

WALKER BUSINESS PLAZA

FOR LEASE: 5 UNITS AVAILABLE

19625 & 19717 62ND AVE S | KENT, WA 98032

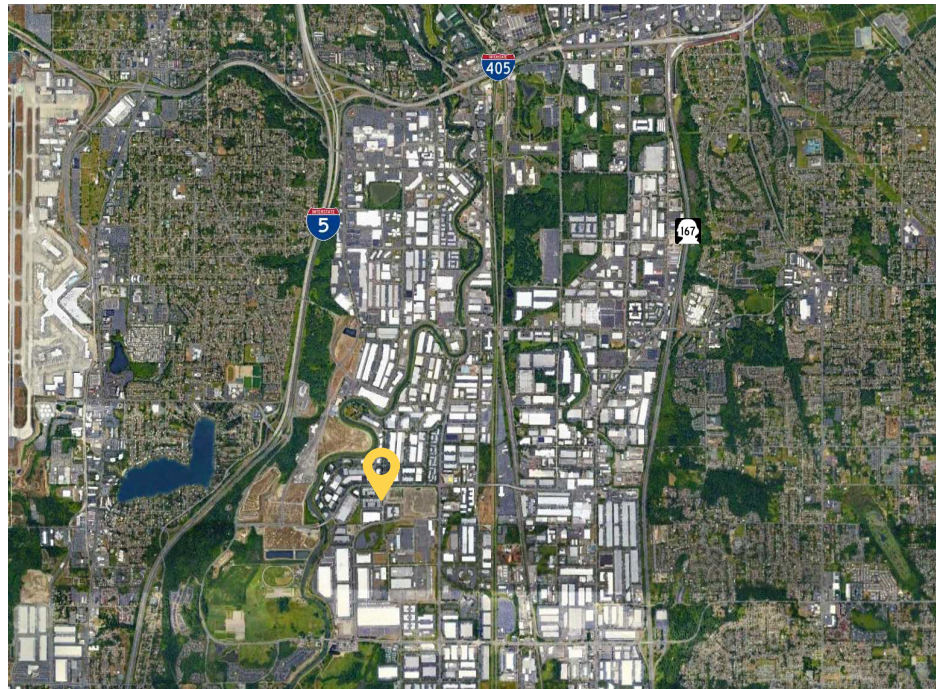
PREMIUM OFFICE & FLEX SPACE FOR LEASE



CALL BROKERS FOR LEASE RATE

PROPERTY FEATURES

Well-suited layouts for pure office or office/warehouse use	Excellent location in north Kent Valley
Quality construction	Energy efficient, fully conditioned spaces
High-end office finishes	18' warehouse clear height
Abundant natural light	Separately metered utilities
On-site ownership	Exceptionally landscaped common areas



GRIFFIN DAY
206.787.1474
gday@neilwalter.com

JIM HONAN
206.787.1464
jhonan@neilwalter.com

SPENCER MEAD
206.787.1476
smead@neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

WALKER BUSINESS PLAZA

19625 & 19717 62ND AVE S | KENT, WA 98032



INFORMATION SHEET

Project Size	170,593 RSF total in six (6) high image flex buildings.
Location	Centrally located on S 196th St & 62nd Ave S in Kent, WA. Convenient access to I-5 via Orillia Road S, Hwy-167 via S 212th St, and I-405 via West Valley Hwy.
Flexible Space Options	Units within Walker Business Plaza can be delivered fully customizable to suit the needs of their Tenants. High-quality office buildouts and climate controlled warehouse areas can be provided in Tenant specific layouts.
Operating Expenses	Expenses for operation and maintenance & repair, including common areas, is competitive within the market. Tenant is responsible for its own electricity, telecommunications, and janitorial.
HVAC	Buildings are fully insulated and climate controlled. The Tenant has 24/7 use of high efficiency rooftop HVAC units dedicated to each suite.
Telecommunications	Tenants have access to Comcast and Lumen high speed fiber optic data connectivity.
Tenant Base	A mix of quality national, regional, and local tenants.



