

# PARK 8000 BUILDING

S 180TH ST

80TH AVE S



*Opportunity for Owner User  
and Small Investment Play*

FOR SALE

*Value add single story multi tenant office/retail/medical building available, minutes from Valley Medical Center*

8009 S 180TH ST | KENT, WA

**21,470 SF**

BUILDING AREA\*

**\$5.35M**

ASKING PRICE

\*Per current rent roll



## *Opportunity to own a Quality Owner User Building*

Standalone 21,470 SF building\*

100% currently leased to mix of office, medical, and retail tenants

2,500 to 13,000 RSF available in future for owner/user\*\*

Expected Tenant nets rents through October 31, 2027 of approximately \$36,400/month\*\*\*

Opportunity for building signage on 180th

Abundant free parking around entire building

Built in 1987, remodeled in 2015

82,650 SF of land (1.90 AC)

I1 zoning (Industrial Business District)

→ [VIEW LAND USES](#)

\$5,350,000.00 asking price

\*Per current rent roll

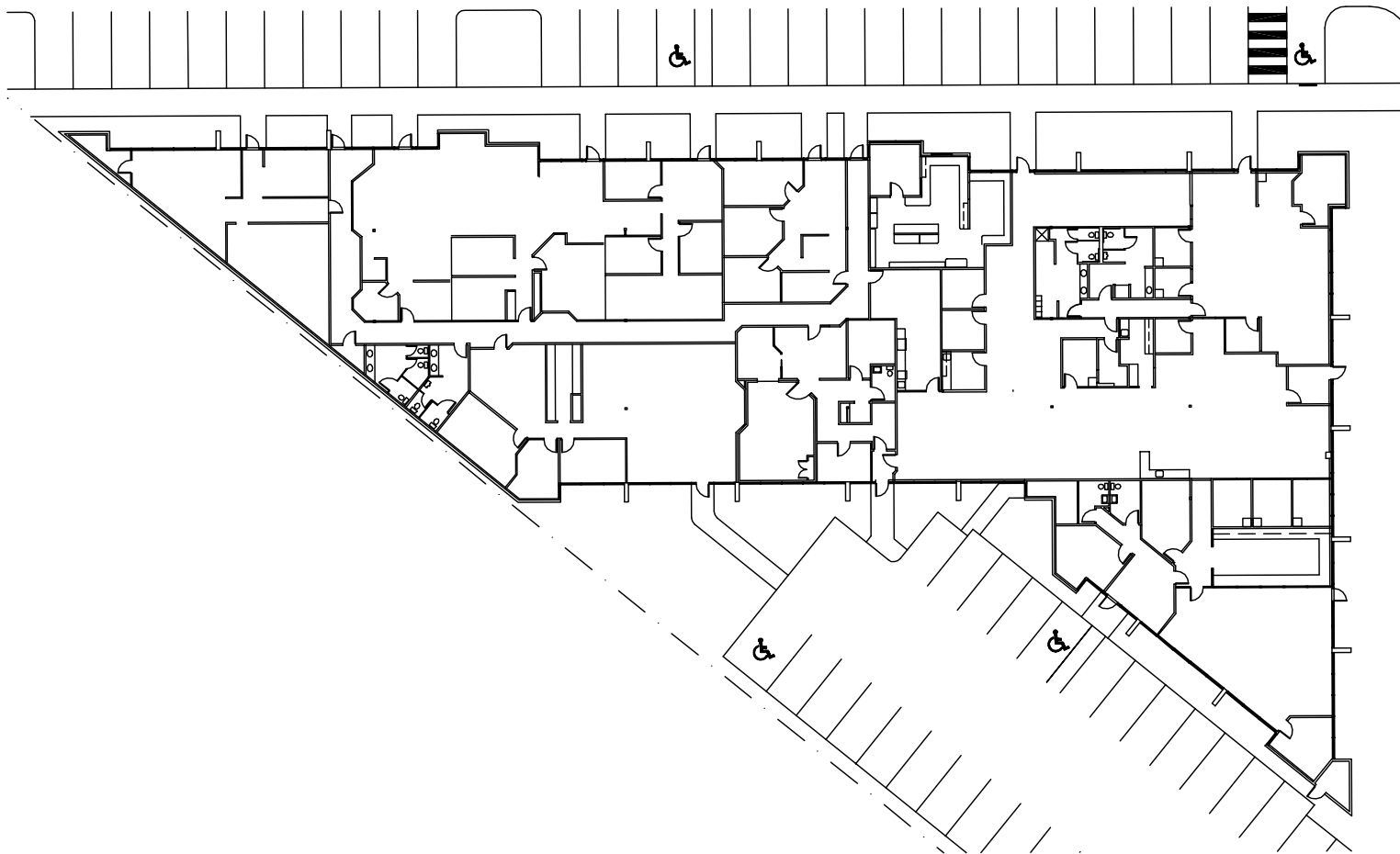
\*\*Call Brokers for more details

\*\*\*Call Brokers for access to Rent Roll

# SITE PLAN

*±13,000*

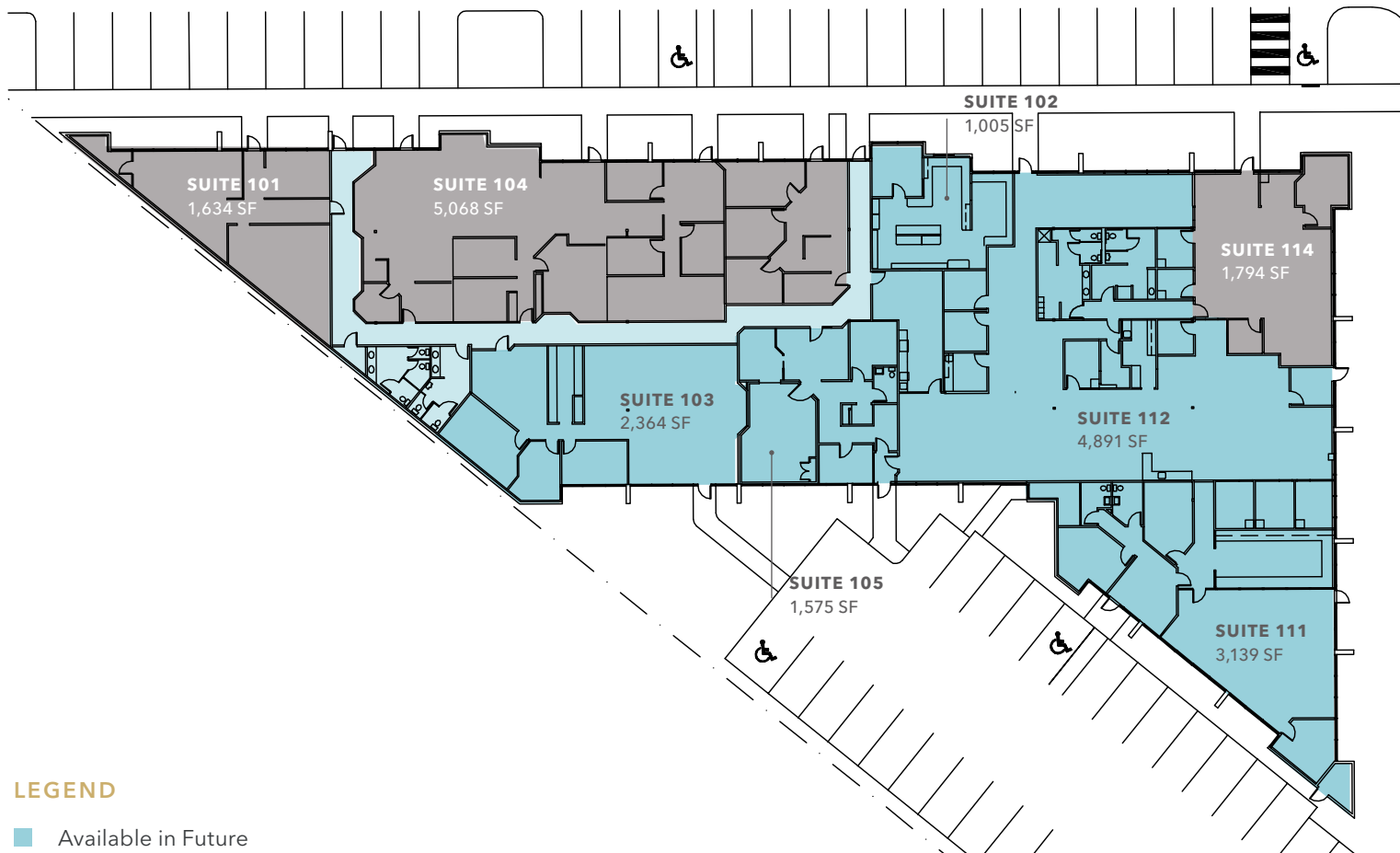
RSF TOTAL AVAILABLE IN THE  
NEAR FUTURE



# AVAILABILITY OVERVIEW FOR OWNER/USER

**±13,000**

RSF TOTAL AVAILABLE IN THE NEAR FUTURE



## LEGEND

- Available in Future
- Common Area
- Occupied





MINUTES FROM  
VALLEY MEDICAL,  
SOUTHCENTER,  
MAJOR FREEWAYS



ABUNDANT  
FREE PARKING  
AVAILABLE



