

# WALKER BUSINESS PLAZA

FOR LEASE: MULTIPLE DEMISING OPTIONS

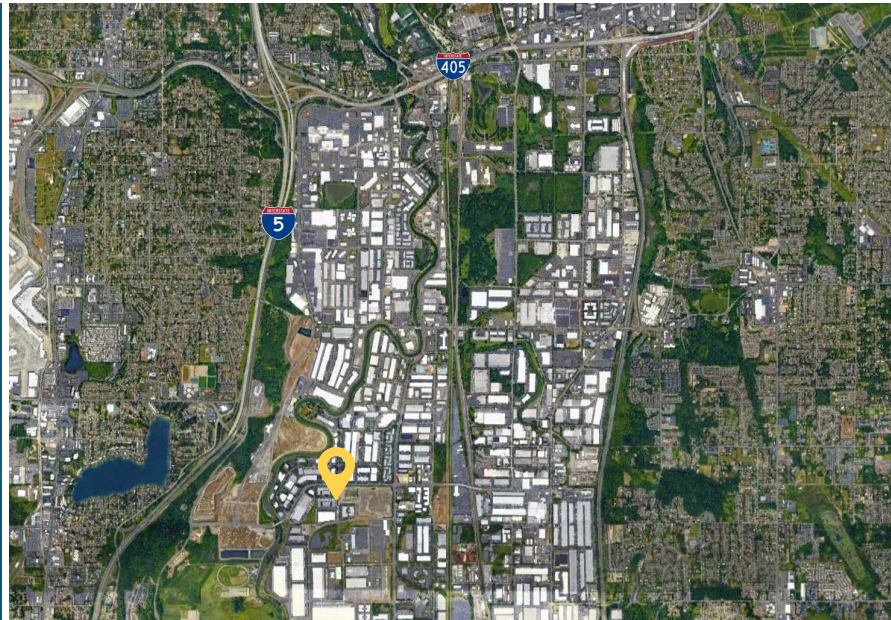
BUILDING C | 19625 62ND AVE S | KENT, WA 98032

## 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



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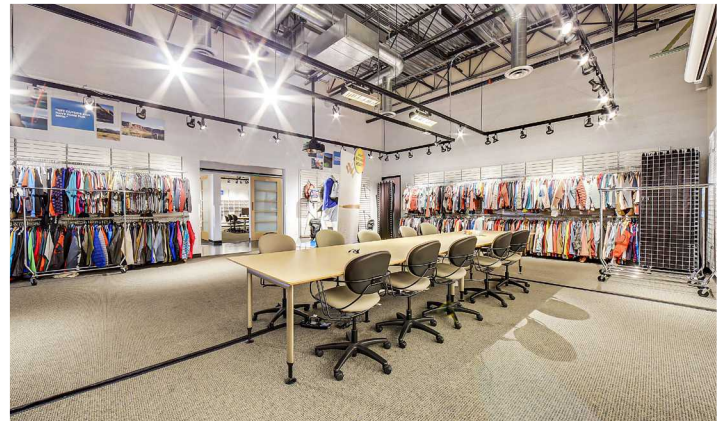
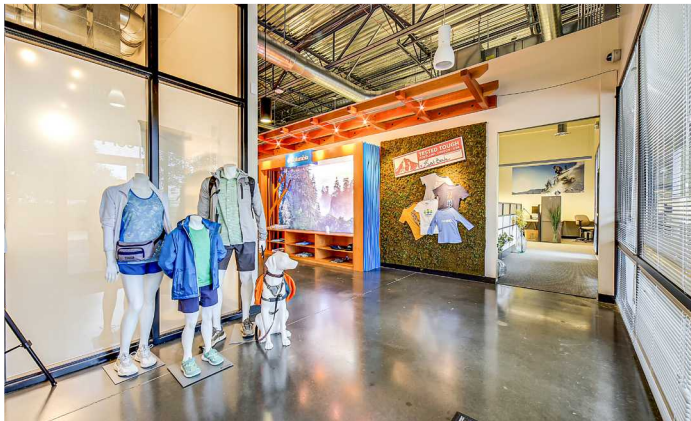
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## INFORMATION SHEET