GRIFFIN DAY

206.787.1474

gday@neilwalter.com

JIM HONAN

206.787.1464

jhonan@neilwalter.com

SPENCER MEAD

206.787.1476

smead@neilwalter.com

206.787.1800
www.neilwalter.com

550 S Michigan St
Seattle, WA 98108

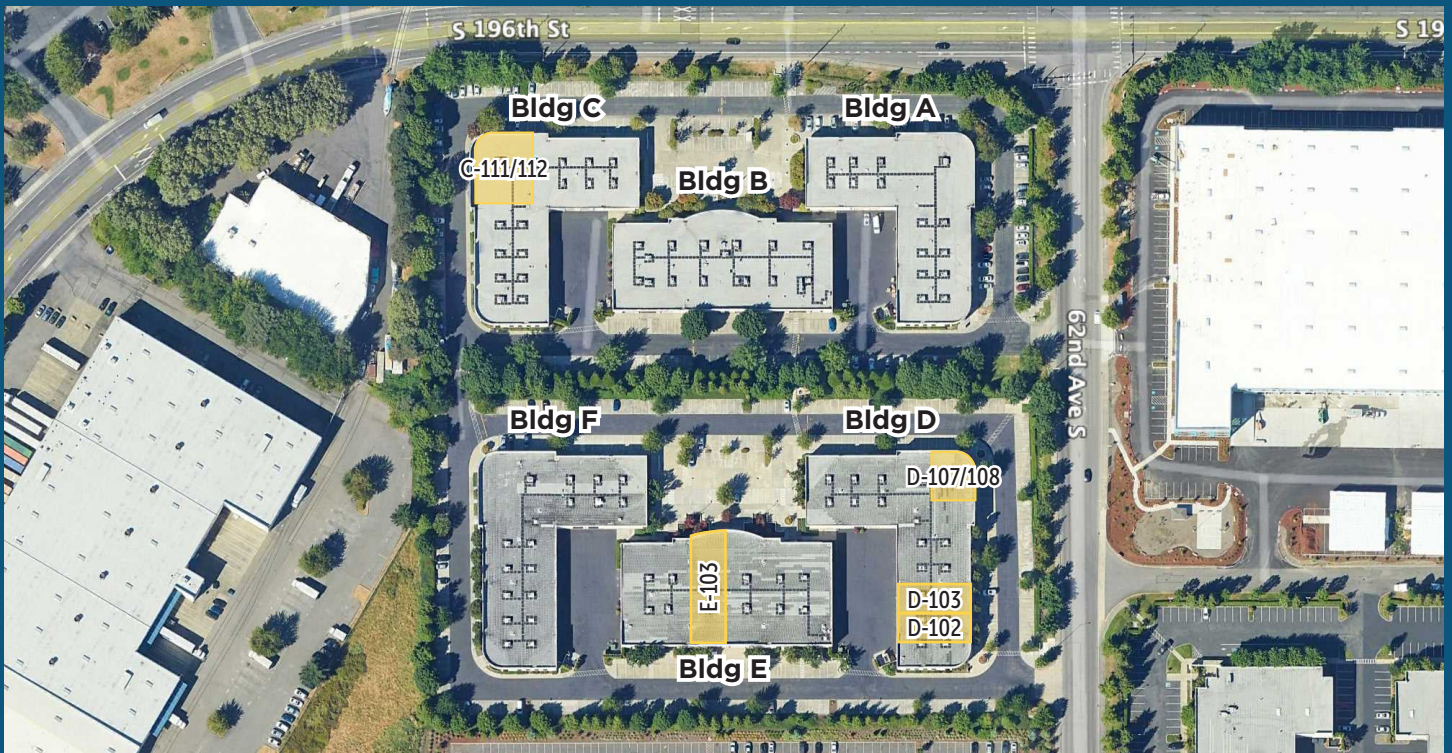
WALKER BUSINESS PLAZA

19625 & 19717 62ND AVE S | KENT, WA 98032



AVAILABLE LEASE OPPORTUNITIES

SUITE	SIZE	COMMENTS
C-111/112	5,701 SF Total with 1,100 SF Warehouse	<ul style="list-style-type: none"> Available 11/1/24 Open office layout with 1 private office Conference room Private restrooms 2 grade-level doors Potential to demise
E-103	5,676 SF Total with 2,200 SF Warehouse	<ul style="list-style-type: none"> Available now Prominent location at the center of the park Open office layout with 3 private offices Full kitchen/break area, private restrooms 1 grade-level loading door
D-103	3,030 SF Total with 1,193 SF Office	<ul style="list-style-type: none"> Available 10/1/24 Highly visible corner unit 3 private offices Private restrooms 1 grade-level door Can be combined with D-102
D-102	2,597 SF Office Potential to add small warehouse	<ul style="list-style-type: none"> Available now Highly visible corner unit Open office layout Private restrooms 1 grade-level loading door Can be combined with D-103
D-107/108	2,456 SF Office	<ul style="list-style-type: none"> Available now 5 private offices and conference room Can reconfigure space to provide open office layout



