



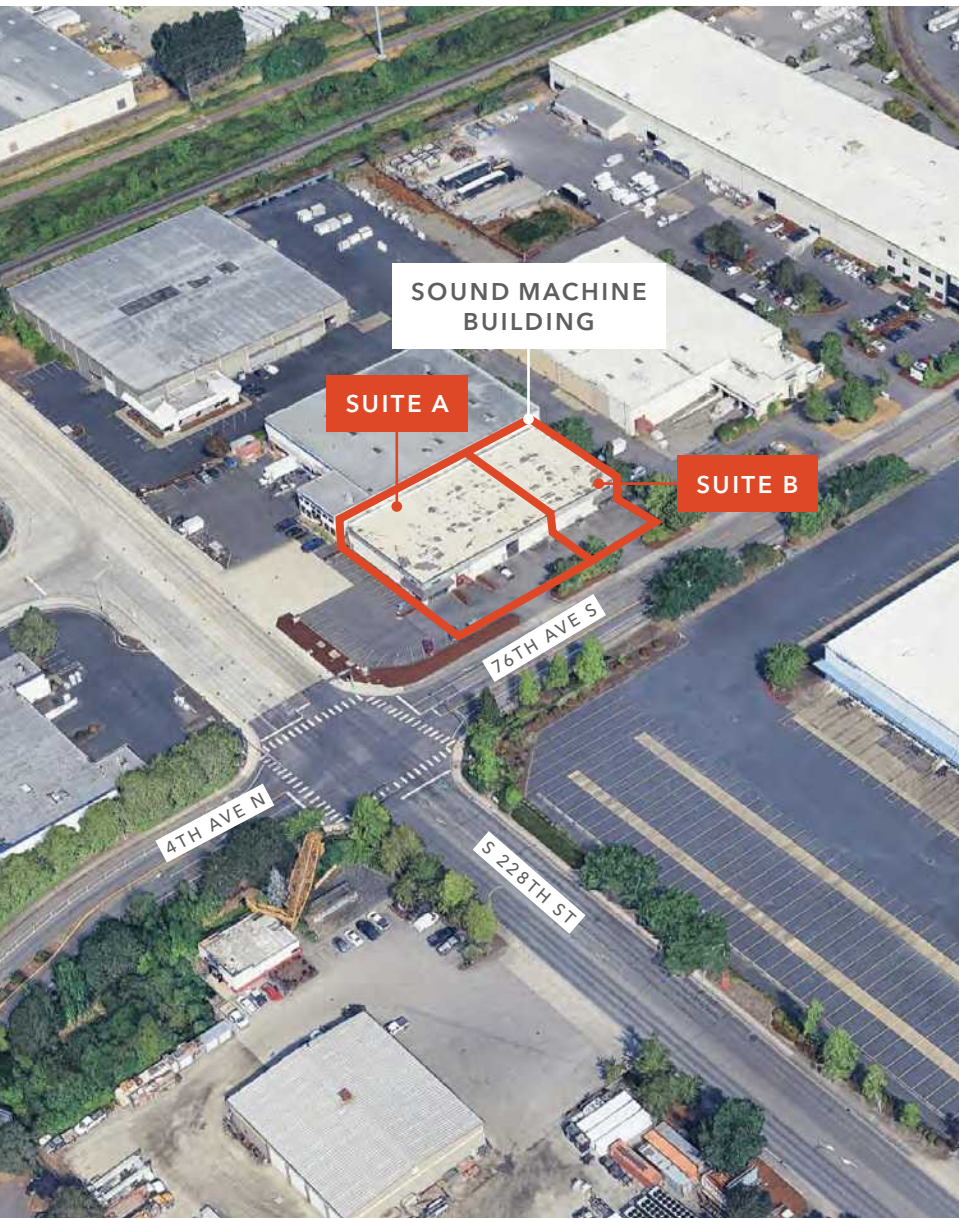
SOUND MACHINE BUILDING

*22,224 RSF Total Building with 3,712 SF of Office
Space and 3,456 SF of Mezzanine Available for Sale
or for Lease in Kent, WA*

22645 76TH AVE S | KENT, WA

15,312 SF
OWNER/USER PORTION

2,560 SF
OWNER/USER OFFICE



Sound Machine Building is a rare stand-alone building for sale in Kent. An Owner/User can occupy approximately 2/3 of the building while receiving income from the remaining portion of the building (Seller to lease back for 3 to 5 years). Excellent location near SR-167 with close proximity to I-5, I-405 & SR-18.

