

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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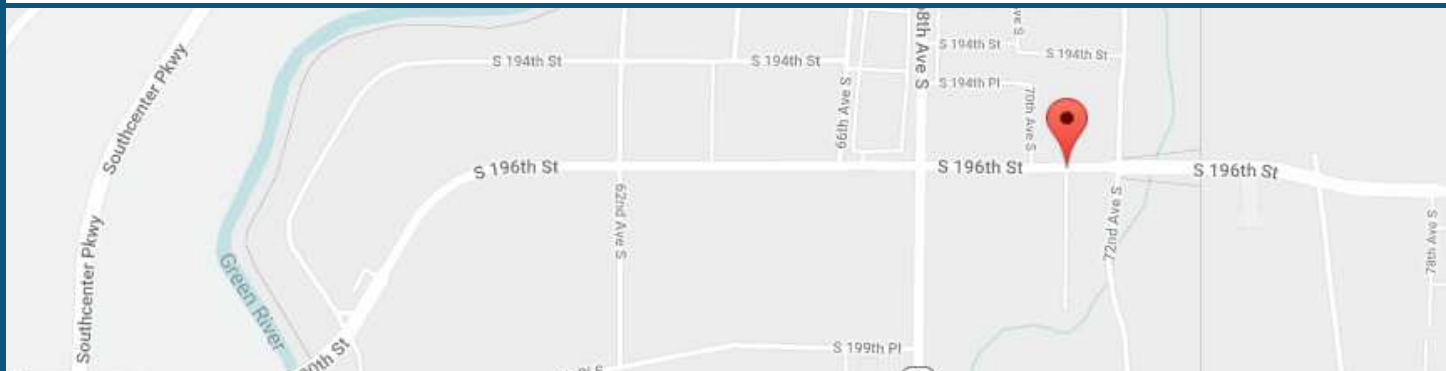
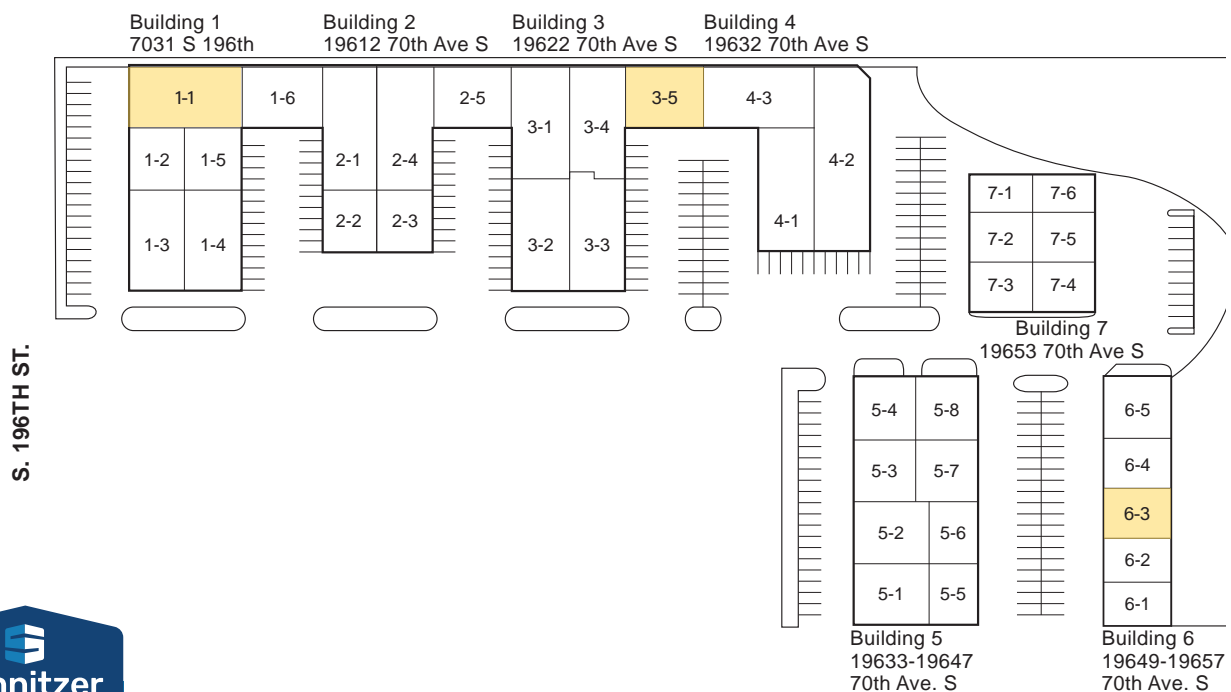
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Current Lease Opportunities

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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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
<div><div><p>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.</p><p>BAY 1 MAIN FLOOR PLAN</p></div><div><p>The mezzanine floor plan shows a rectangular area labeled 'OFFICE' with a staircase leading down to the main floor.</p><p>MEZZ. FLOOR PLAN</p></div></div>				

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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. The entire unit is labeled 'UNIT 5 MAIN FLOOR PLAN' at the bottom.

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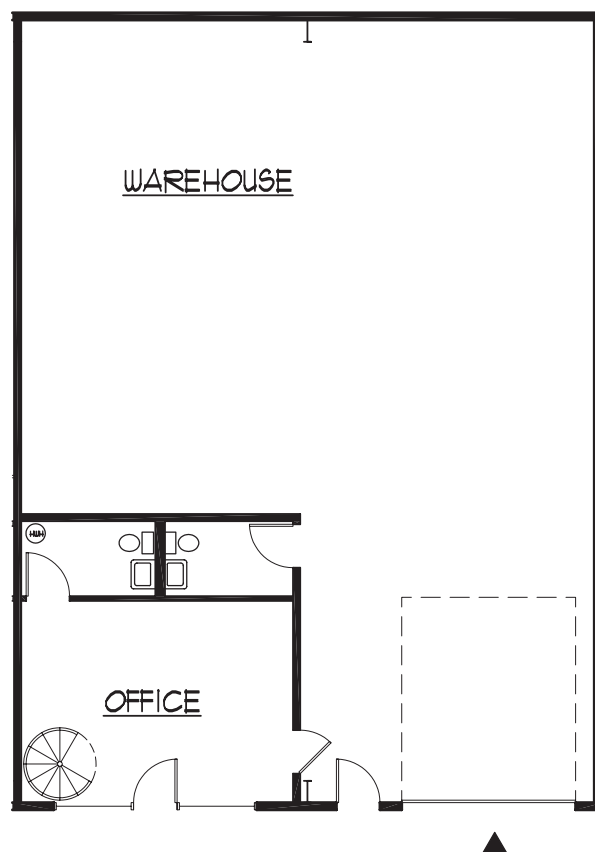
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Unit #	Total SF	Office SF	Monthly NNN (Estimated)	Comments
6-3	2,216 SF	398 SF + Mezz	\$931	Available Now; 1 GL door



UNIT 3 MAIN FLOOR PLAN



MEZZ. FLOOR PLAN

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