GRIFFIN DAY
206.787.1474
gday@neilwalter.com

JIM HONAN
206.787.1464
jhonan@neilwalter.com

SPENCER MEAD
206.787.1476
smead@neilwalter.com

206.787.1800
www.neilwalter.com

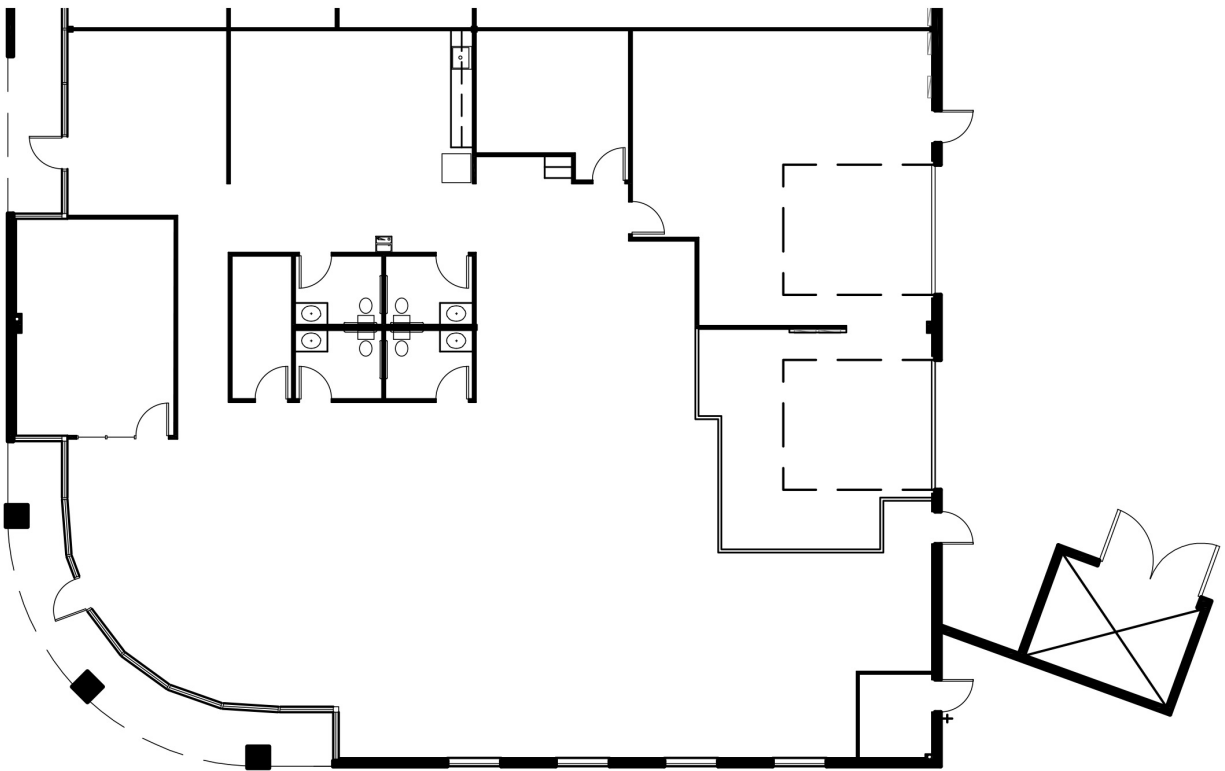
550 S Michigan St
Seattle, WA 98108

WALKER BUSINESS PLAZA

19625 & 19717 62ND AVE S | KENT, WA 98032



UNIT C-111/112
TOTAL - 5,701 SF
WAREHOUSE - 1,100 SF



GRIFFIN DAY

206.787.1474

gday@neilwalter.com

JIM HONAN

206.787.1464

jhonan@neilwalter.com

SPENCER MEAD

206.787.1476

smead@neilwalter.com

206.787.1800
www.neilwalter.com

