

For Sale

Kent Professional Center

610 WEST MEEKER STREET | KENT, WA



MIKE GEORGE
425 586 5618
mgeorge@nai-psp.com

TONY RONA
425 586 5634
trona@nai-psp.com

MORGAN LLEWELLYN
253 852 1898
morgan@llewellynre.com

NAI Puget Sound
Properties

LRE Llewellyn
Real Estate

Offering Summary

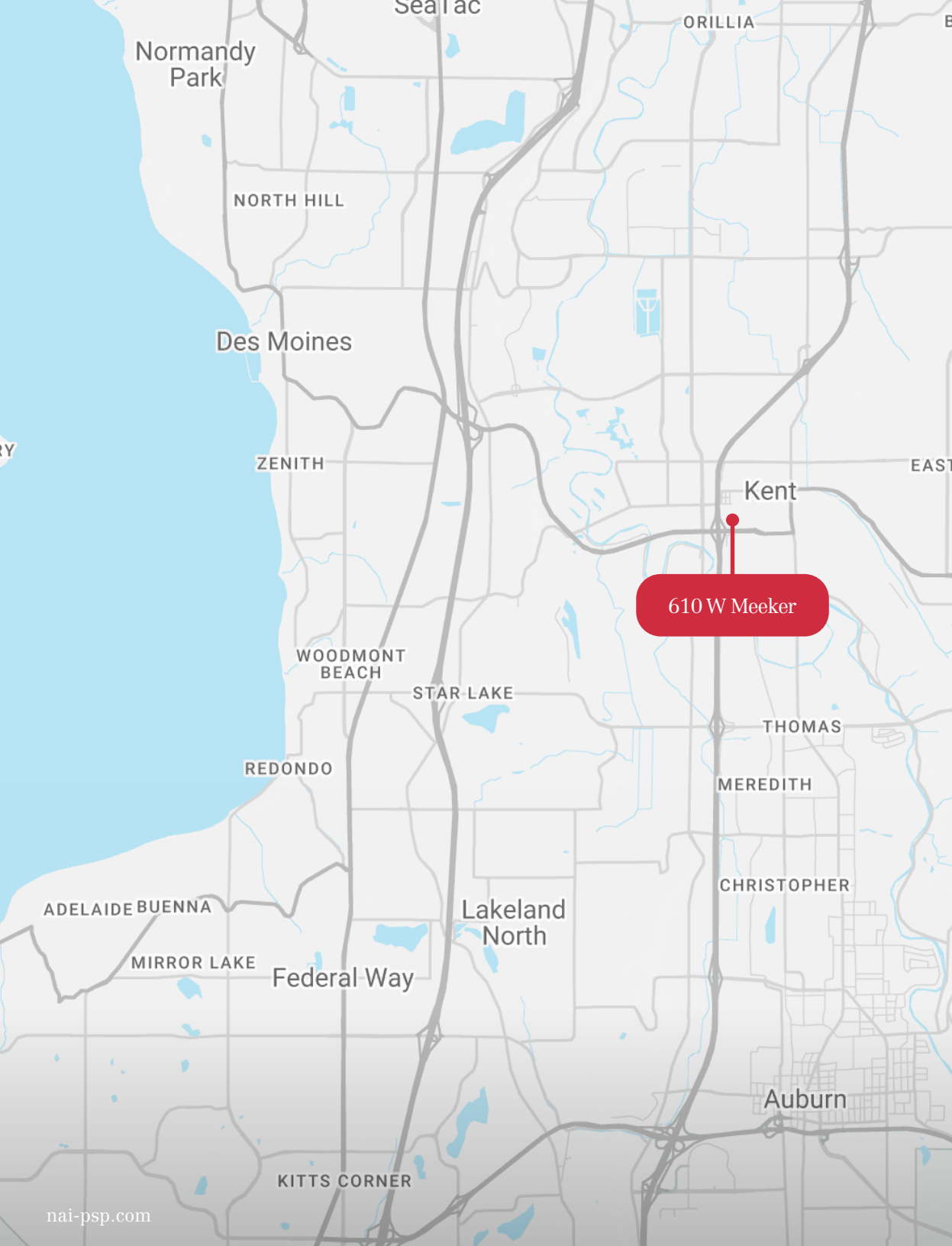
NAI Puget Sound Properties and Llewellyn Real Estate are pleased to present an outstanding Owner/User opportunity to purchase Kent Professional Building, a two-story professional office building, totaling 9,300 rentable square feet, located in the heart of Kent.