<b>Project Size</b>	170,593 RSF total in six (6) high image flex buildings.
<b>Location</b>	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.
<b>Flexible Space Options</b>	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.
<b>Operating Expenses</b>	Expenses for operation and maintenance & repair, including common areas, is competitive within the market. Tenant is responsible for its own electricity, telecommunications, and janitorial.
<b>HVAC</b>	Buildings are fully insulated and climate controlled. The Tenant has 24/7 use of high efficiency rooftop HVAC units dedicated to each suite.
<b>Telecommunications</b>	Tenants have access to Comcast and Lumen high speed fiber optic data connectivity.
<b>Tenant Base</b>	A mix of quality national, regional, and local tenants.



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## AVAILABLE LEASE OPPORTUNITIES

SUITE	SIZE	COMMENTS
C 101-108	15,488 SF Total with 3,360 SF Warehouse	<ul style="list-style-type: none"><li>Available now</li><li>Multiple private offices, restrooms, &amp; conference rooms</li></ul>
C 101-104	8,563 SF Total with 2,560 SF Warehouse	<ul style="list-style-type: none"><li>Available now</li><li>8 private offices, 3 restrooms, &amp; conference room</li></ul>
C 104	2,734 SF Total with 1,400 SF Warehouse	<ul style="list-style-type: none"><li>Available now</li><li>4 private offices, restroom, &amp; kitchen</li></ul>
C 105	1,608 SF Office	<ul style="list-style-type: none"><li>Available now</li><li>Open office layout with 1 private office</li><li>Can be combined with C-106-108</li></ul>
C 106-108	5,317 SF Office Demiseable	<ul style="list-style-type: none"><li>Available now</li><li>Open office layout with 3 private offices</li><li>Conference room and kitchenette</li><li>1 private restroom and common restroom access</li><li>Can be combined with C-105</li></ul>
C 111-112	5,701 SF Total with 1,100 SF Warehouse	<ul style="list-style-type: none"><li>Available now</li><li>Open office layout with 1 private office</li><li>Conference room</li><li>Private restrooms</li><li>2 grade-level doors</li><li>Potential to demise</li></ul>