\$5,100,000 Sale Price

PROPERTY INFORMATION

| | | |
|------------------|---|------------------------------------|
| RSF | Total Rentable | 22,224 SF |
| | 1st Floor | 18,432 SF (2,585 SF Office) |
| | Mezzanine | 2,304 SF |
| | 2nd Floor Office | 1,488 SF |
| SUITE A | Total Rentable | 15,312 SF (2,585 SF Office) |
| | 1st Floor | 11,520 SF (1,433 SF Office) |
| | 2nd Floor Mezzanine Storage | 2,304 SF |
| | 2nd Floor Office | 1,152 SF |
| SUITE B | Total Rentable | 6,912 SF (1,488 SF Office) |
| | Bonus Mezzanine Storage | 1,068 SF |
| YEAR BUILT | 1981 / Effective 2000 | |
| OCCUPANCY | Owner/User Ready April 1st, 2026 | |
| LAND AREA | 43,795 SF / 1.01 AC | |
| SITE COVERAGE | 42.09% | |
| PARKING | 30 parking stalls | |
| ZONING | I-1 Industrial Business | |
| POWER | 1,200 Amps 208 Volt Power (to be verified by Buyer) | |
| 2024 TAXES | \$41,924 | |
| LEASE BACK RATES | Call Broker for rates | |

22645 76TH AVE S

PROPERTY STRENGTHS

FUNCTIONAL

Sound Machine offers 1,200 amps of power and the building can accommodate manufacturing and distribution uses. Located on a hard corner, this property offers unique identity with an excellent location for an owner/user.

LOGISTICS

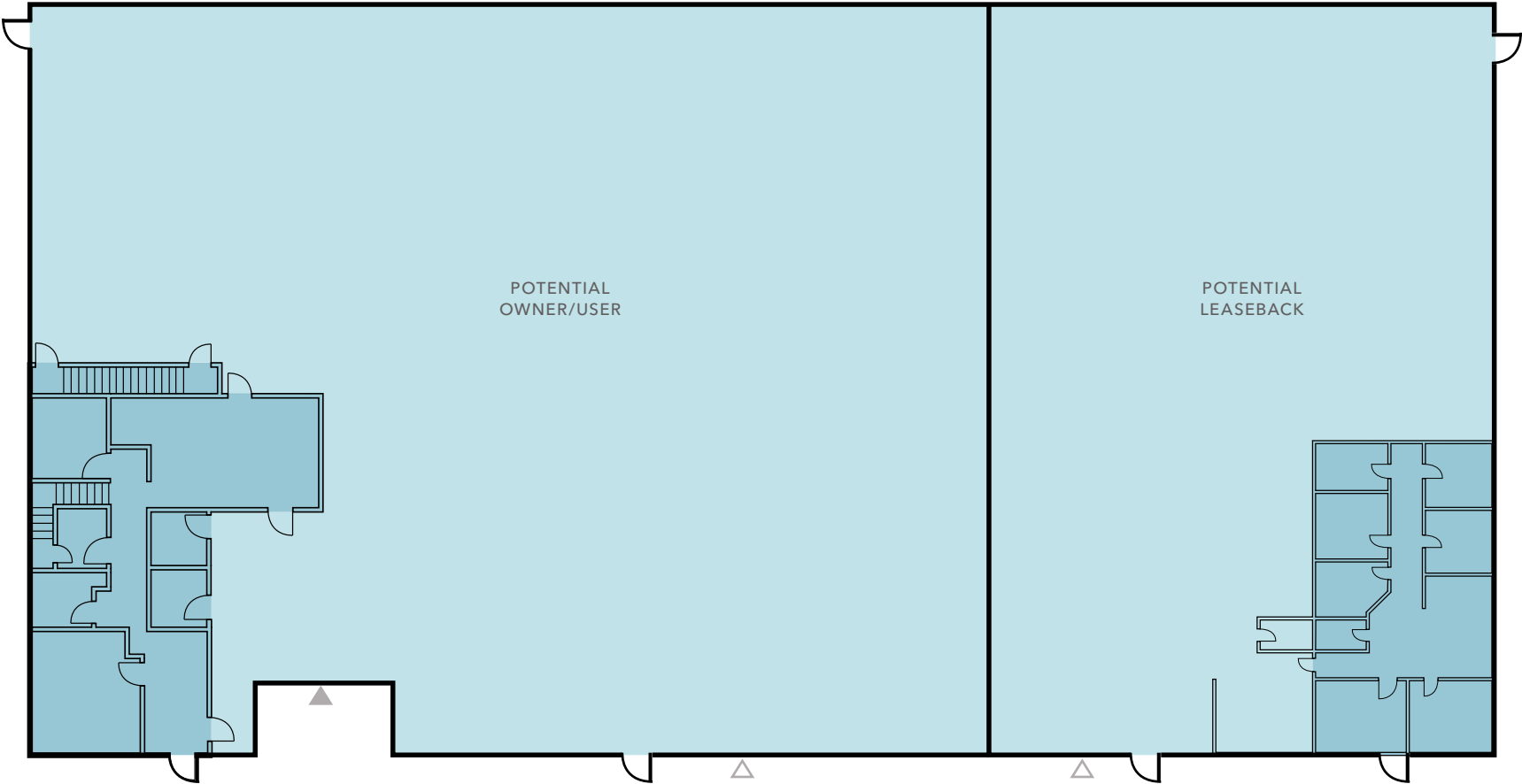
The location is second to none offering visibility off 228th and 76th Ave S. Minutes from I-5 and SR-167, you are central to all Kent Valley locations.