\$1,975,000

- \$212.37 PSF
- 9,300 Rentable Square Foot (RSF) Building
- Site is one parcel totaling 0.50 Acre (21,600 SF)
- King County tax parcel number 982570-0960.
- Zoning: Downtown Commercial Enterprise District (DCE)
- Built in 1992
- Heating/Cooling: Heat Pump System (Roof Mounted)
- Wood Frame Construction
- Monument Signage for Tenants
- Ample Parking with a parking ratio of 4.1 stalls per 1,000 RSF





Investment Highlights

+ MULTI-TENANTED PROFESSIONAL OFFICE BUILDING

Opportunity to own and occupy a two-story building that is currently 81% leased. Up to 1,798 RSF currently available for Owner/User. Three more suites totaling 5,187 RSF are expiring within one year.

+ OUTSTANDING LOCATION

Located in the heart of Kent, only two blocks from Kent Station Retail Center, Kent Sound Transit Station, Kent City Hall, and the Maleng Regional Justice Center.

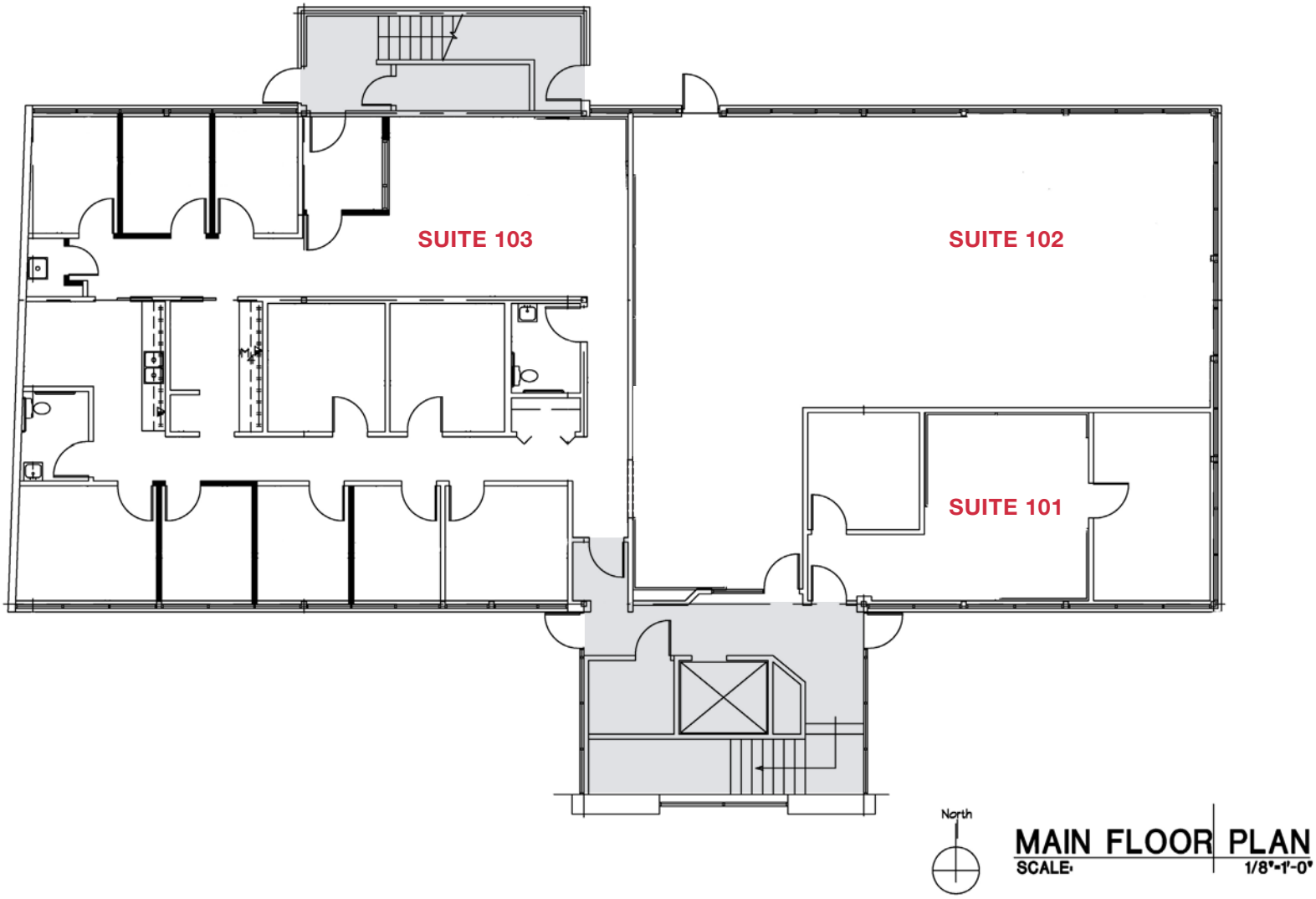
Many retail amenities, including restaurants, hotels, banks, and shopping within a reasonable walking distance.