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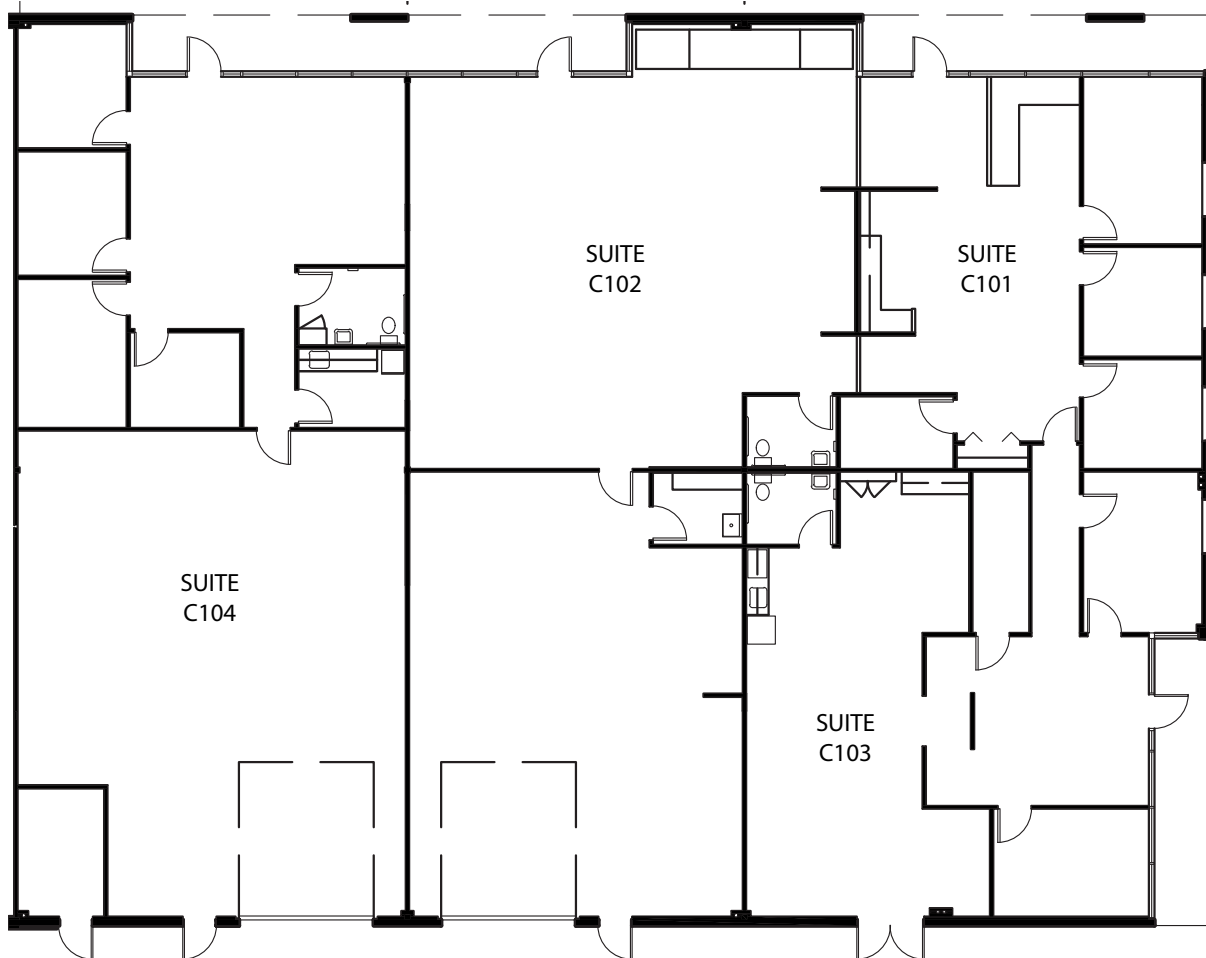
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UNIT C 101-104  
TOTAL - 8,563 SF  
WAREHOUSE - 2,560 SF



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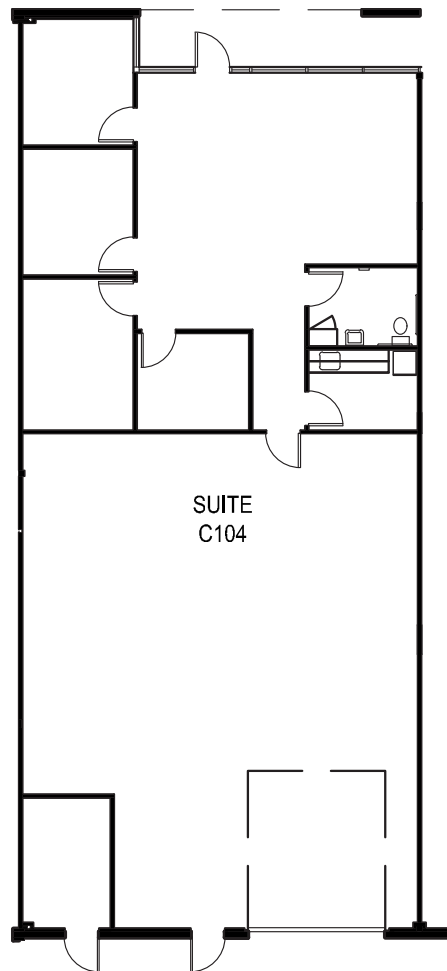
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UNIT C 104  
TOTAL - 2,734 SF  
WAREHOUSE - 1,400 SF