MARKET DYNAMICS

The building is located in one of the most sought after investor markets in the country. It divides into two spaces offering lease flexibility into sizes that are highly desirable. Move into 15,000 SF and enjoy the seller leasing back the smaller suite for passive income.



BUILDING SITE PLAN

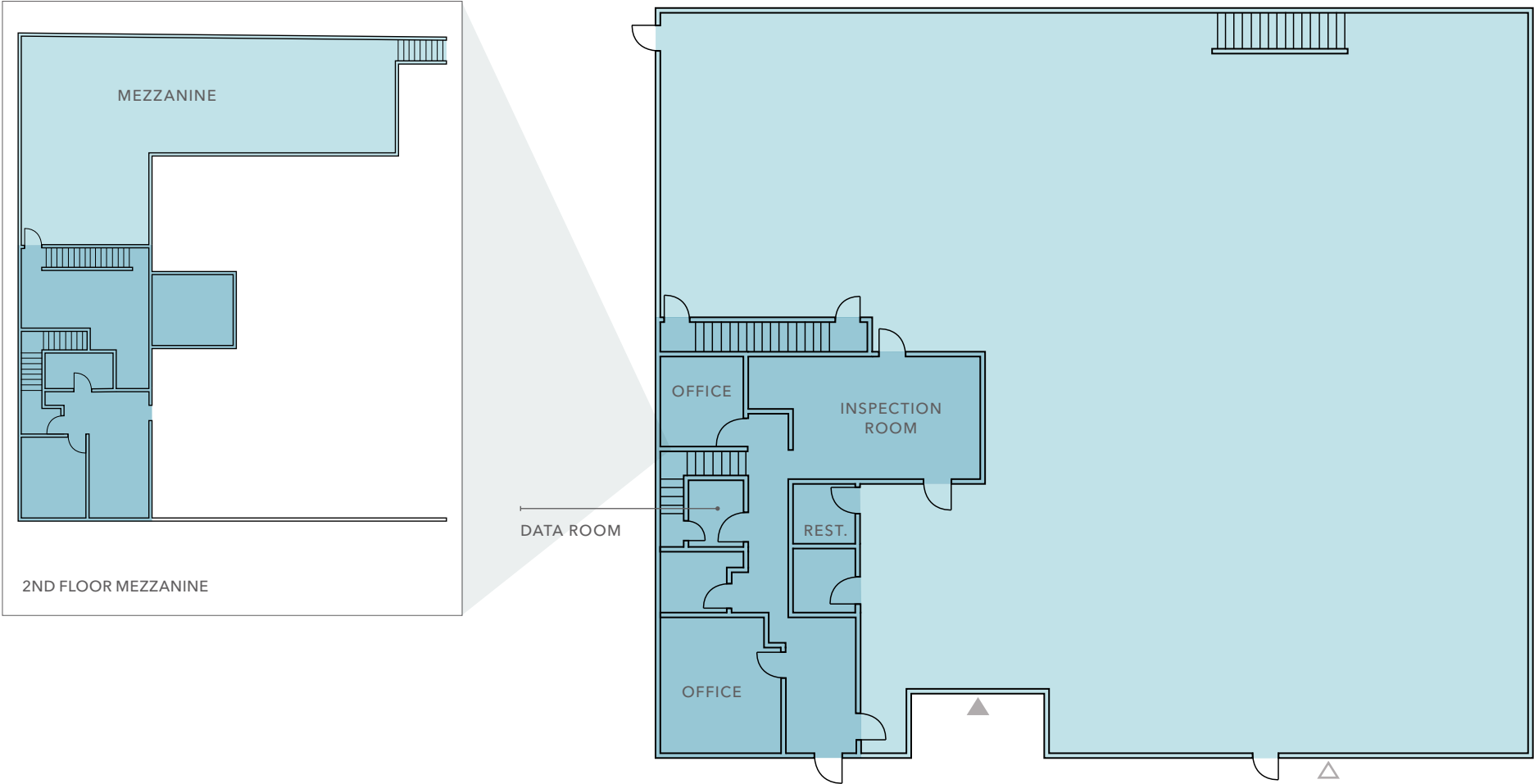


LEGEND

- Office
- Warehouse
- Drive-In Loading
- Dock-High Loading



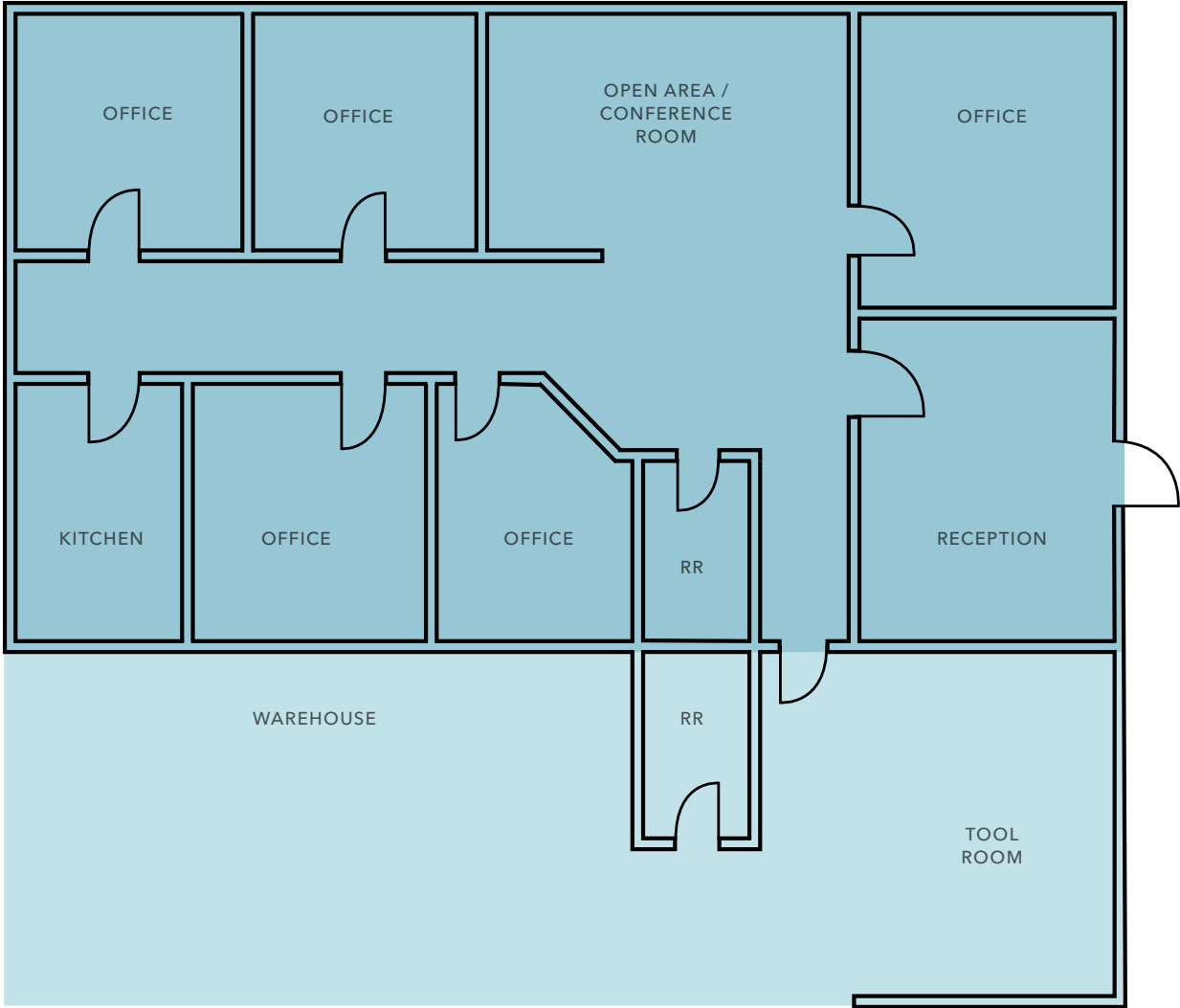
SUITE A OWNER/USER FIRST FLOOR PLAN