21,470 SF  
(FLEXIBILITY TO  
OCCUPY MORE SPACE  
AT PROPERTY)



OFFICE, RETAIL,  
AND MEDICAL  
BUILD OUT



# NEARBY VALLEY MEDICAL HOSPITAL

Located in the heart of Kent Valley

Flexibility for new ownership with space to occupy along with value add opportunity from existing tenants

**4 MIN**  
TO VALLEY MEDICAL

**9 MIN**  
TO I-5





PARK 8000

# VALLEY MEDICAL LOCATION OVERVIEW

*The Park 8000 building is uniquely located in the heart of Kent Valley and a fantastic opportunity to locate your business in this thriving area.*

The Kent Valley (which includes much of Kent Valley, southern Kent, Tukwila, Renton, and parts of Auburn) is one of the strongest commercial real estate markets in the Pacific Northwest. While it contains office, retail, and flex product, it is fundamentally an industrial and logistics market driven by its location between the ports of Seattle and Tacoma.

Valley Medical is the largest nonprofit healthcare provider between Seattle and Tacoma, serving more than 600,000 residents across South King County. It operates a 24/7 acute-care hospital along with more than 40 primary care, specialty, and urgent care clinics.

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*1 MILE*

TO VALLEY MEDICAL CENTER

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*LOCATION*

HEART OF THE KENT VALLEY



*Exclusively listed by*

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