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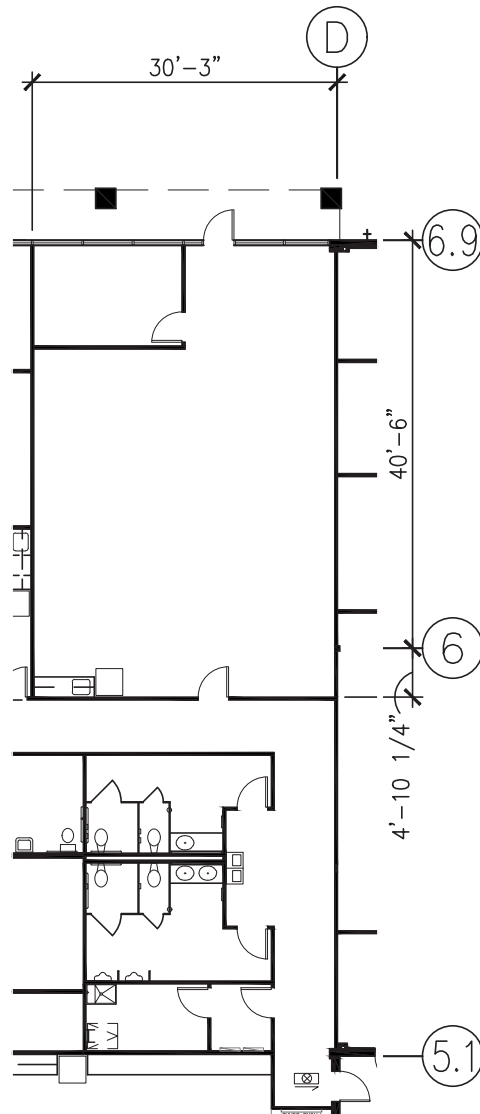
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## UNIT C 105 OFFICE - 1,608 SF



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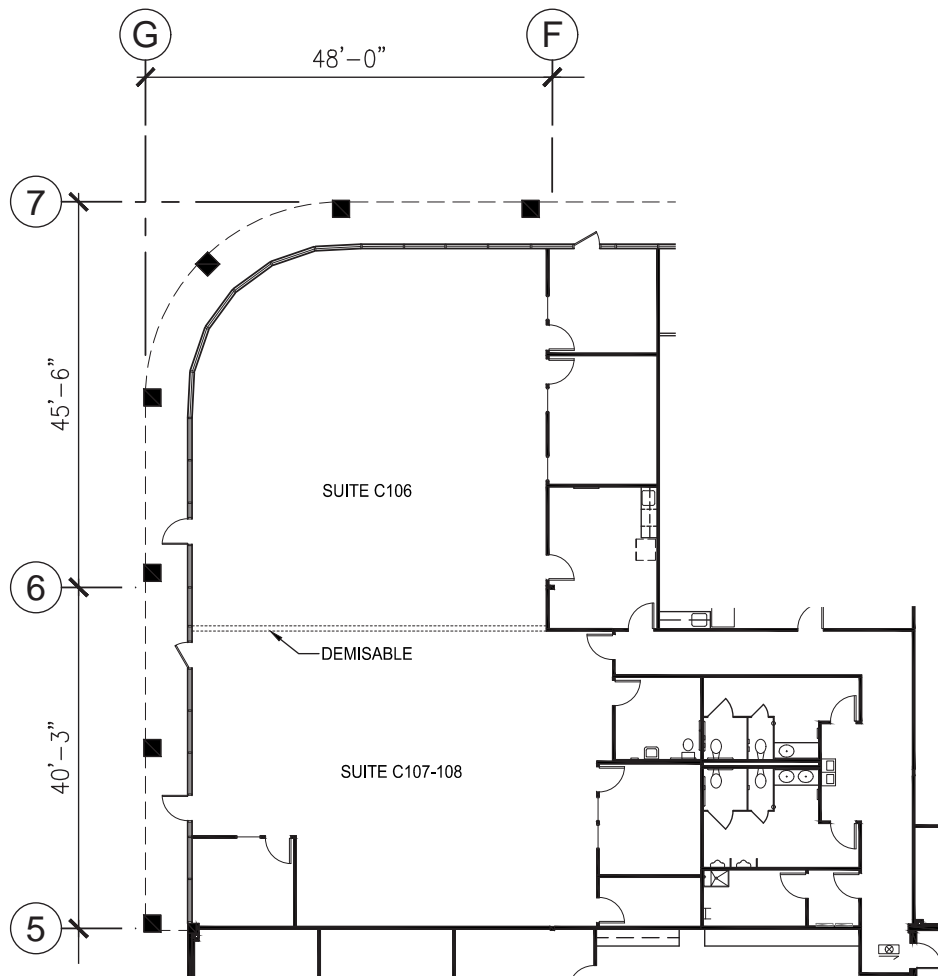
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## UNIT C 106-108 OFFICE - 5,317 SF

