

WALKER BUSINESS PLAZA

FOR LEASE: 5 UNITS AVAILABLE

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

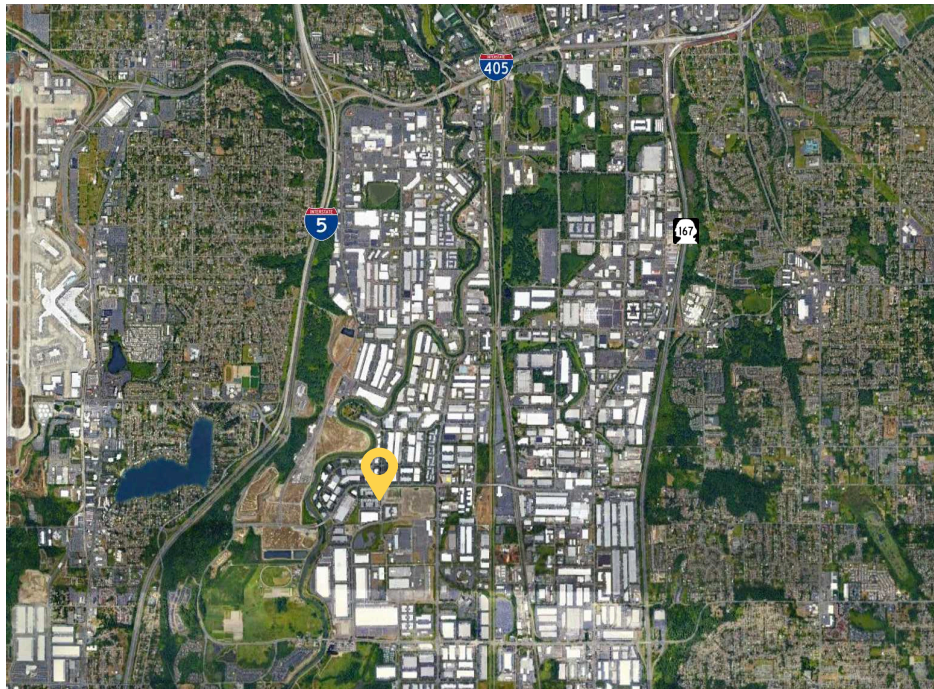
PREMIUM OFFICE & FLEX SPACE FOR LEASE



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



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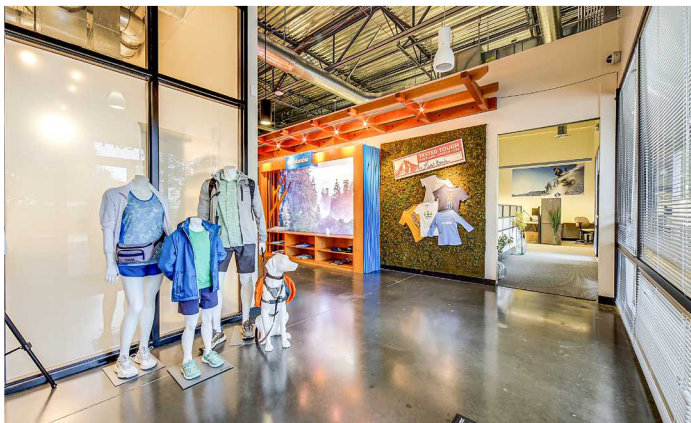
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INFORMATION SHEET

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.