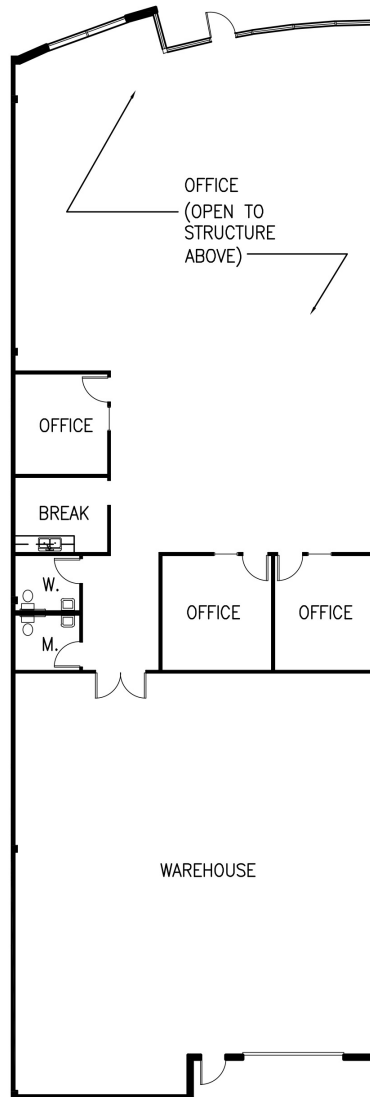
550 S Michigan St
Seattle, WA 98108

WALKER BUSINESS PLAZA

19625 & 19717 62ND AVE S | KENT, WA 98032



UNIT E-103
TOTAL - 5,676 SF
WAREHOUSE - 2,200 SF



GRIFFIN DAY
206.787.1474

gday@neilwalter.com

JIM HONAN
206.787.1464

jhonan@neilwalter.com

SPENCER MEAD
206.787.1476

smead@neilwalter.com

206.787.1800
www.neilwalter.com

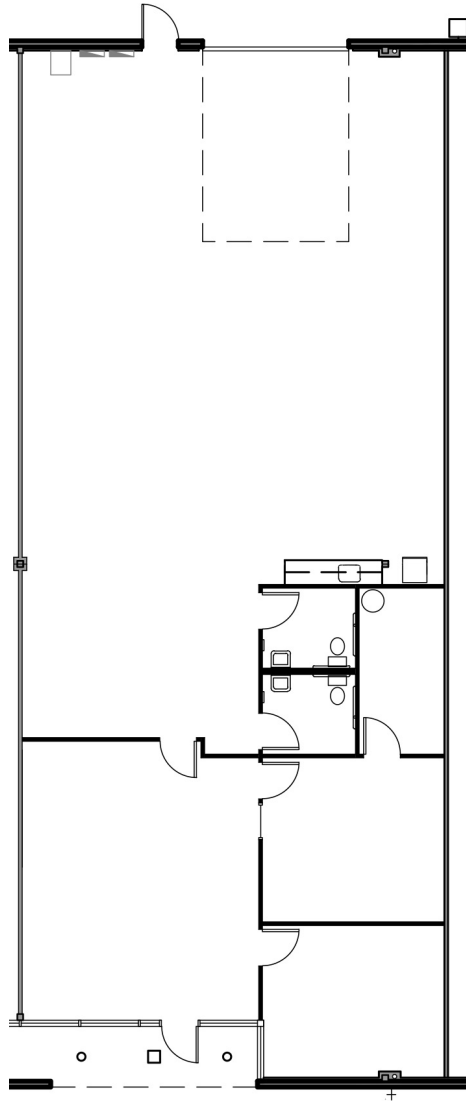
550 S Michigan St
Seattle, WA 98108

WALKER BUSINESS PLAZA

19625 & 19717 62ND AVE S | KENT, WA 98032



UNIT D-103
TOTAL - 3,030 SF
OFFICE - 1,193 SF