Centrally located with convenient freeway access to SR-167 and SR-516.

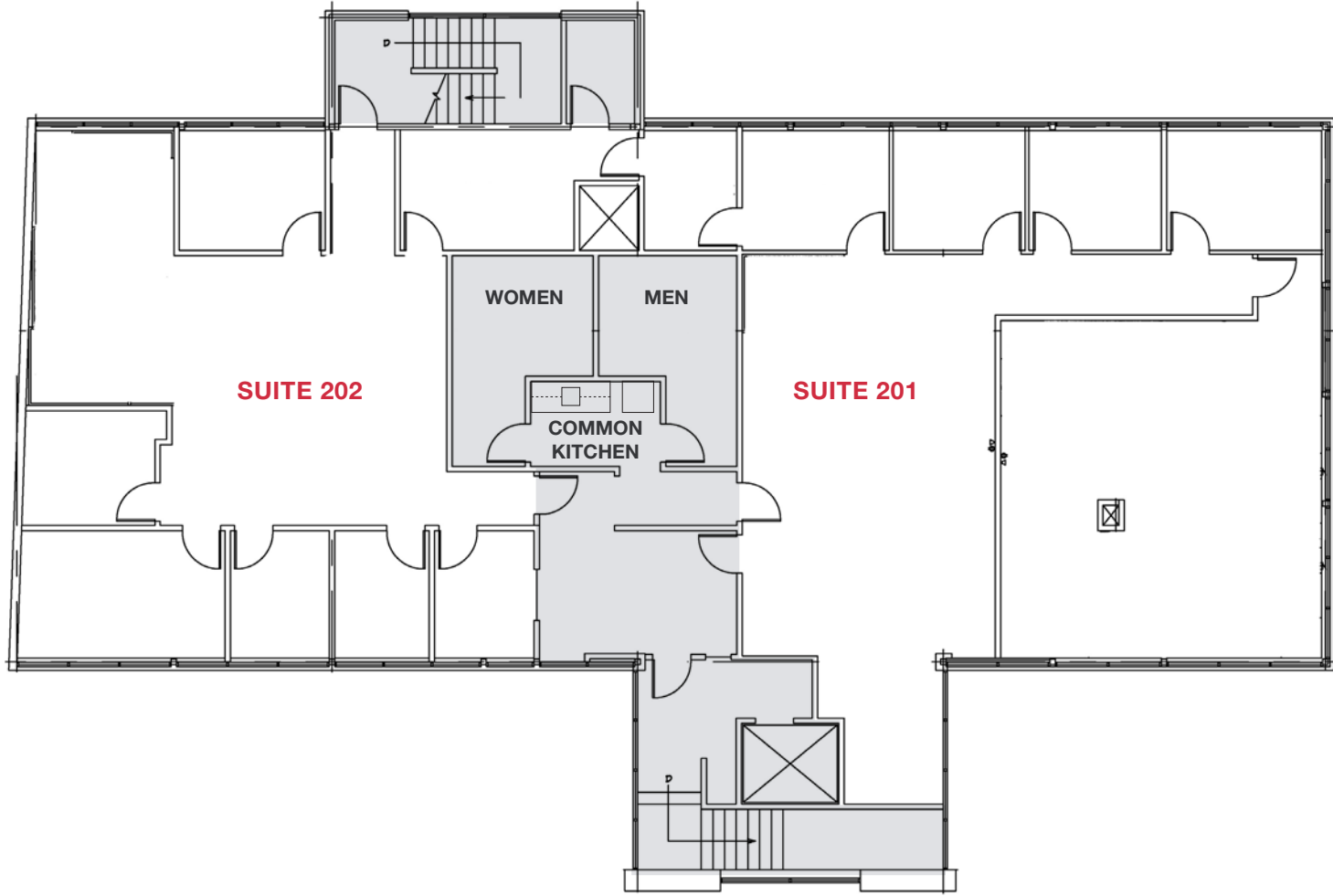
+ FLEXIBLE ZONING

The property is zoned Downtown Commercial Enterprise District which allows for a variety of office, medical, and retail services.

