

# FOR LEASE

10216 SE 256th Street (SR 516)  
Kent, Washington 98030



## EAST HILL VILLAGE

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11621 97th Lane NE, Kirkland, Washington 98034

**EAST HILL VILLAGE** sits in the heart of Kent's East Hill - Meridian Neighborhood and across from Kent Meridian High School with 1,965 students. This prime location consists of three buildings highly visible to SE 256th Street and located adjacent to Walgreens & Rite Aid. National co-tenants - Starbucks and Key Bank are high drivers to the center which boasts a fantastic tenant mix of retail, services and food. Urban density, low vacancy rate, great diversity, strong demographics and traffic counts, make this location an excellent opportunity for a multitude of uses.

**10216 SE 256TH STREET (SR 516):**

SUITE 102B	919 SF	\$36.00 PSF	PLUS NNN
SUITE 103	1,338 SF	\$28.00 PSF	PLUS NNN
SUITE 105	1,424 SF	\$28.00 PSF	PLUS NNN
SUITE 109	1,425 SF	\$28.00 PSF	PLUS NNN

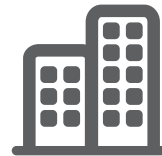
- Spaces Can be Combined to Create Large Space: Approximately 4,028 SF



Population



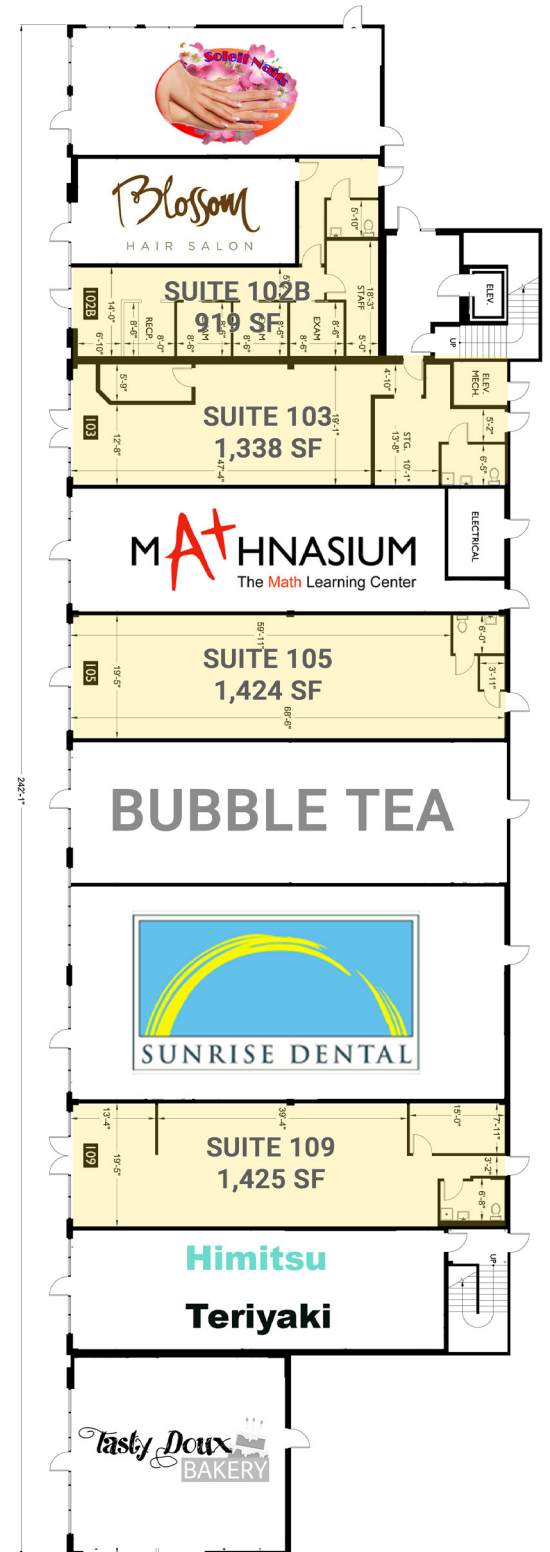
Average HH Income

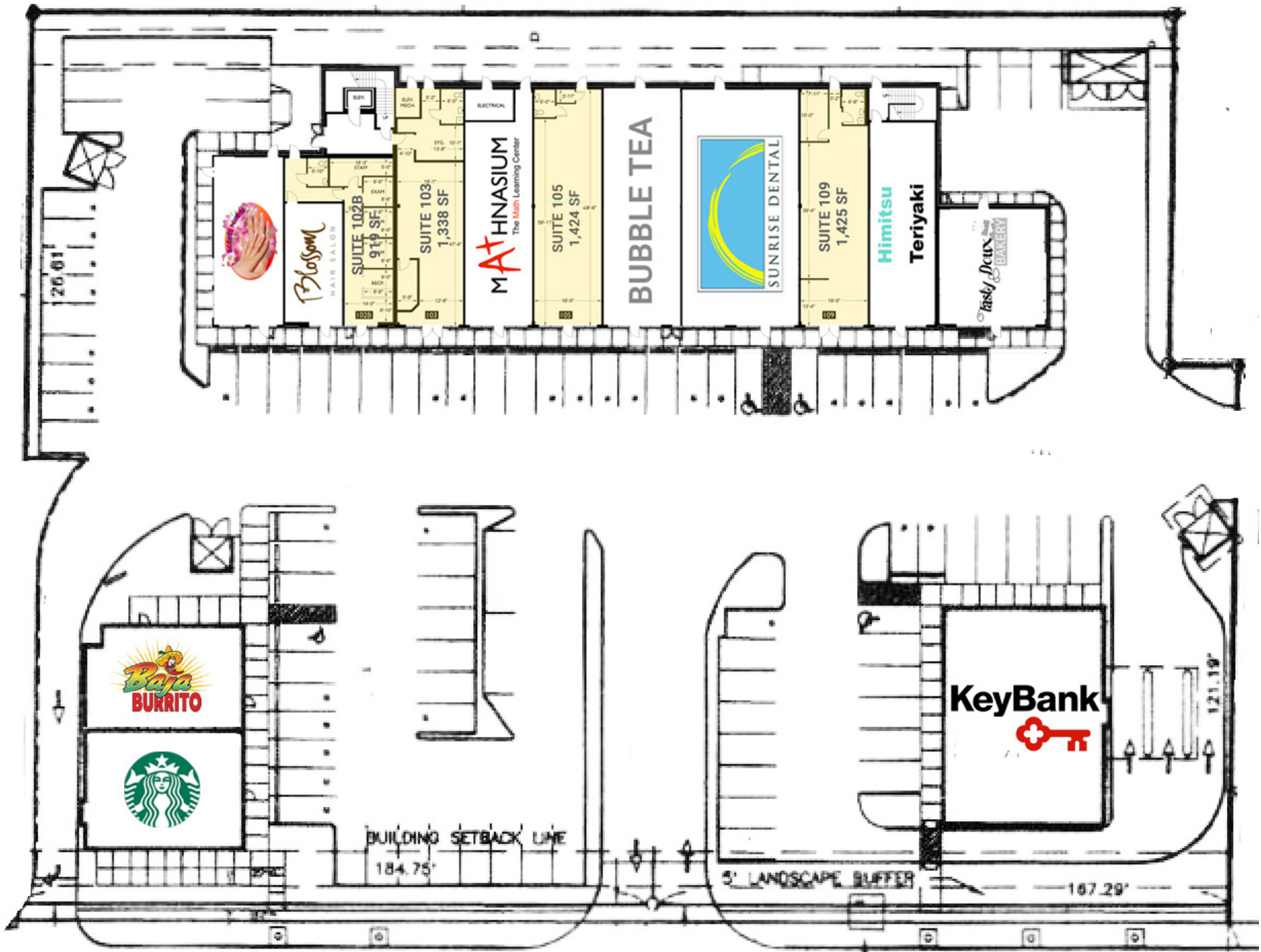


Daytime Population

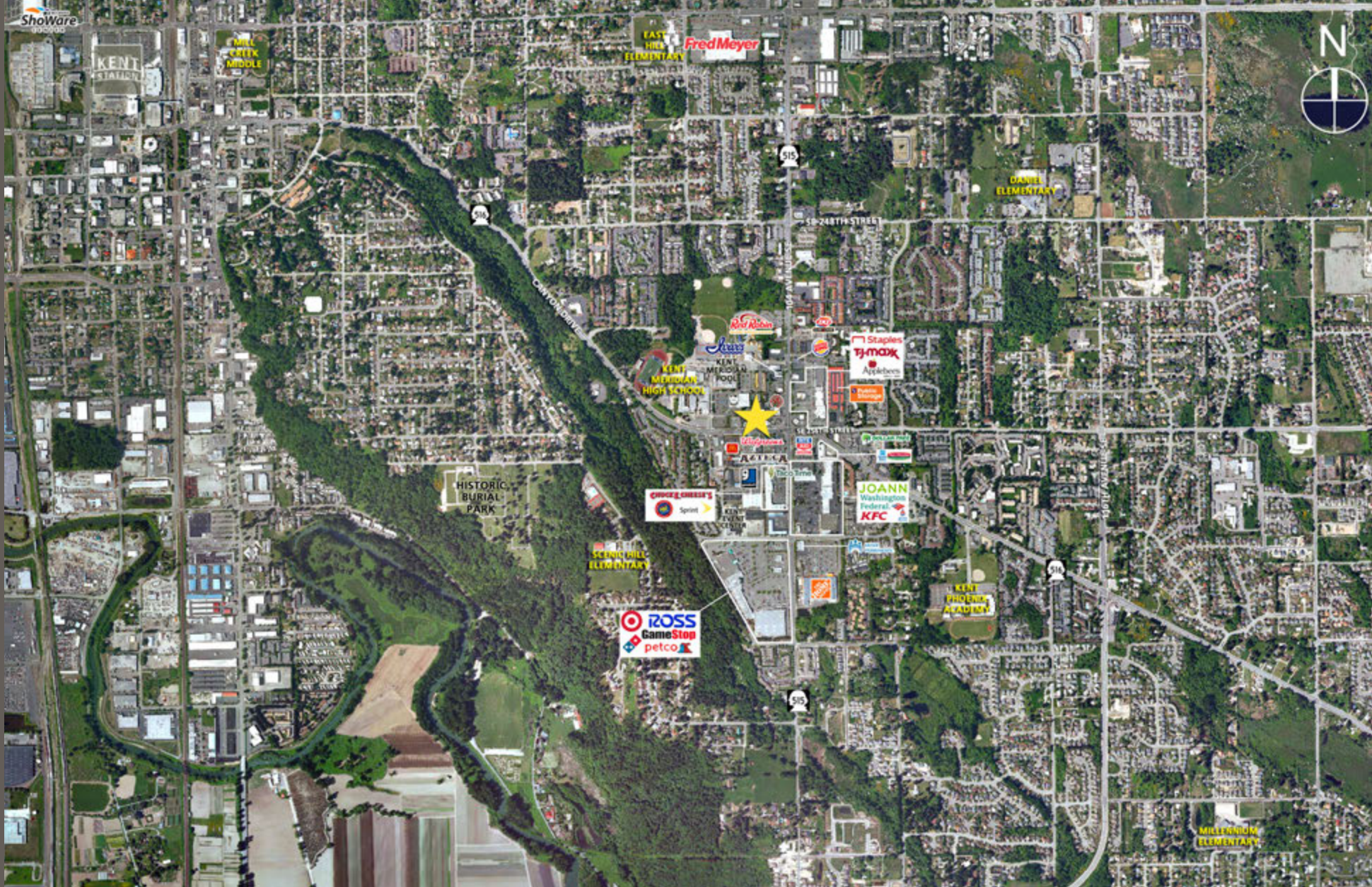
Regis - 2020

Mile 1	20,092	\$73,977	4,601
Mile 3	104,707	\$92,163	40,498
Mile 5	242,490	\$100,037	98,913





SE 256TH STREET



#4 in Manufacturing/  
Distribution



\$8 Billion in  
Gross Income



29,870 ADT  
State Route 516



27,283  
State Route 515



**KENT, WA** is a prime location providing attractive and efficient access for product distribution as well as a highly skilled and centrally located labor force. With over 8,000 firms, 78,000 jobs and a diverse economic base, Kent has had very steady and strong increases over the past decade in gross business income, taxable sales, total employment and population. Totalling over \$8 billion, Kent has the highest gross business income among its peer cities in King County, exceeding second-ranked Renton by more than \$2.5 billion. Kent is home to the fourth largest manufacturing and distribution area in the United States. ~ City of Kent

KIRKLAND | TACOMA | PORTLAND | SEATTLE



**RELATIONSHIP FOCUSED. RESULTS DRIVEN.**

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