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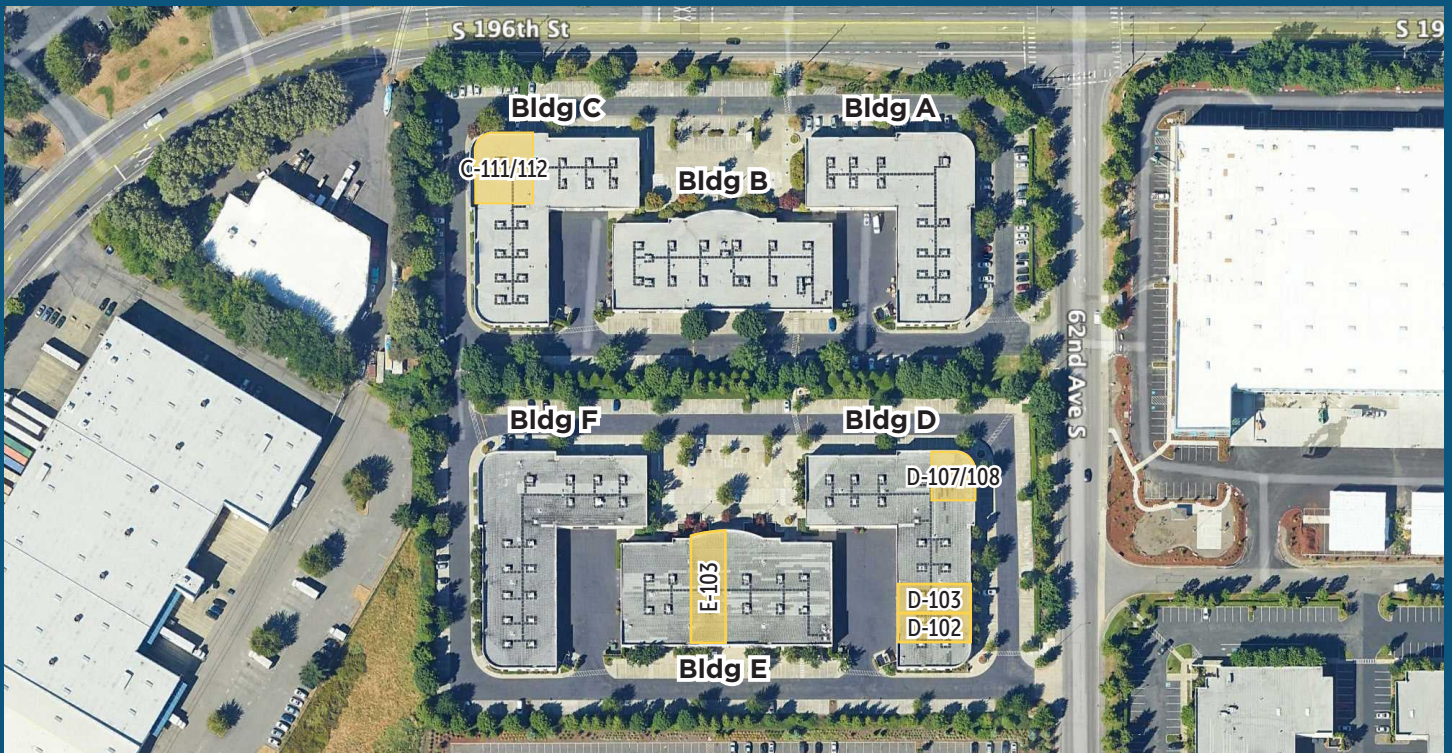
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AVAILABLE LEASE OPPORTUNITIES

