

CENTURY COMMERCE CENTER

S 196TH ST & 70TH AVE S | KENT, WA

AVAILABLE FOR LEASE

WAREHOUSE/OFFICE SPACE AVAILABLE



CALL BROKERS FOR RATES

Centrally located in Kent, this seven building, 113,166 square foot office and warehouse property offers easy access to I-5, I-405 and SR-167.

With units ranging between 1,900 and 11,000 square feet, Century Commerce Center is able to accommodate your business needs!

PROPERTY FEATURES:

- Small bays with office area and restrooms
- Grade-level loading (12'x14')
- Flexibility for industrial users
- 208-V, 3-P power
- 14' - 20' ceiling height for most bays
- Insulated buildings
- Close proximity to major highways



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CENTURY COMMERCE CENTER

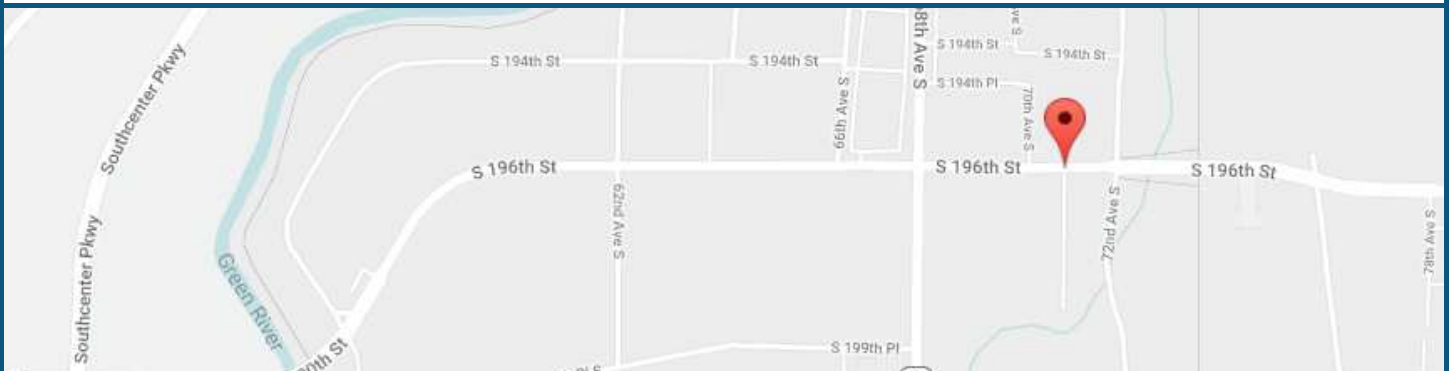
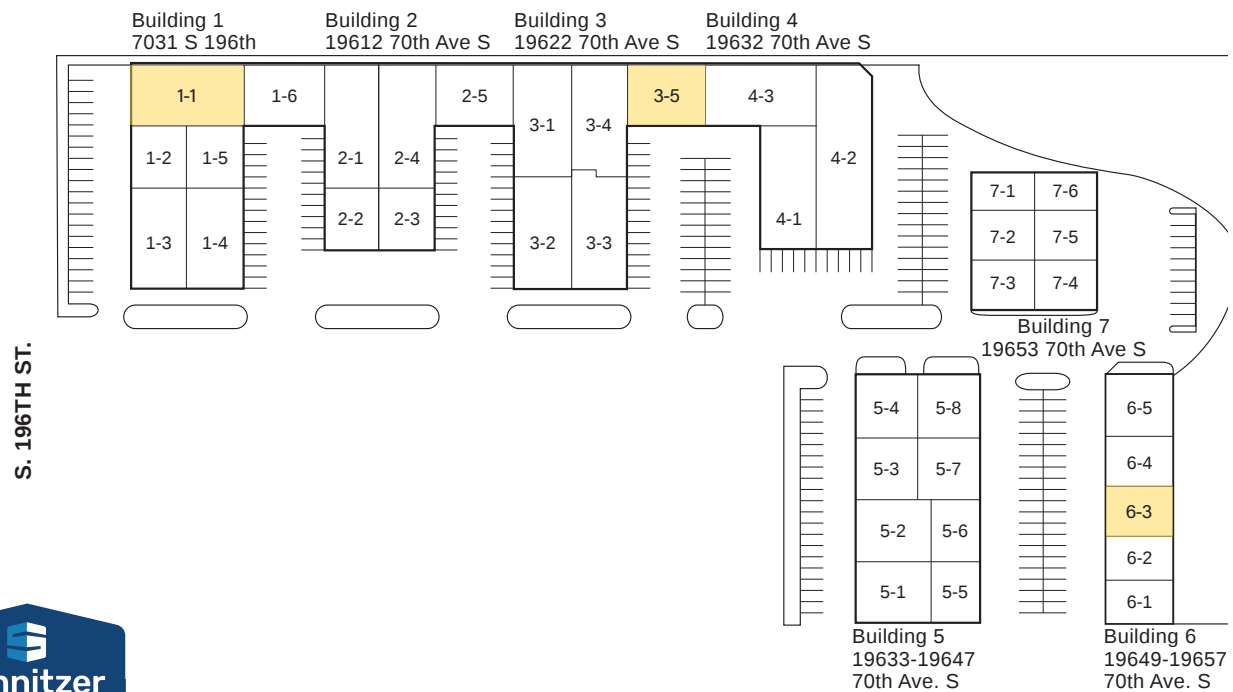
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Current Lease Opportunities