GRIFFIN DAY

206.787.1474

gday@neilwalter.com

JIM HONAN

206.787.1464

jhonan@neilwalter.com

SPENCER MEAD

206.787.1476

smead@neilwalter.com

206.787.1800
www.neilwalter.com

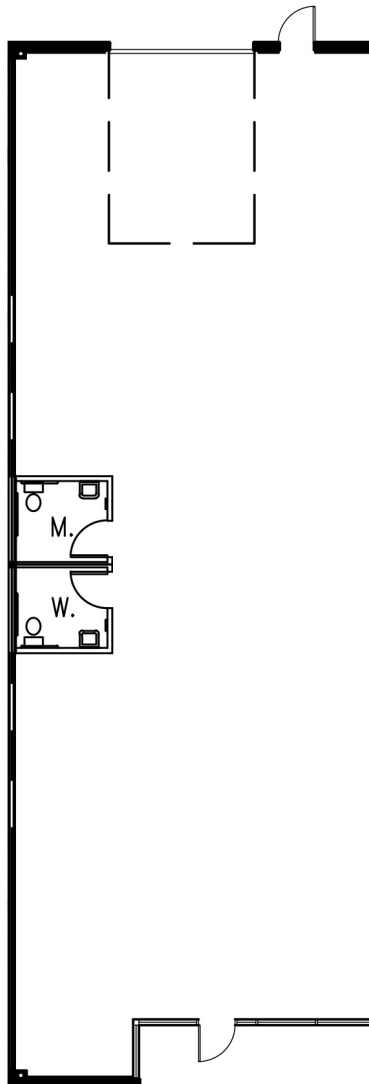
550 S Michigan St
Seattle, WA 98108

WALKER BUSINESS PLAZA

19625 & 19717 62ND AVE S | KENT, WA 98032



UNIT D-102 OFFICE - 2,597 SF WAREHOUSE - POTENTIAL TO ADD



GRIFFIN DAY
206.787.1474
gday@neilwalter.com

JIM HONAN
206.787.1464
jhonan@neilwalter.com

SPENCER MEAD
206.787.1476
smead@neilwalter.com

206.787.1800
www.neilwalter.com