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



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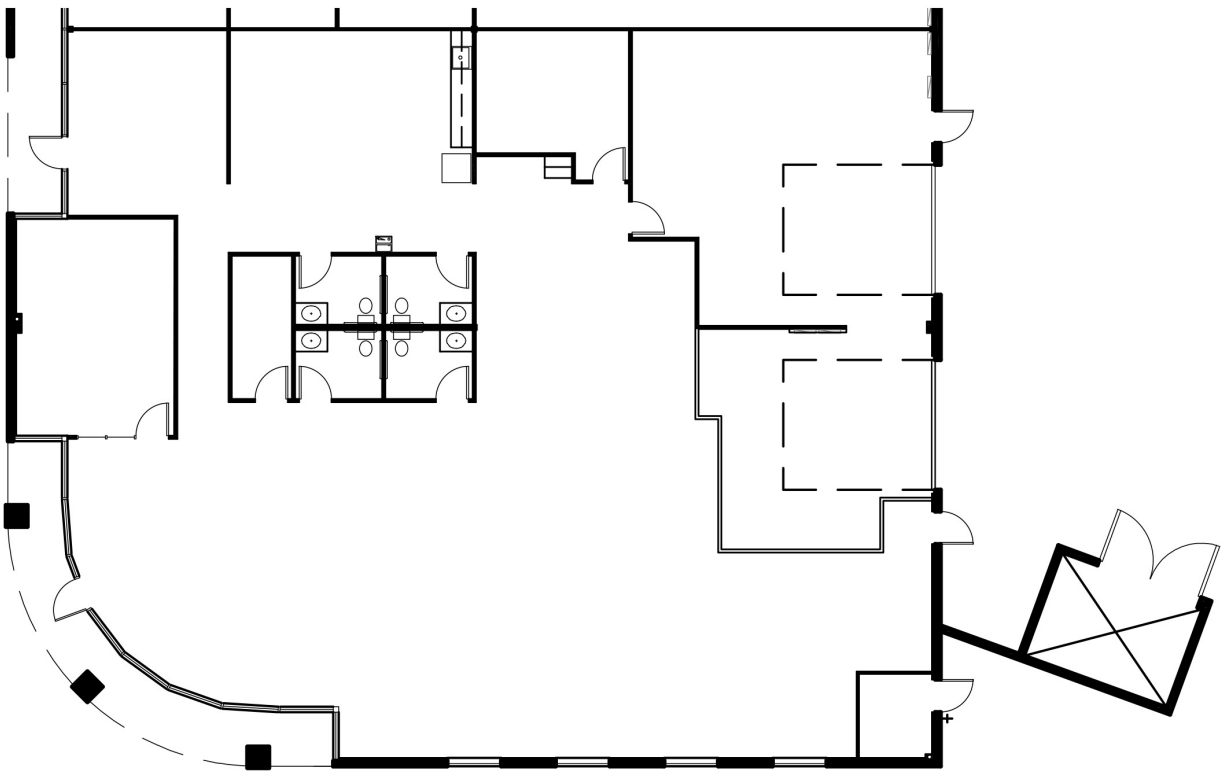
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UNIT C-111/112
TOTAL - 5,701 SF
WAREHOUSE - 1,100 SF



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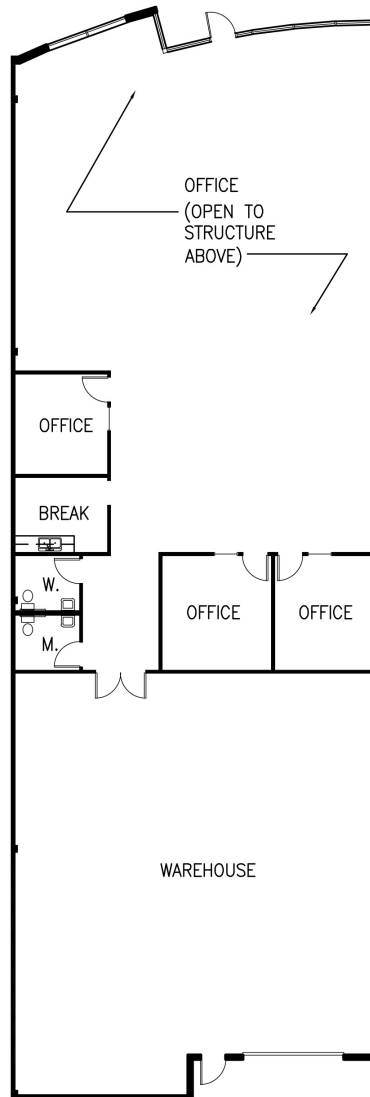
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UNIT E-103
TOTAL - 5,676 SF
WAREHOUSE - 2,200 SF



