

WALKER BUSINESS PLAZA

FOR LEASE: MULTIPLE DEMISING OPTIONS

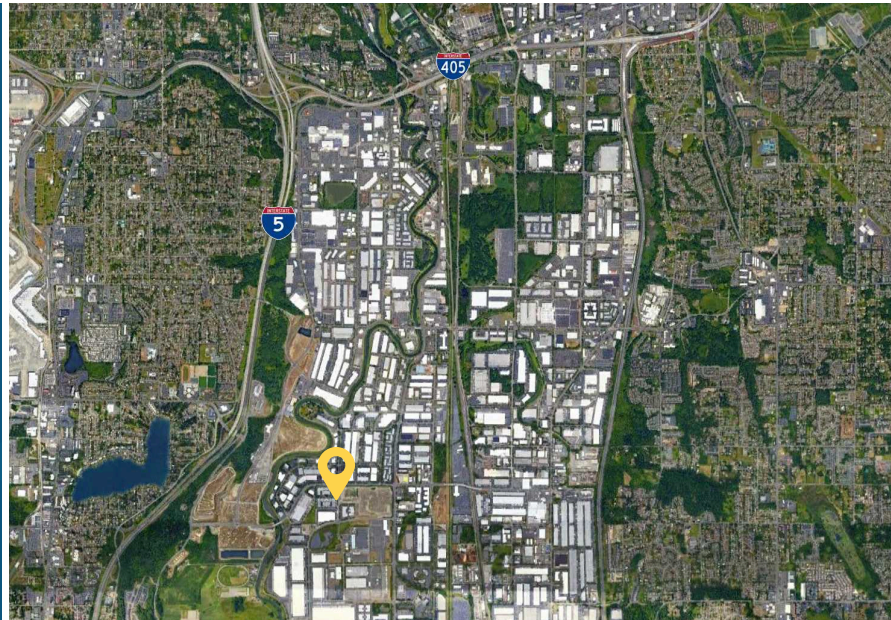
BUILDING C | 19625 62ND AVE S | KENT, WA 98032

PREMIUM OFFICE & FLEX SPACE FOR LEASE



PROPERTY FEATURES

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

BUILDING C | 19625 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

BUILDING C | 19625 62ND AVE S | KENT, WA 98032



AVAILABLE LEASE OPPORTUNITIES

SUITE	SIZE	COMMENTS
C 101-108	15,488 SF Total with 3,360 SF Warehouse	<ul style="list-style-type: none">Available nowMultiple private offices, restrooms, & conference rooms
C 101-104	8,563 SF Total with 2,560 SF Warehouse	<ul style="list-style-type: none">Available now8 private offices, 3 restrooms, & conference room
C 104	2,734 SF Total with 1,400 SF Warehouse	<ul style="list-style-type: none">Available now4 private offices, restroom, & kitchen
C 105	1,608 SF Office	<ul style="list-style-type: none">Available nowOpen office layout with 1 private officeCan be combined with C-106-108
C 106-108	5,317 SF Office Demiseable	<ul style="list-style-type: none">Available nowOpen office layout with 3 private officesConference room and kitchenette1 private restroom and common restroom accessCan be combined with C-105
C 111-112	5,701 SF Total with 1,100 SF Warehouse	<ul style="list-style-type: none">Available nowOpen office layout with 1 private officeConference roomPrivate restrooms2 grade-level doorsPotential to demise