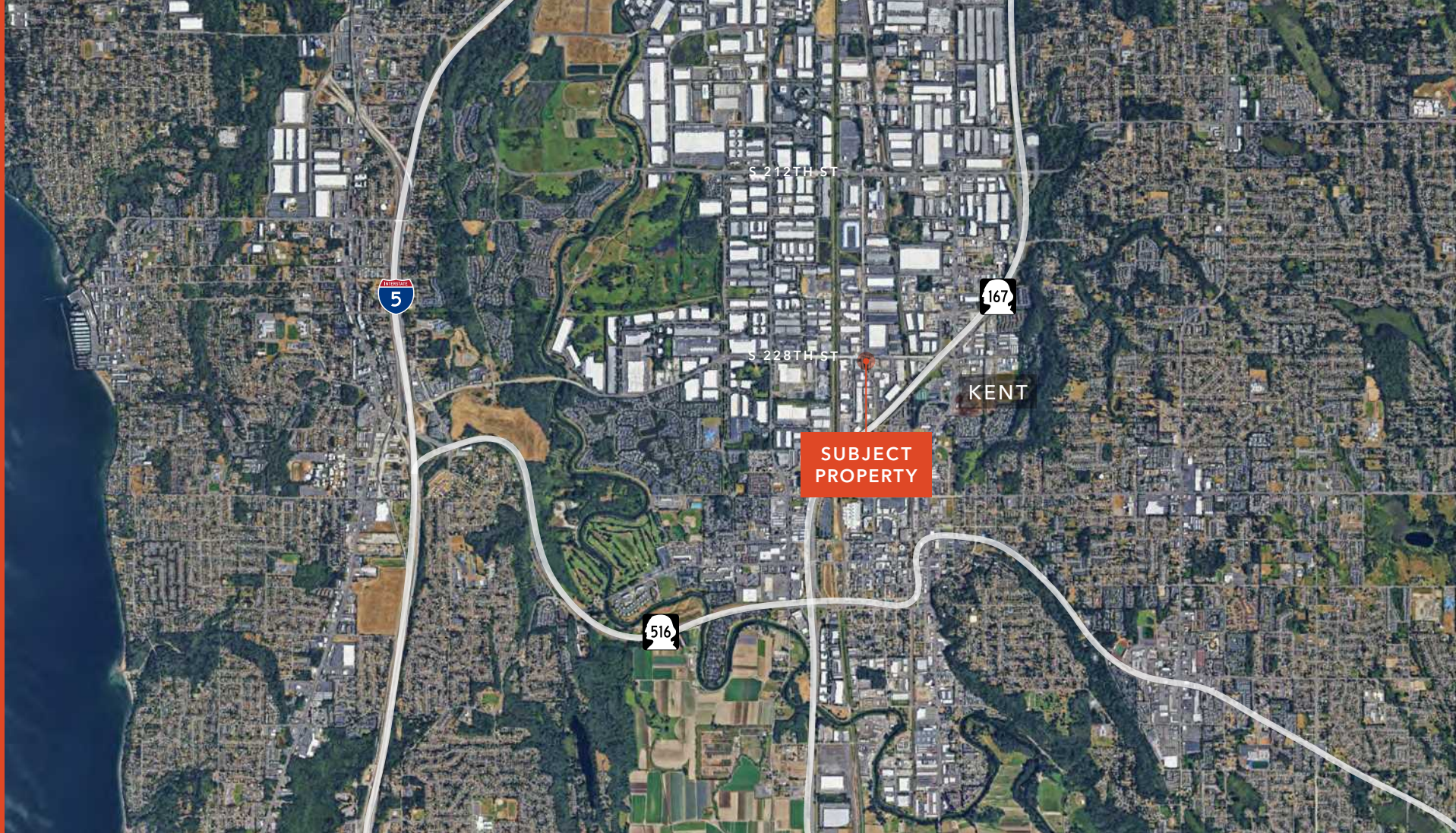


LEGEND

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SUITE B NORTH SUITE OFFICE FLOOR PLAN





For more information, contact

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