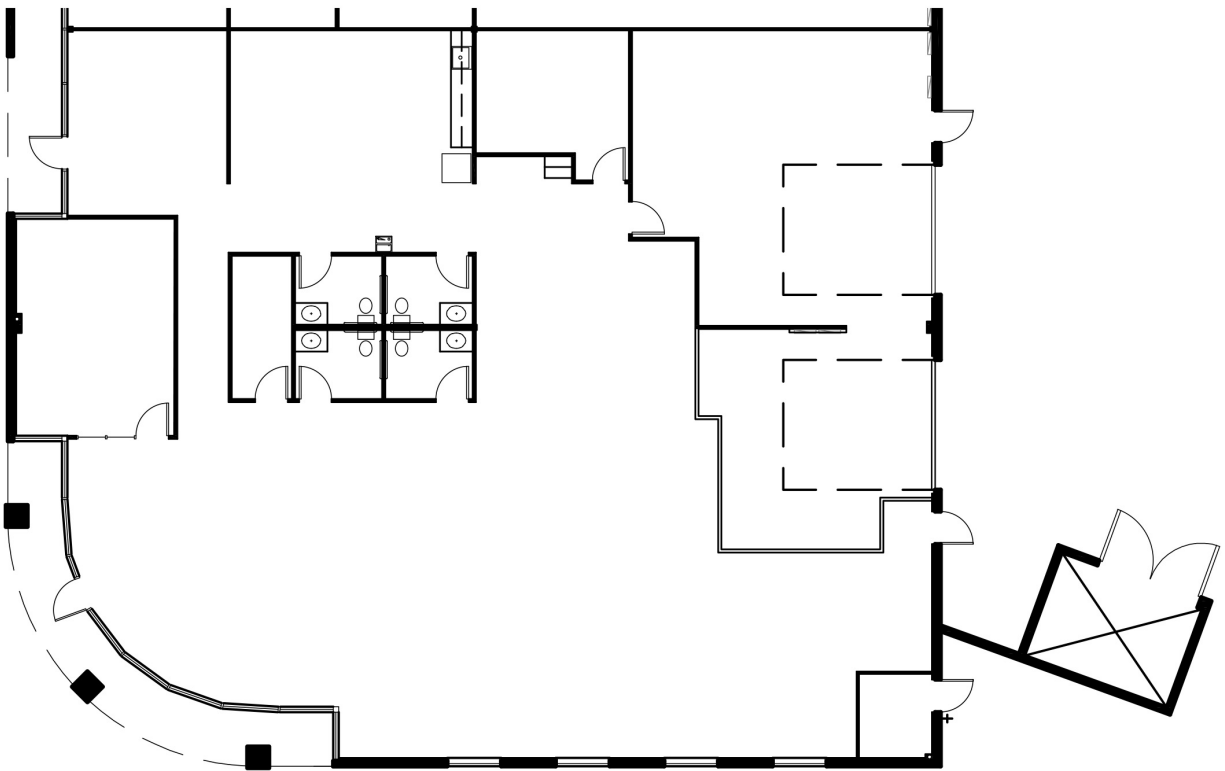


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UNIT C 111/112  
TOTAL - 5,701 SF  
WAREHOUSE - 1,100 SF