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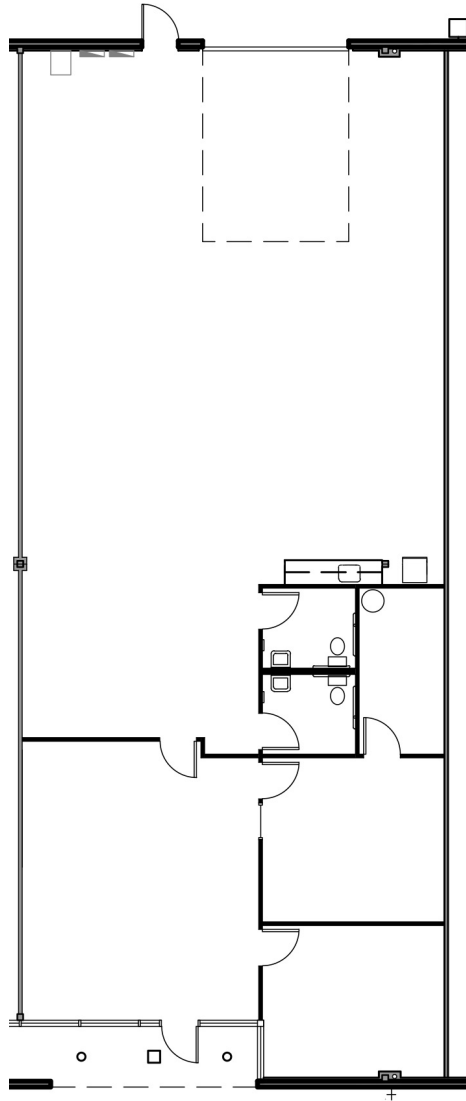
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UNIT D-103
TOTAL - 3,030 SF
OFFICE - 1,193 SF



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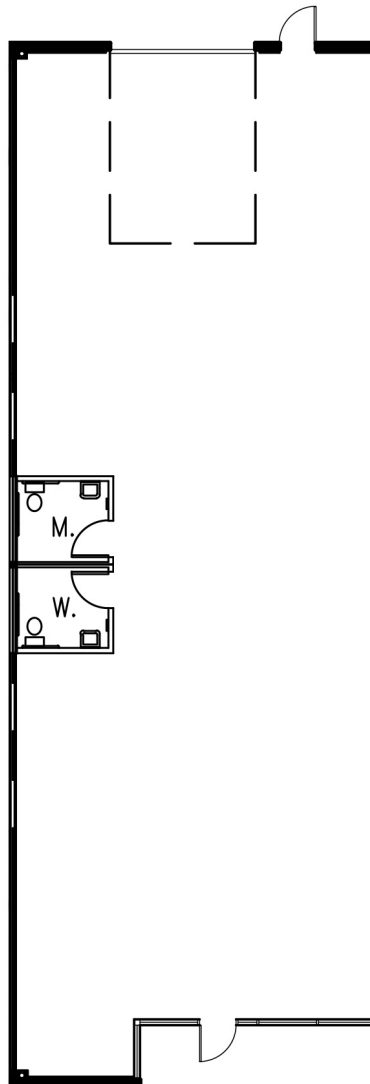
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UNIT D-102 OFFICE - 2,597 SF WAREHOUSE - POTENTIAL TO ADD



