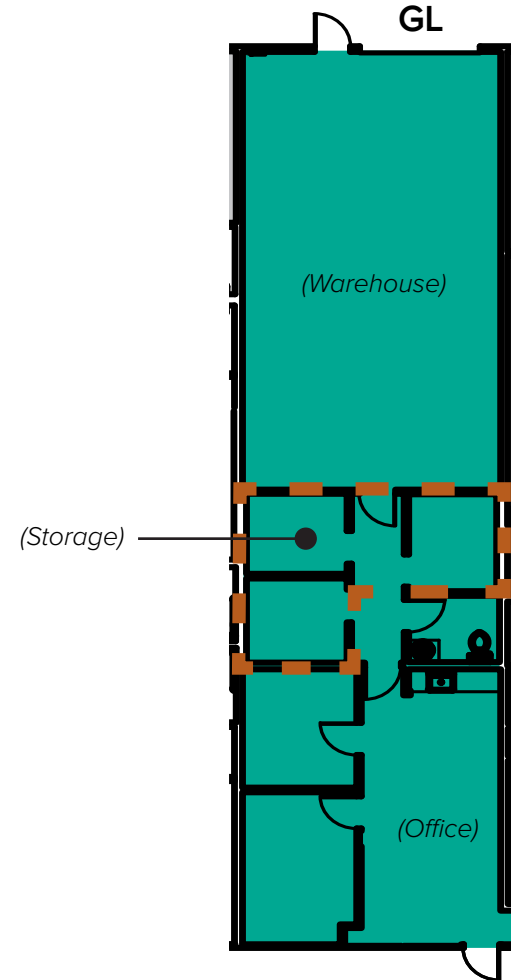


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SUITE 25418 FLOOR PLAN

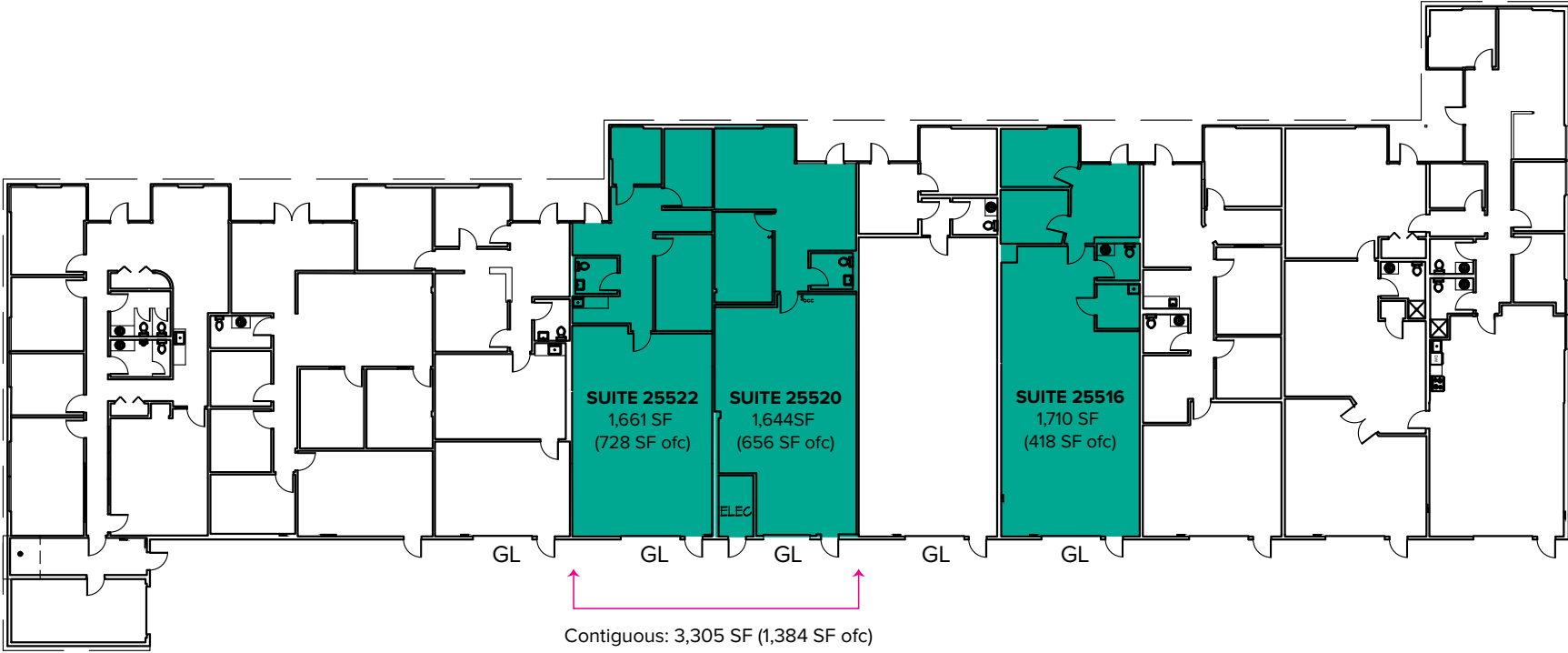
SUITE FEATURES

- 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. Available with 30 days' notice.
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). Available 7/1/2024.
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). Available now.



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LOCATION MAP

