

IND/OFC  
LEASE

Highway 167 - 93,855 CPD



## KENT BUSINESS CENTER, BUILDING A & B

25316 - 25530 74th Avenue S | Kent, WA

**Grant Rubenstein**

425.289.2220

grant@rosenharbottle.com

425.454.3030  
rosenharbottle.com

**Stossi Tsantilas**

425.279.7943

stossit@rosenharbottle.com

PO Box 5003  
Bellevue, WA 98009 - 5003





*Building A*



*Building A*



*Building B*

# HIGH-IMAGE OFFICE/ WAREHOUSE/FLEX SPACES

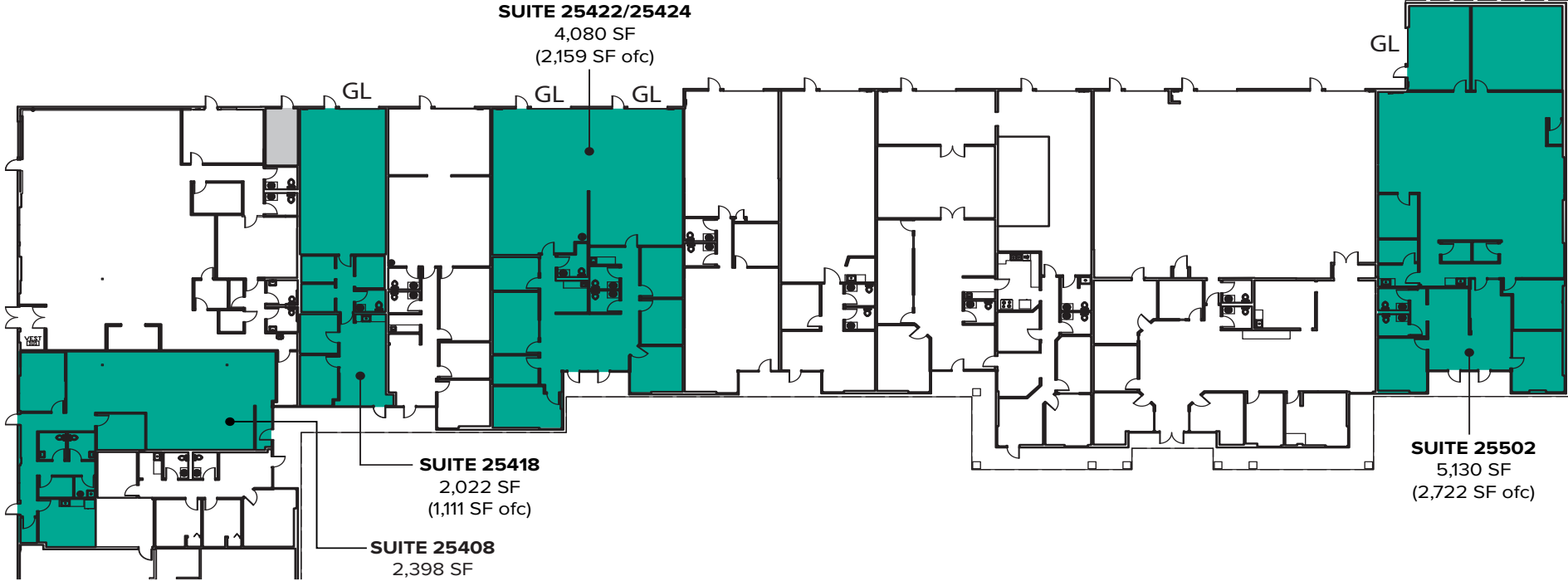
**1,644 SF - 5,130 SF Available**

## 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 (AS-IS) FLOOR PLAN

Suite	Square Feet	Rate	Notes
25408	2,398 SF	\$15.00/SF, NNN	Office space with 2 private offices, 2 restrooms, open work area, and kitchenette. <b>Available now.</b>
25418	2,022 SF (1,111 SF ofc)	Call Agents	Warehouse/Office space with private offices, reception area, 1 restroom, open warehouse area, and 1 grade-level roll-up door. <b>Available now.</b>
25422/25424	4,080 SF (2,159 SF ofc)	Call Agents	Warehouse/Office space with private offices, conference room, 3 restrooms, kitchenette, open warehouse area, and 2 grade-level roll-up doors. <b>Available now for Sublease through 5/31/25.</b>
25502	5,130 SF (2,722 SF ofc)	Call Agents	Endcap Tech/Flex space with drop ceiling and HVAC throughout. Suite includes several private offices, 2 restrooms, reception area, open warehouse area, and 1 grade-level roll-up door. <b>Landlord flexible on Office/Warehouse ratios. Available now.</b>



The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

# BUILDING B FLOOR PLAN

Suite	Square Feet	Rate	Notes
25514	1,702 SF (1,084 SF ofc)	Call Agents	Warehouse/Office space with several private offices, 1 restroom, kitchenette, open warehouse area, and 1 grade-level roll-up door. <b>Available with 30 days' notice.</b>
25520	1,644 SF (652 SF ofc)	Call Agents	Warehouse/Office space with 1 private room, 1 restroom, open warehouse area, and 1 grade-level roll-up door. <b>Available now for Sublease through 6/30/24.</b>
25530	2,670 SF (2,214 SF ofc)	Call Agents	Endcap, warehouse/office space with private offices, 2 restrooms, kitchenette, open warehouse area, and 1 grade-level roll-up door. <b>Available now for Sublease through 1/31/24.</b>



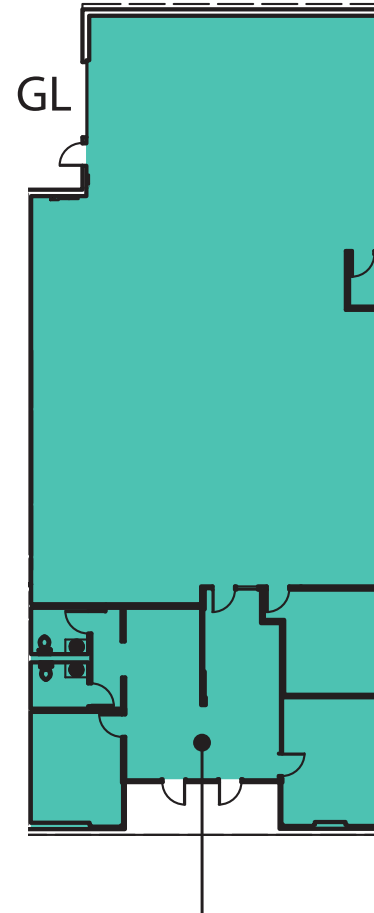
The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

# SUITE 25502 SAMPLE FLOOR PLAN

## SUITE FEATURES

---

- 5,130 SF (1,535 SF - 5,130 SF ofc)
- Call Agents for Rate
- Landlord Flexible on Office/Warehouse Ratios
- End Cap Space
- Open Warehouse Area
- Office Area with 3 Private Offices
- 2 Restrooms
- 1 Grade-level Roll-up Door



**SUITE 25502**  
5,130 SF  
(1,535 SF ofc)

# LOCATION MAP