Floor Plans

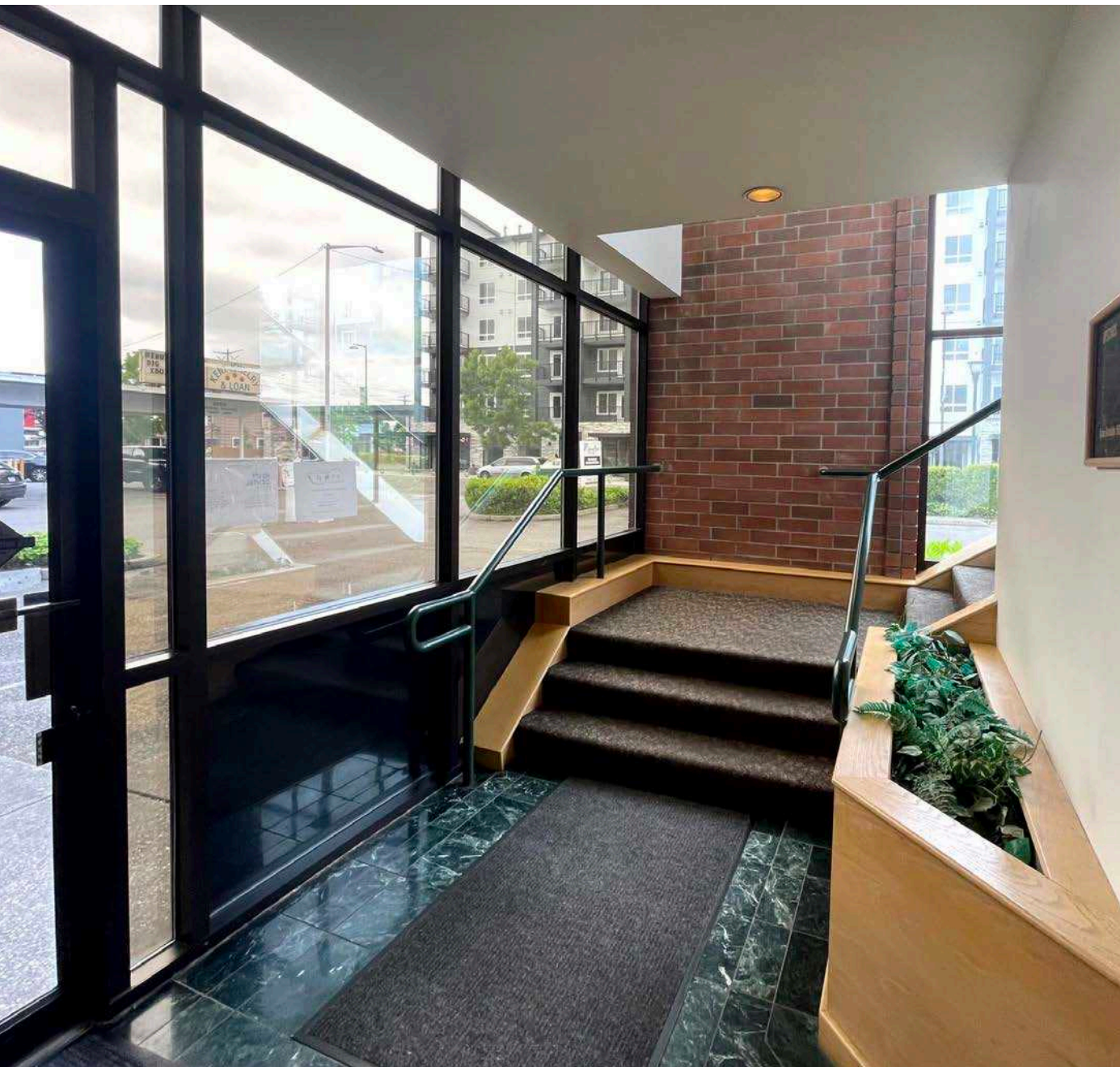


Floor Plans