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

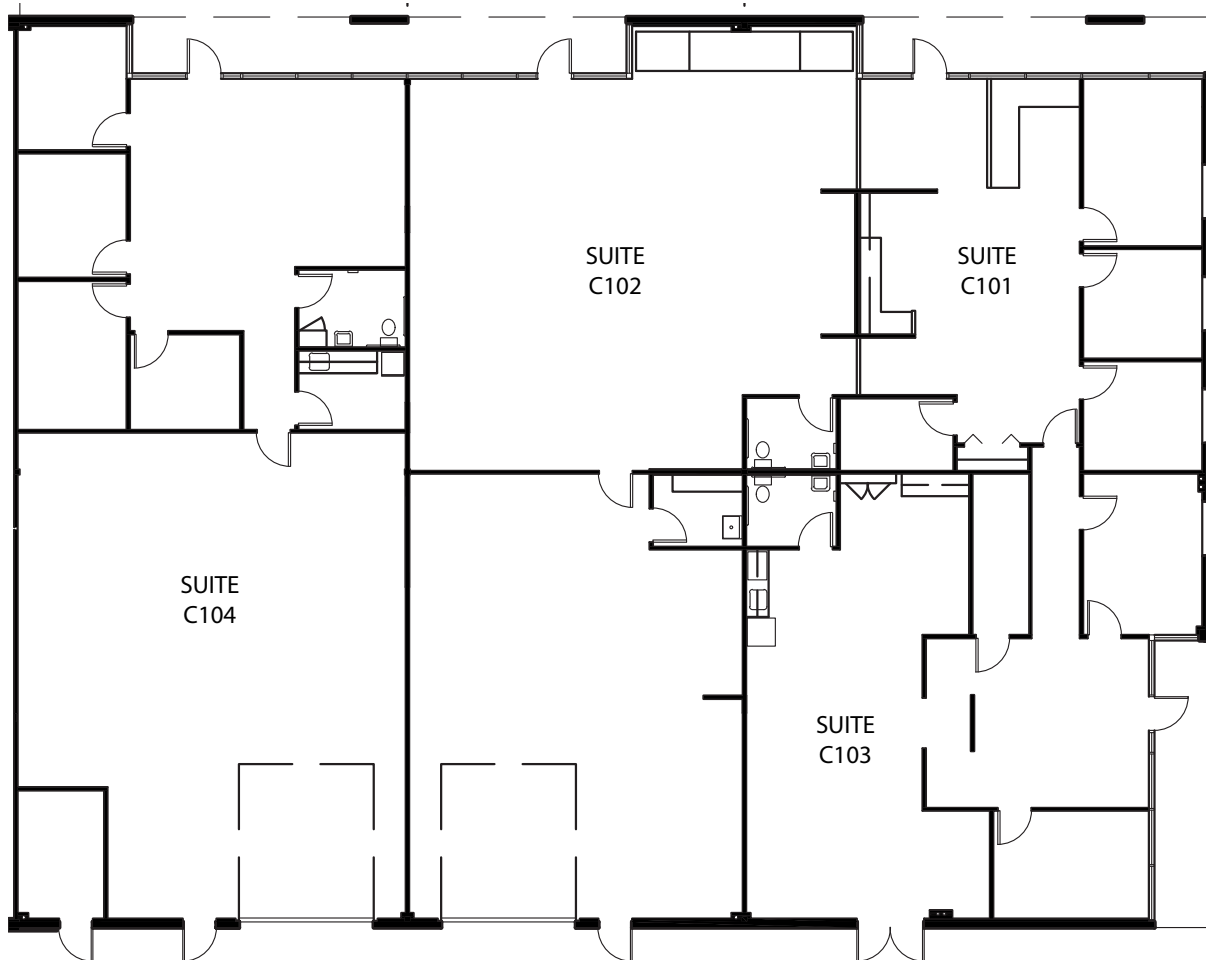
550 S Michigan St
Seattle, WA 98108

WALKER BUSINESS PLAZA

BUILDING C | 19625 62ND AVE S | KENT, WA 98032



UNIT C 101-104
TOTAL - 8,563 SF
WAREHOUSE - 2,560 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

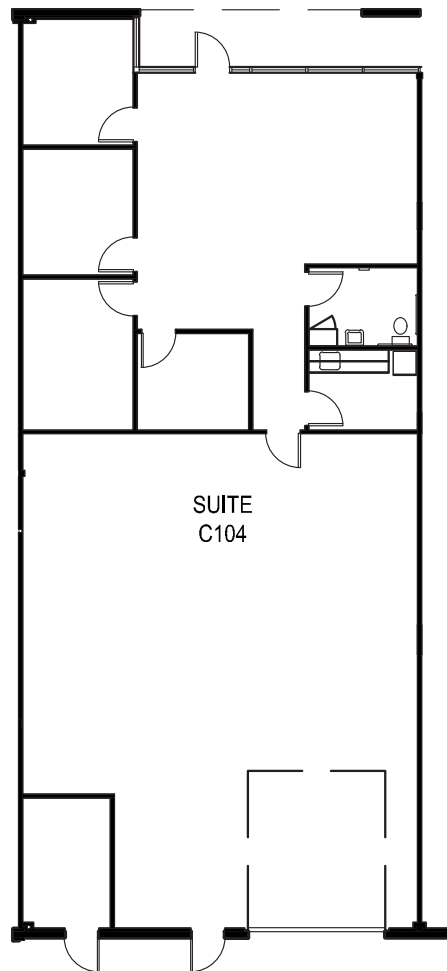
550 S Michigan St
Seattle, WA 98108

WALKER BUSINESS PLAZA

BUILDING C | 19625 62ND AVE S | KENT, WA 98032



UNIT C 104
TOTAL - 2,734 SF
WAREHOUSE - 1,400 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