Unit #	Total SF	Office SF	Monthly NNN (Estimated)	Comments
1-1	4,465 SF	425 SF + Mezz	\$1,875	Available Now; 1 GL door
3-5	3,098 SF	352 SF	\$1,301	Available Now; 1 GL door
6-3	2,216 SF	398 SF + Mezz	\$931	Available Now; 1 GL door

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CENTURY COMMERCE CENTER

SOUTH 196TH ST & 70TH AVE S | KENT, WA



Unit #	Total SF	Office SF	Monthly NNN (Estimated)	Comments
1-1	4,465 SF	425 SF + Mezz	\$1,875	Available Now; 1 GL door
The main floor plan for Unit 1-1 shows a large rectangular area labeled 'WAREHOUSE' with a small circle in the center. At the bottom right, there is an 'OFFICE' area with a staircase leading up. A small triangle points to the entrance of the unit. BAY 1 MAIN FLOOR PLAN The mezzanine floor plan shows a rectangular area labeled 'OFFICE' with a staircase leading down to the main floor. MEZZ. FLOOR PLAN				

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Unit #	Total SF	Office SF	Monthly NNN (Estimated)	Comments
3-5	3,098 SF	352 SF	\$1,301	Available Now; 1 GL door

The diagram is a floor plan for Unit 5. It shows a large rectangular area labeled 'WAREHOUSE' with dimensions 63'-10" on the left and 50'-0" at the bottom. In the top right corner, there is an 'OFFICE' area with dimensions 17'-4" and 20'-4". The office contains several desks and chairs. A door with an arrow pointing out is located on the right wall of the warehouse area. Another door is located at the bottom right of the unit.

UNIT 5 MAIN FLOOR PLAN

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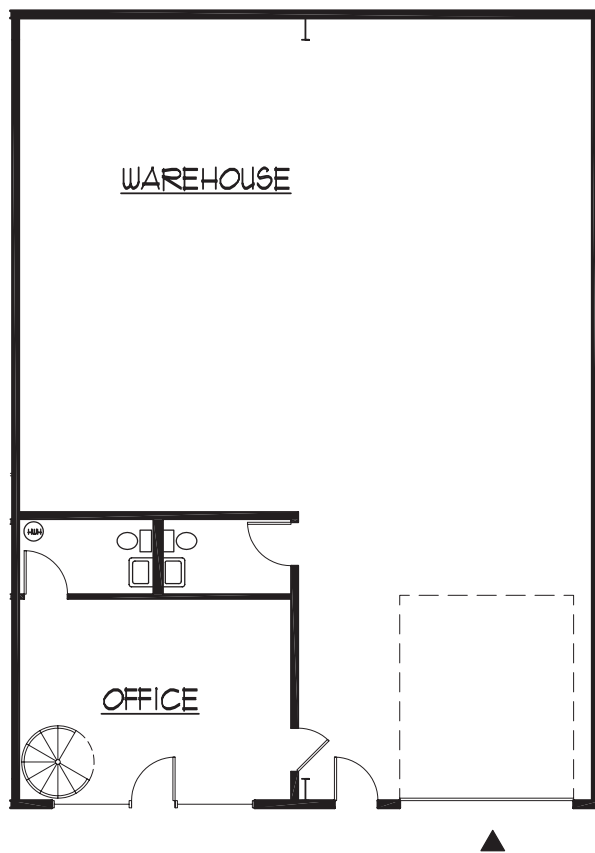
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Unit #	Total SF	Office SF	Monthly NNN (Estimated)	Comments
6-3	2,216 SF	398 SF + Mezz	\$931	Available Now; 1 GL door



UNIT 3 MAIN FLOOR PLAN



MEZZ. FLOOR PLAN

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