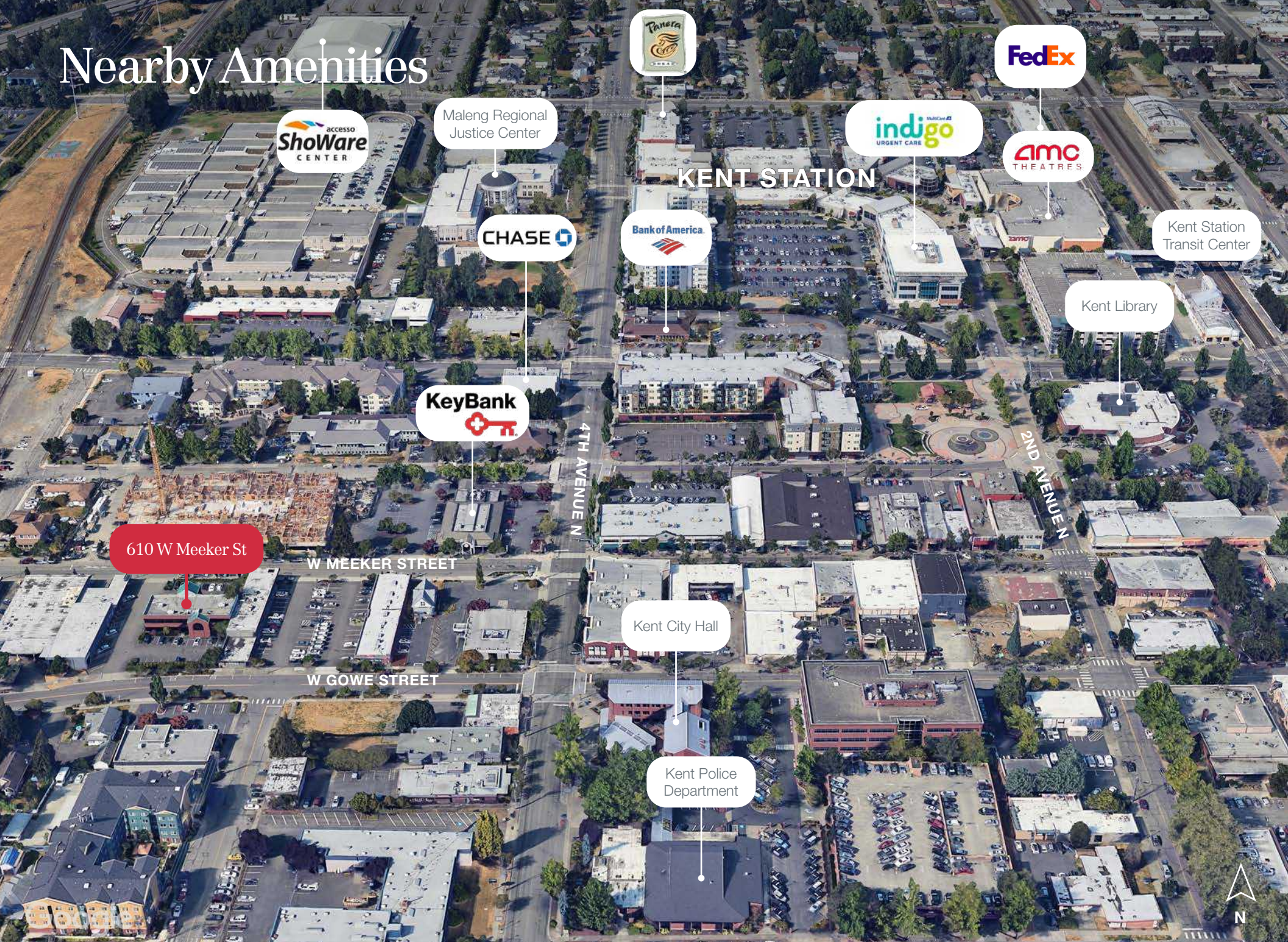


UPPER FLOOR PLAN
SCALE: 1/8"=1'-0"