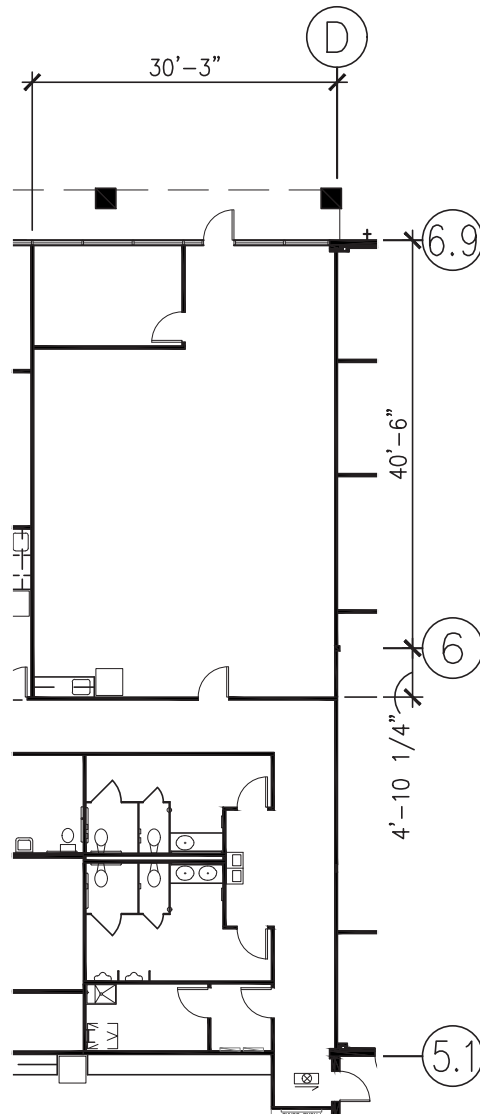
550 S Michigan St
Seattle, WA 98108

WALKER BUSINESS PLAZA

BUILDING C | 19625 62ND AVE S | KENT, WA 98032



UNIT C 105 OFFICE - 1,608 SF



GRIFFIN DAY
206.787.1474
gday@neilwalter.com

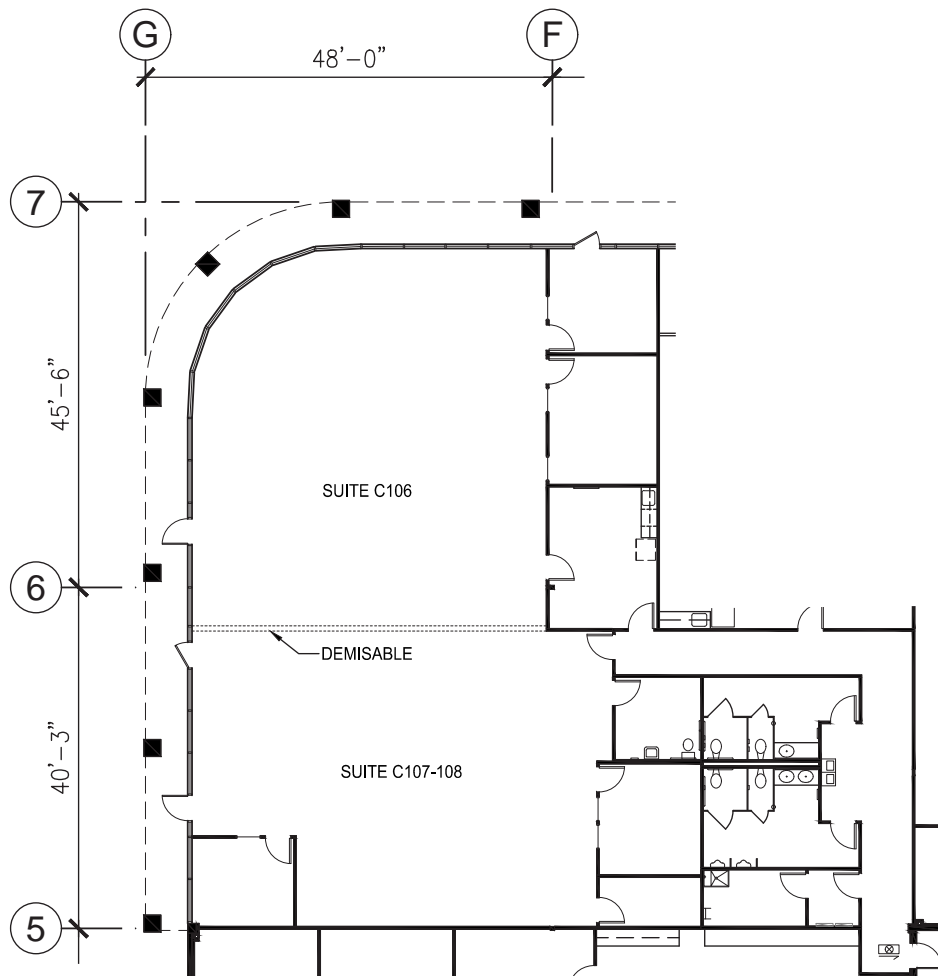
JIM HONAN
206.787.1464
jhonan@neilwalter.com