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NEIL WALTER  
COMPANY



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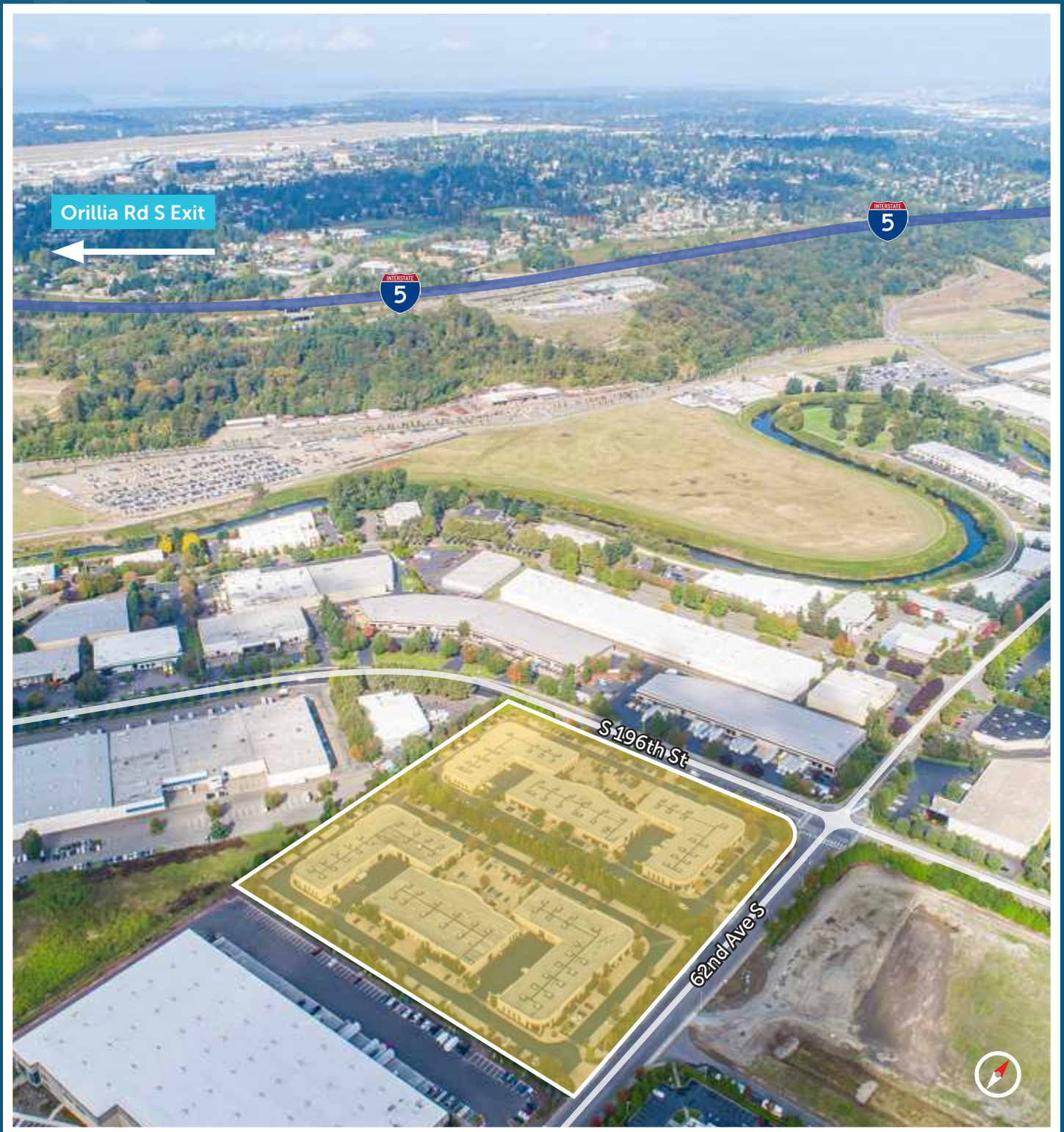
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