Interior Photos



Nearby Amenities

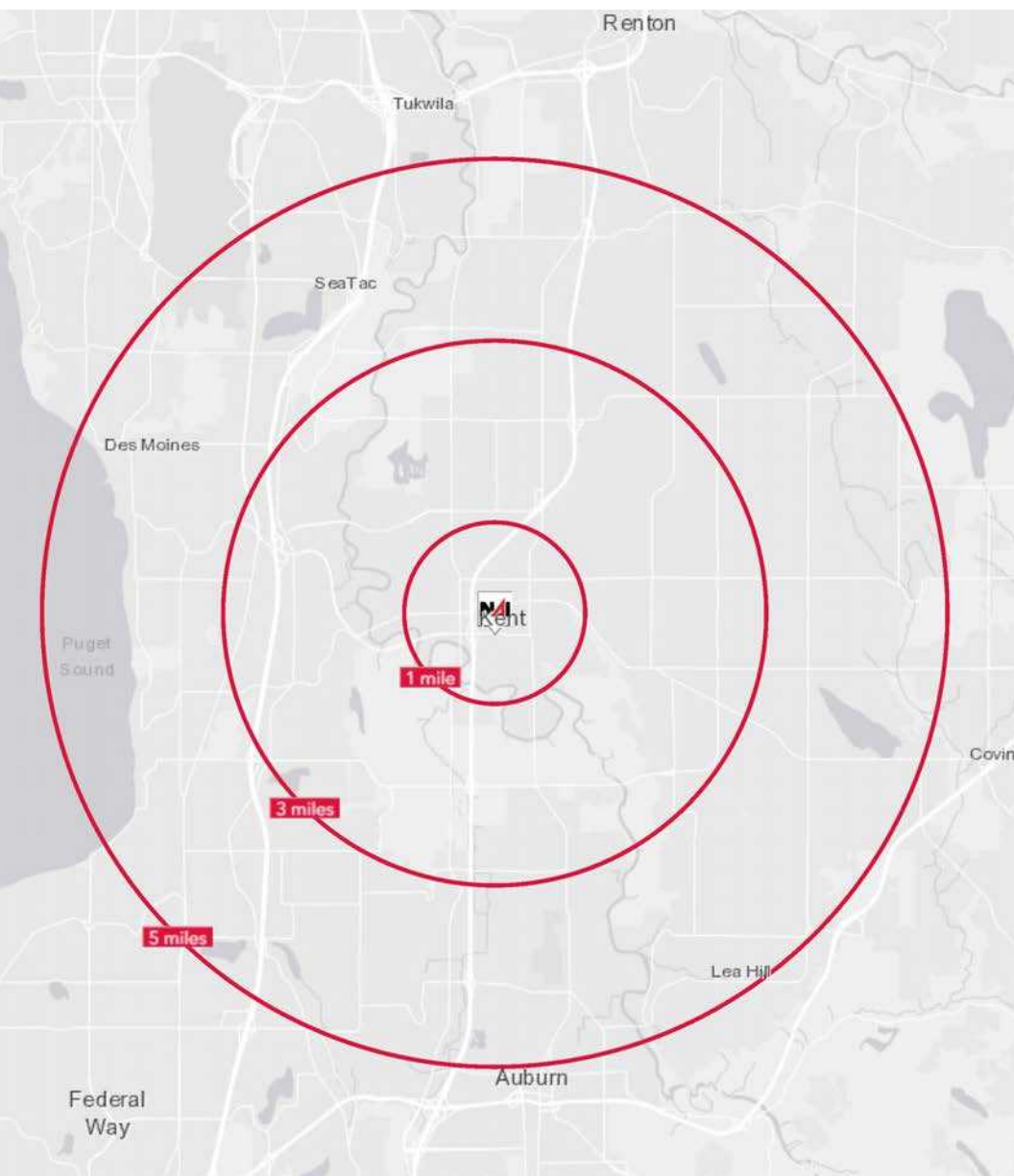


Market Overview

Kent, Washington, nestled in the lush landscape of the Pacific Northwest, offers a diverse range of benefits and highlights for residents and visitors alike. With its strategic location between Seattle and Tacoma, Kent enjoys easy access to urban amenities while maintaining its own distinct charm. One of its key advantages is its robust economy, anchored by a **thriving industrial sector**, including aerospace, manufacturing, and distribution centers. This economic vitality translates into ample office job opportunities and a stable housing market, making Kent an attractive destination for professionals and families seeking a high quality of life.

Beyond its economic strengths, **Kent boasts a wealth of recreational and cultural attractions**. Outdoor enthusiasts can explore the city's extensive parks and trails, perfect for hiking, biking, and picnicking amidst stunning natural scenery. Additionally, Kent's **vibrant arts scene**, showcased through galleries, theaters, and community events, offers enriching experiences for residents and visitors alike. From its **bustling commercial hubs to its tranquil green spaces**, Kent embodies the best of both worlds, making it a dynamic and desirable place to live, work, and play in the Pacific Northwest.





Demographic Overview

	1 MILE	3 MILES	5 MILES
Population	17,556	100,339	268,421
Households	7,162	35,572	94,703
Median Age	33.6	34.8	36.7
Median HH Income	\$60,116	\$76,559	\$84,277
Avg. HH Income	\$83,875	\$105,170	\$116,314
Renter Occupied Housing Units	5,674	18,939	42,062

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