550 S Michigan St
Seattle, WA 98108

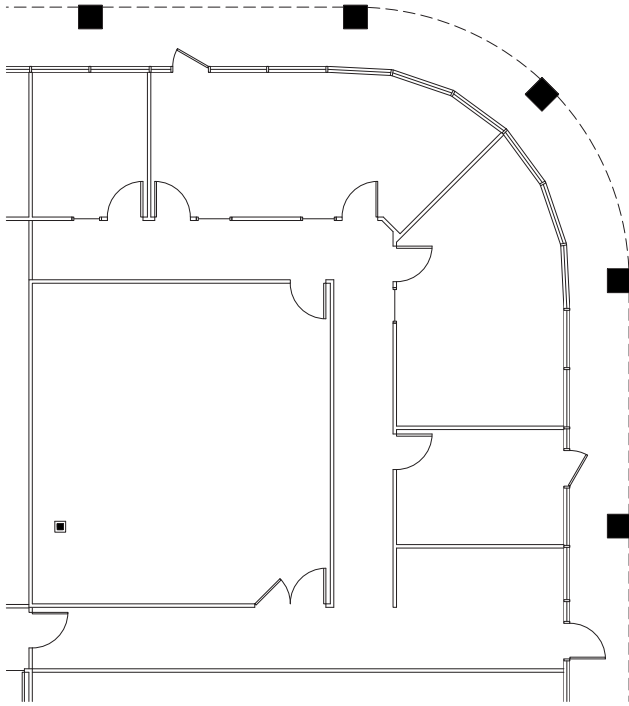
WALKER BUSINESS PLAZA

19625 & 19717 62ND AVE S | KENT, WA 98032

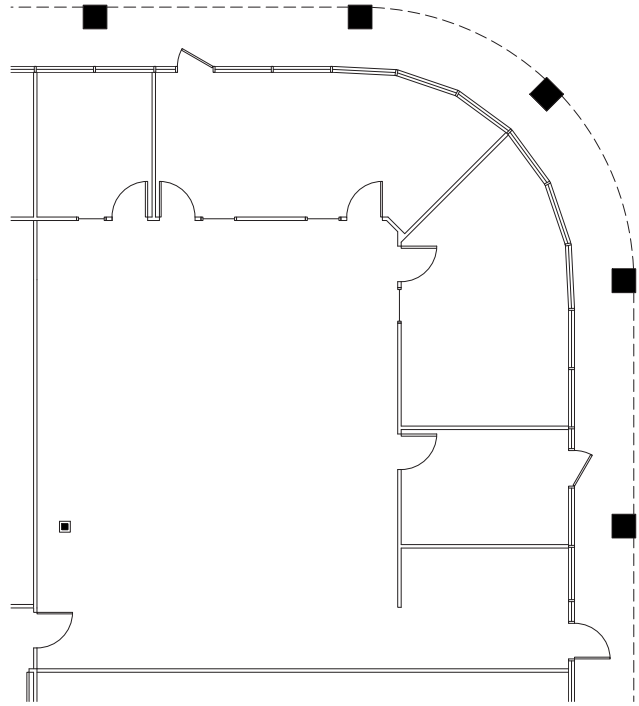


UNIT D-107/108 OFFICE - 2,456 SF

CURRENT LAYOUT



POTENTIAL LAYOUT



GRIFFIN DAY

206.787.1474

gday@neilwalter.com

JIM HONAN

206.787.1464

jhonan@neilwalter.com

SPENCER MEAD

206.787.1476

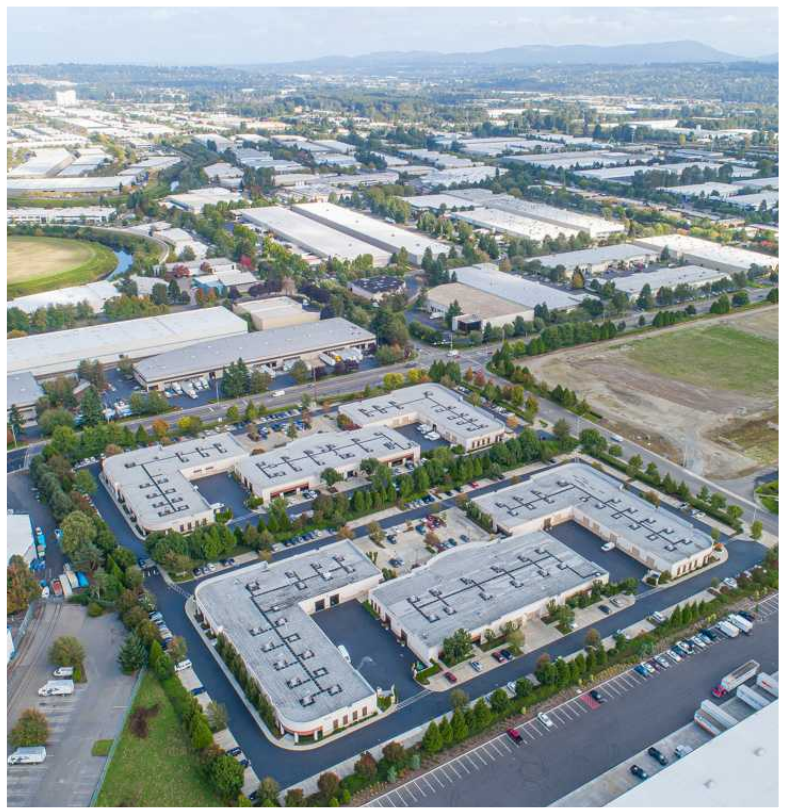
smead@neilwalter.com

206.787.1800
www.neilwalter.com

550 S Michigan St
Seattle, WA 98108

WALKER BUSINESS PLAZA

