

# FOR LEASE

Versatile open-  
layout space ideal  
for retail, service,  
and expanding local  
businesses.

## Historic Guiberson Building

213 - 235 1st Ave S, Kent, WA 98032

*Downtown Kent space offering retail storefronts,  
open layouts, and nearby parking. Be a part of  
the downtown revitalization.*

### PROPERTY HIGHLIGHTS

- + Suite 233 available
- + Prime Downtown Kent Location
- + Easy access to SR-167, Kent Station and transit.
- + Ample parking nearby
- + Flexible layout suitable for open concepts
- + Strong demographic and daytime population



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TOTAL SF

**1,135 SF**

LEASE RATE

**\$20.00 PSF**

TYPE

**NNN**

**STEVE BALKMAN, CCIM**

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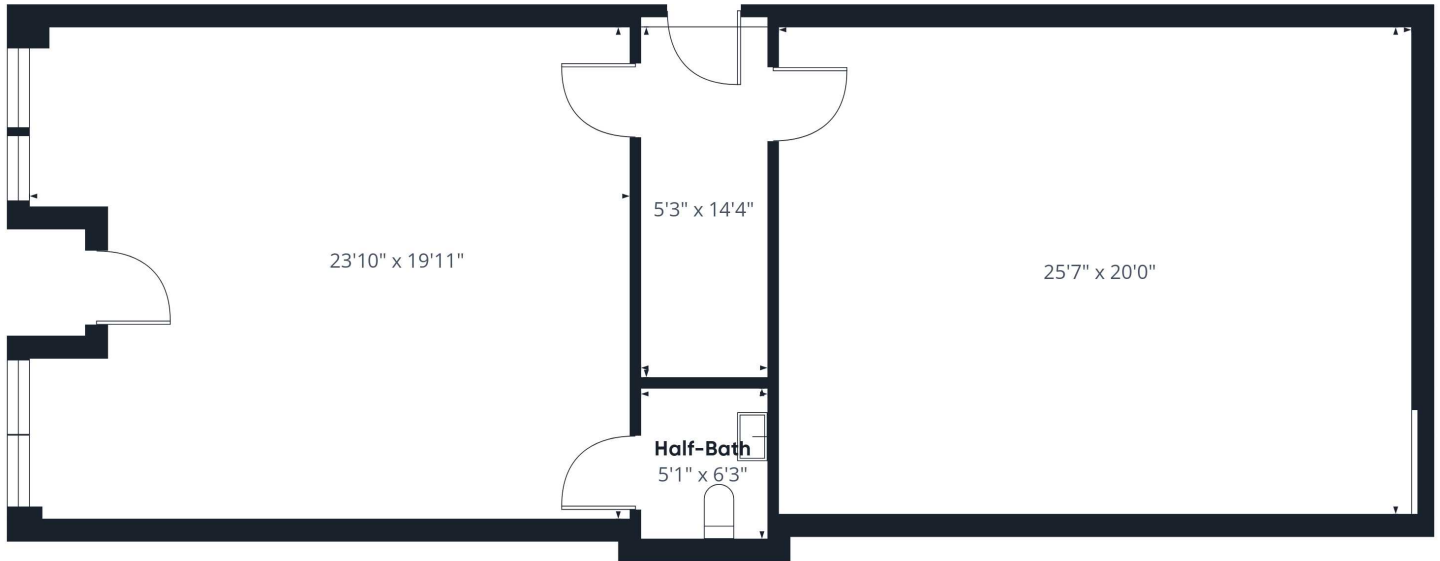
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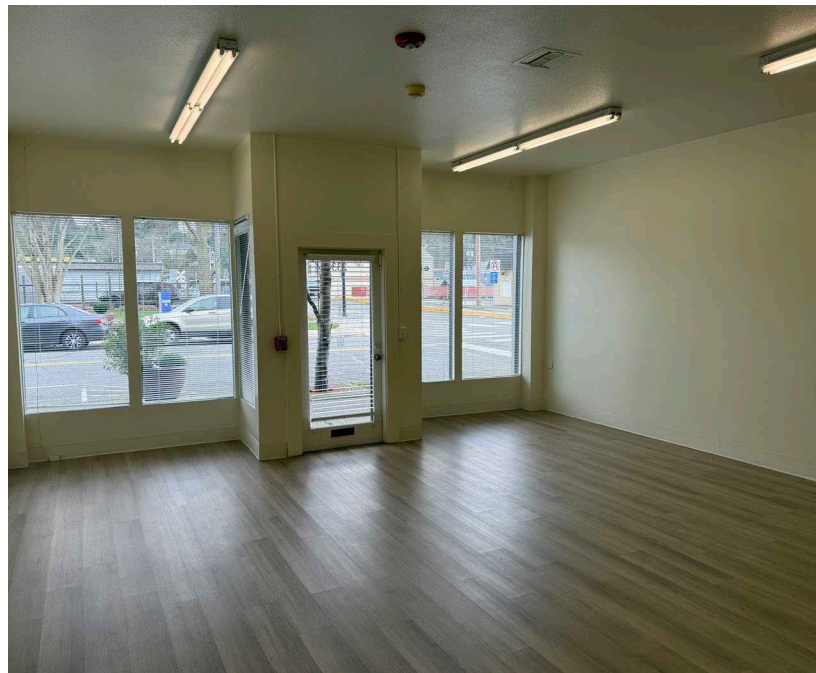
# Floor Plan

## SUITE 233

1,135 SF



*\*Measurements are approximate and not to scale. This floor plan is intended for illustration only.*



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# Demographics



## GUIBERSON BUILDING

	1 MILE	2 MILES	3 MILES
Population	17,541	54,000	106,879
2030 Population	18,192	55,485	110,389
Households	7,061	20,602	37,249
Median Age	35.1	35.0	36.5
Median HH Income	\$75,449	\$78,204	\$90,027
Average HH Income	\$97,221	\$99,618	\$117,190

**95**

WALK SCORE

**53**

BIKE SCORE

**74**

TRANSIT SCORE

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