Offering Memorandum

26136 Pacific Hwy S

KENT, WA

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NAI Puget Sound Properties

Offering Summary

NAI Puget Sound Properties is pleased to present **26136 Pacific Highway S, Kent, WA**, for sale or lease. This **3,212-square-foot medical office building** is ideally positioned on Pacific Highway S with excellent visibility and access for patients and visitors alike.

The property is currently improved with a **turnkey 2,000 SF Podiatry/ General Medical buildout**, featuring four exam rooms, waiting area, and office space—ready for immediate occupancy by a medical professional or clinic. The remaining **1,000 SF** portion is occupied by a local church group on a month-to-month basis, providing flexibility for an owner-user.

This is an excellent opportunity for a medical practice to own or lease a well-maintained, move-in-ready medical space in a prime corridor serving Kent, Des Moines, and Federal Way.

LIST PRICE: $1,195,000
LEASE RATE: Negotiable

ADDRESS	26136 Pacific Hwy S Kent, WA
BUILDING AREA	3,212 SF
MEDICAL OFFICE SPACE	2,000 SF (can be combined with space below)
ADDITIONAL TENANT	1,000 SF Church Group (Month-to-Month)
ZONING	CM - Kent
YEAR BUILT	1985 / 2000

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Investment Highlights

+ UNIQUE SMALL STANDALONE MEDICAL USER OPPORTUNITY

A unique chance for an owner-user to acquire a standalone medical building with dedicated parking and excellent highway exposure.

+ TURNKEY PODIATRY OR GENERAL MEDICAL BUILDOUT

The 2,000 SF medical office is fully improved with exam rooms, plumbing, reception area, and support spaces—ideal for a podiatrist, general practitioner, or specialty medical use with minimal upfront improvement costs.

+ FLEXIBLE OCCUPANCY OPTIONS

A buyer may occupy the entire 3,212 SF or just the 2,000 SF medical suite. The existing church group tenant offers flexible month-to-month income and can vacate if full building occupancy is needed.

+ MEDICAL EQUIPMENT CAN BE INCLUDED

Exam/Treatment Chairs, X-Ray Machine, Ultrasound machines can be included in the sale. Please inquire with listing brokers for more information.

Nearby Amenities

EXIT

WASHINGTON

EXIT
IMPORTANT
If there is any possibility you are pregnant, please tell us before x-rays are taken.

EXIT

Kent, Washington
Market Overview

The Puget Sound Region is considered one of the fastest growing markets in the United States — home to innovative industry leaders Amazon, Microsoft, Costco, Starbucks, Boeing, Nordstrom, Expedia, Concur Technologies, UW Medicine, Nintendo, and T-Mobile. The presence of these global leaders has attracted companies from all over the country including tech giants Facebook, Google, Apple, Uber, and Salesforce. Exponential growth from these companies has allowed many cities within the Seattle submarket to flourish.

Kent is the fifth largest city in King County and sixth largest within the State of Washington with a population of 124,435. Incorporated in 1890, the city's population has doubled since 1990, incorporating tens of thousands of new households and businesses. A culturally rich destination, Kent features captivating neighborhoods, award-winning parks, exceptional school districts and nationally accredited police and fire departments. In recent years, Kent has experienced impressive economic growth and is nationally known as a prime location for manufacturing. Kent is the fourth largest manufacturing and distribution area in the United States. Easy access to Seattle-Tacoma International Airport and the ports has contributed to Kent Valley becoming one of the largest industrial submarkets in the United States. Among Kent's top employers: Boeing operates a manufacturing plant; Amazon runs a fulfillment center; both REI and Oberto Sausage Company operate headquarters, and Blue Origin.

Investment activity has increased over the past decade, with over $2.5 billion in trades. Sales volume over the past year was roughly $300 million, compared with the 10-year average of $262 million per year. Price appreciation has been strong, and cap rates have compressed thanks to high levels of institutional investment. Institutional investors see value in a submarket that offers a discount to areas closer to the urban core while still providing a central location for operations.

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EXCLUSIVELY LISTED BY:

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