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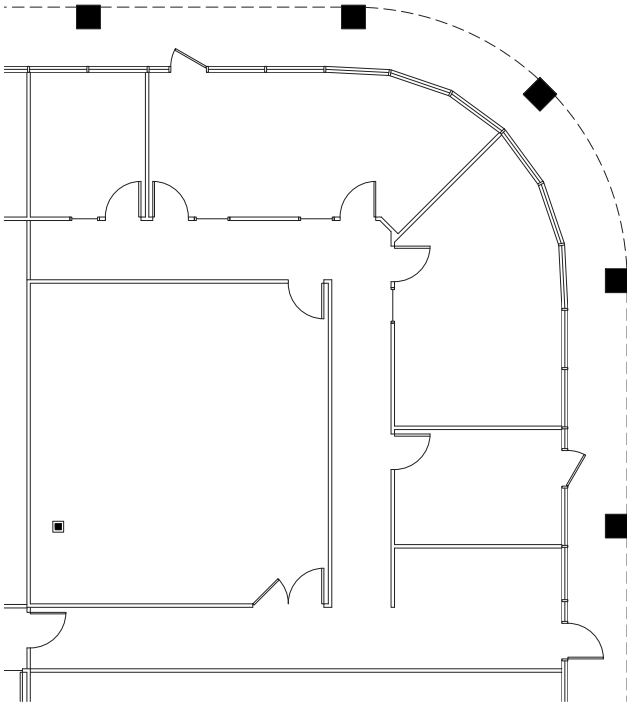
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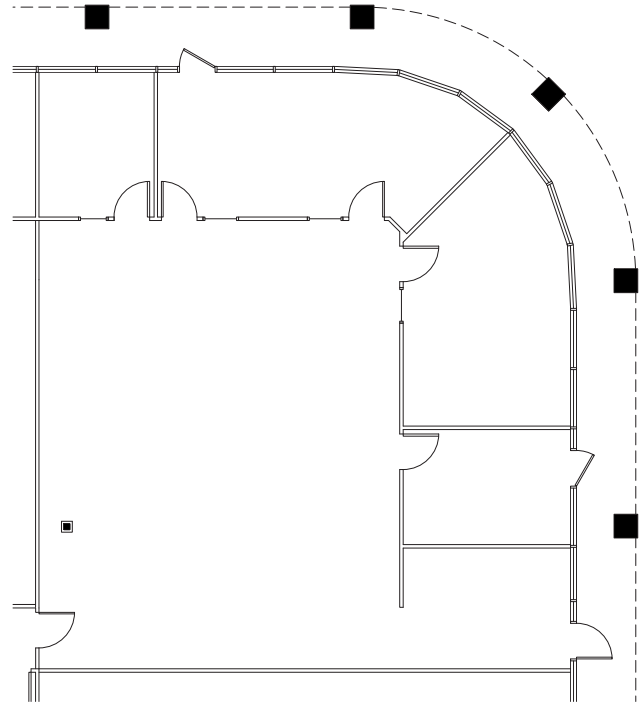