19625 & 19717 62ND AVE S | KENT, WA 98032



GRIFFIN DAY
206.787.1474
gday@neilwalter.com

JIM HONAN
206.787.1464
jhonan@neilwalter.com

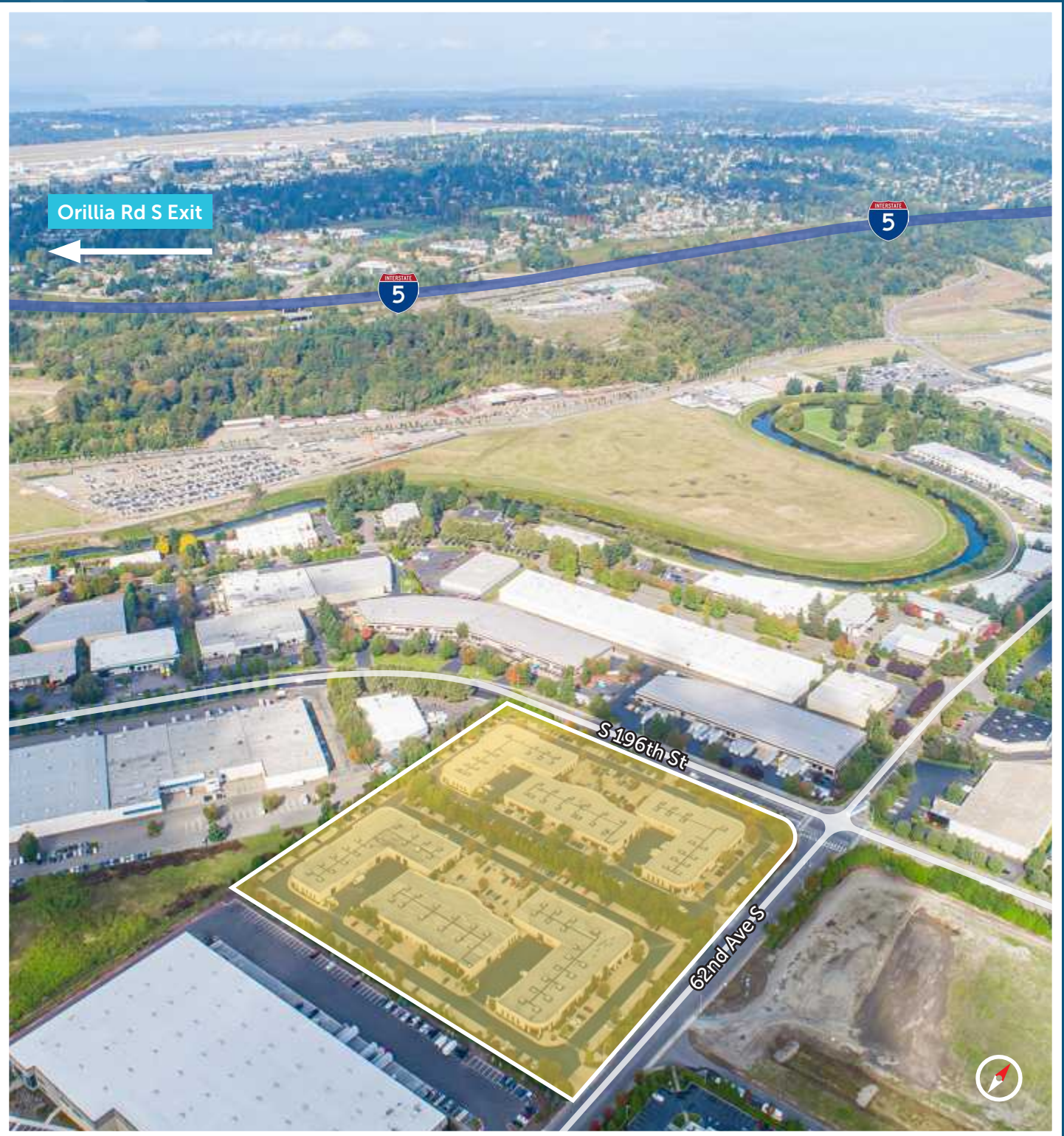
SPENCER MEAD
206.787.1476
smead@neilwalter.com

206.787.1800
www.neilwalter.com

550 S Michigan St
Seattle, WA 98108

WALKER BUSINESS PLAZA

19625 & 19717 62ND AVE S | KENT, WA 98032



GRIFFIN DAY
206.787.1474
gday@neilwalter.com

JIM HONAN
206.787.1464
jhonan@neilwalter.com

SPENCER MEAD
206.787.1476
smead@neilwalter.com

206.787.1800
www.neilwalter.com

550 S Michigan St
Seattle, WA 98108