SPENCER MEAD
206.787.1476
smead@neilwalter.com

206.787.1800
www.neilwalter.com

550 S Michigan St
Seattle, WA 98108

UNIT C 106-108 OFFICE - 5,317 SF

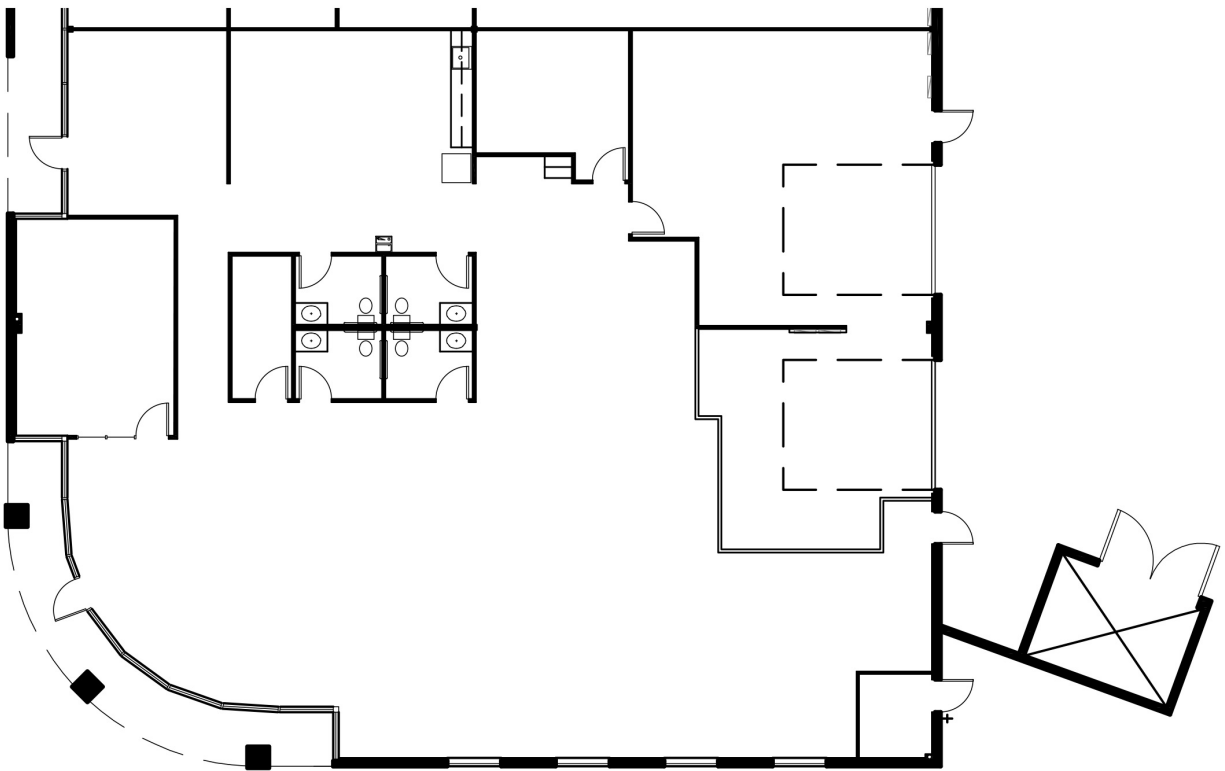


WALKER BUSINESS PLAZA

BUILDING C | 19625 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

BUILDING C | 19625 62ND AVE S | KENT, WA 98032



NEIL WALTER
COMPANY



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

BUILDING C | 19625 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