

INDUSTRIAL/OFFICE  
LEASE

Highway 167 - 93,855 CPD



## KENT BUSINESS CENTER, BUILDING A

25316 - 25530 74th Avenue S | Kent, WA

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# HIGH-IMAGE OFFICE/ WAREHOUSE/FLEX SPACES

2,022 SF - 2,070 SF Available

## LOCATION FEATURES:

- Landlord Flexible on Office/Warehouse Ratios
- Varying Suite Sizes - Ready to Lease
- Grade-Level Loading Doors
- Direct Entry to Suites
- 2.86/1,000 SF Parking Ratio
- Quick Access to State Route 167, SR 516 & Downtown
- Close-by Kent Station, Retail and Restaurant Amenities



*Building A*



*Building A*

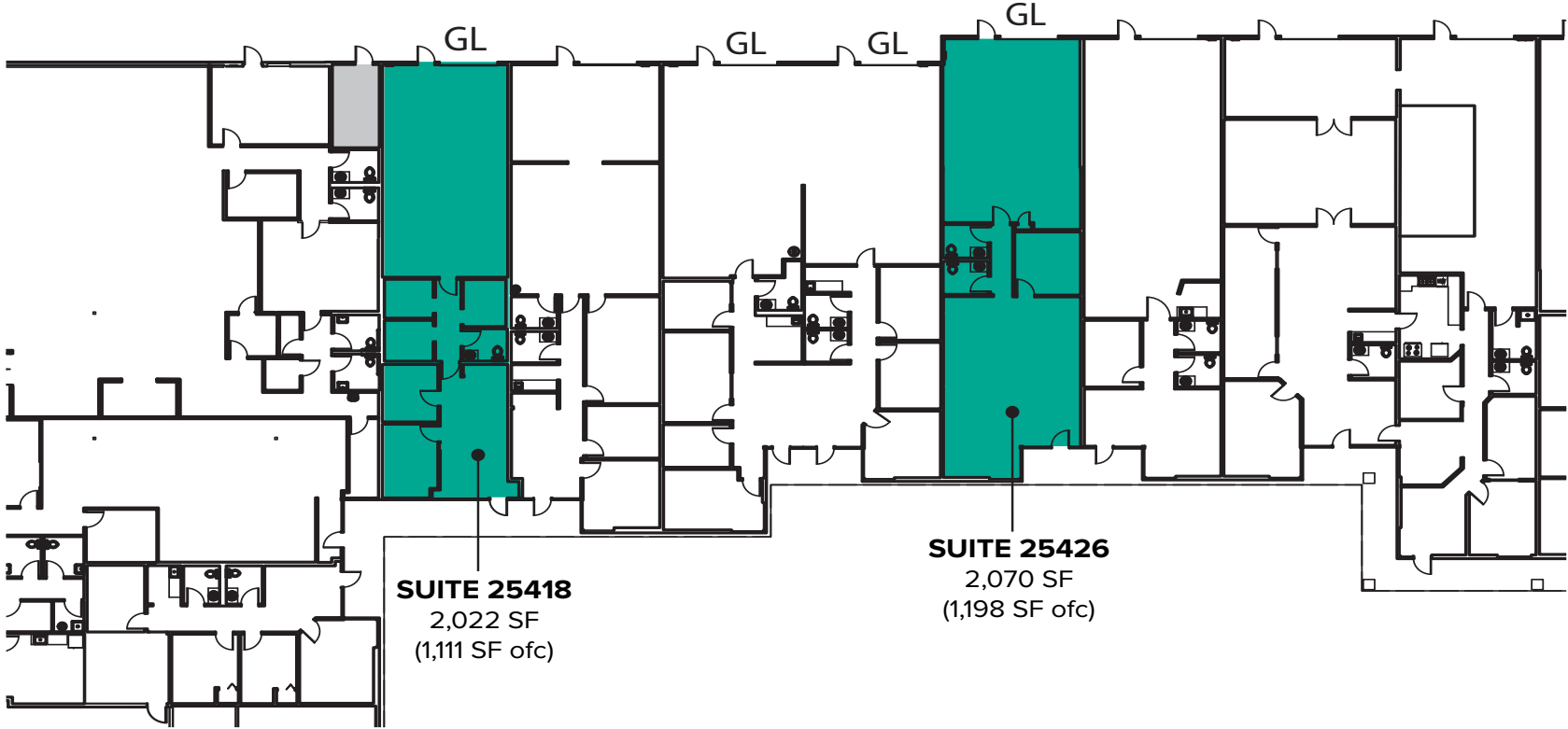


*Building B*

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# BUILDING A FLOOR PLAN

Suite	Square Feet	Rate	Notes
25418	2,022 SF (607 - 1,111 SF ofc)	\$1.55/SF, NNN	Warehouse/Office space with private offices, reception area, 1 restroom, open warehouse area, and 1 grade-level roll-up door. <b>Available now.</b>
25426	2,070 SF (1,198 SF ofc)	\$1.55/SF, NNN	Warehouse/Office with open office area and one private office. 2 restrooms and one grade-level roll up door. <b>Available now.</b>



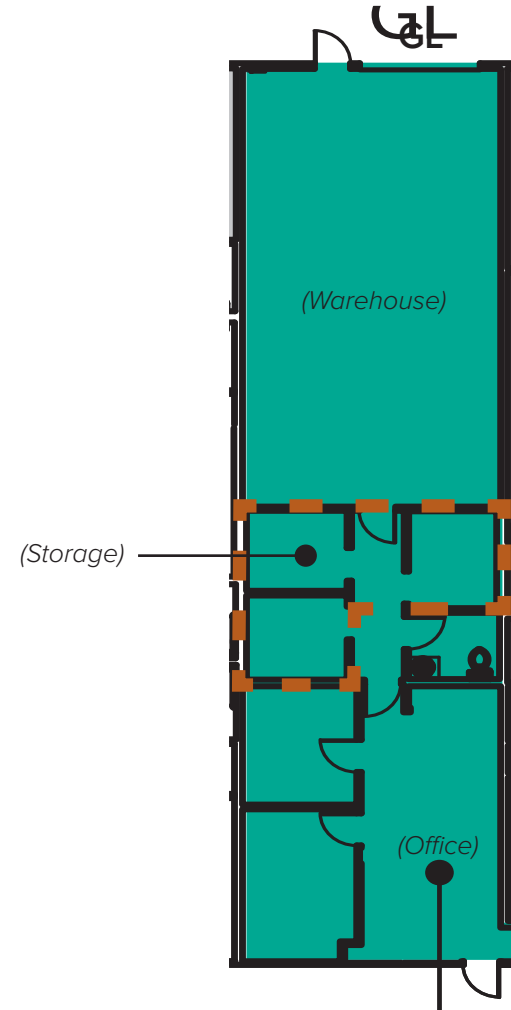
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# SUITE 25418 FLOOR PLAN

## SUITE FEATURES

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- Available Now
- 2,022 SF (607 - 1,111 SF ofc)
- \$1.55/SF, NNN
- Landlord flexible with converting office to storage space
- Warehouse and Office space
- Front office area includes reception, private offices, and 1 restroom
- 1 Grade-Level Roll-up Loading Door





# LOCATION MAP