UNIT D-107/108 OFFICE - 2,456 SF

CURRENT LAYOUT



POTENTIAL LAYOUT



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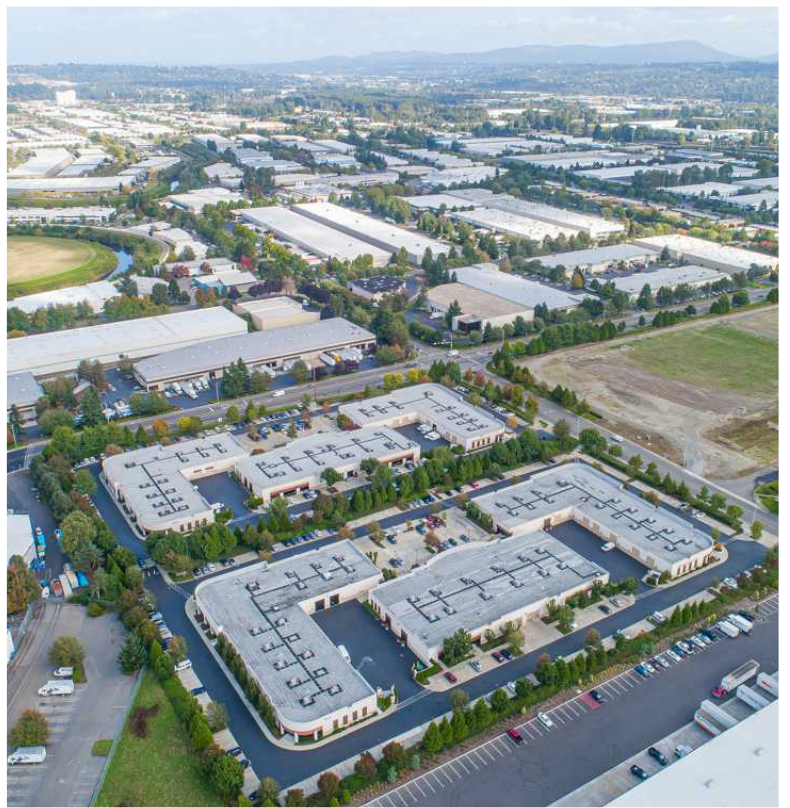
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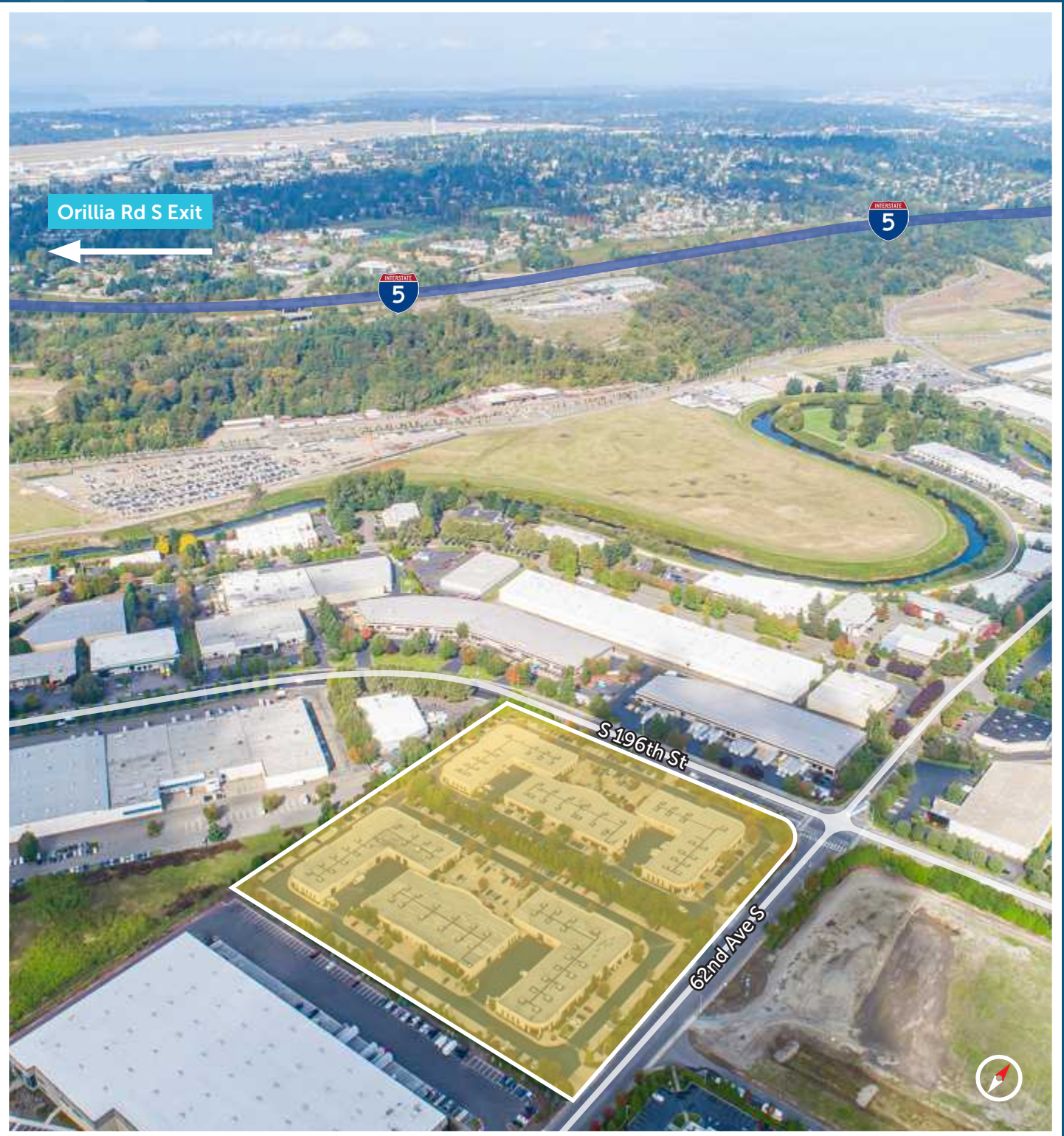
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