

CenterPointe BUSINESS PARK



18000

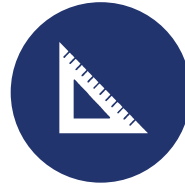


THE ANDOVER
COMPANY, INC.

CORFAC INTERNATIONAL



CenterPointe Business Park | 18000 72nd Ave S, Kent, WA 98032 | The Andover Company, Inc.



102,000 SF
DISTINGUISHED
CLASS A OFFICE AND
FLEX BUILDING



MAIN LOBBY OFFERS A
MODERN TECH LOOK
WITH A NOTABLE
SKYLIGHT



ALL SPACES HAVE
LARGE WINDOWS THAT
PROVIDE PLENTY OF
NATURAL LIGHT



PLENTIFUL FREE
4.0/1,000 SF PARKING
RATIO



STATE-OF-THE-ART
TELECOMMUNICATION
SERVICE THROUGH
CENTURYLINK & COMCAST



METRO BUS ROUTE
COMES WITHIN 1 BLOCK
OF THE BLDG (S 180TH ST &
W VALLEY HWY)



STARBUCKS IS NEXT
DOOR ALONG WITH
OTHER NUMEROUS
DINING OPTIONS



ADJACENT TO THE
INTERURBAN TRAIL,
WHICH OFFERS WALKING,
RUNNING, & BIKING



SHOWERS AND
LOCKERS ARE
AVAILABLE FOR
TENANT'S EMPLOYEES

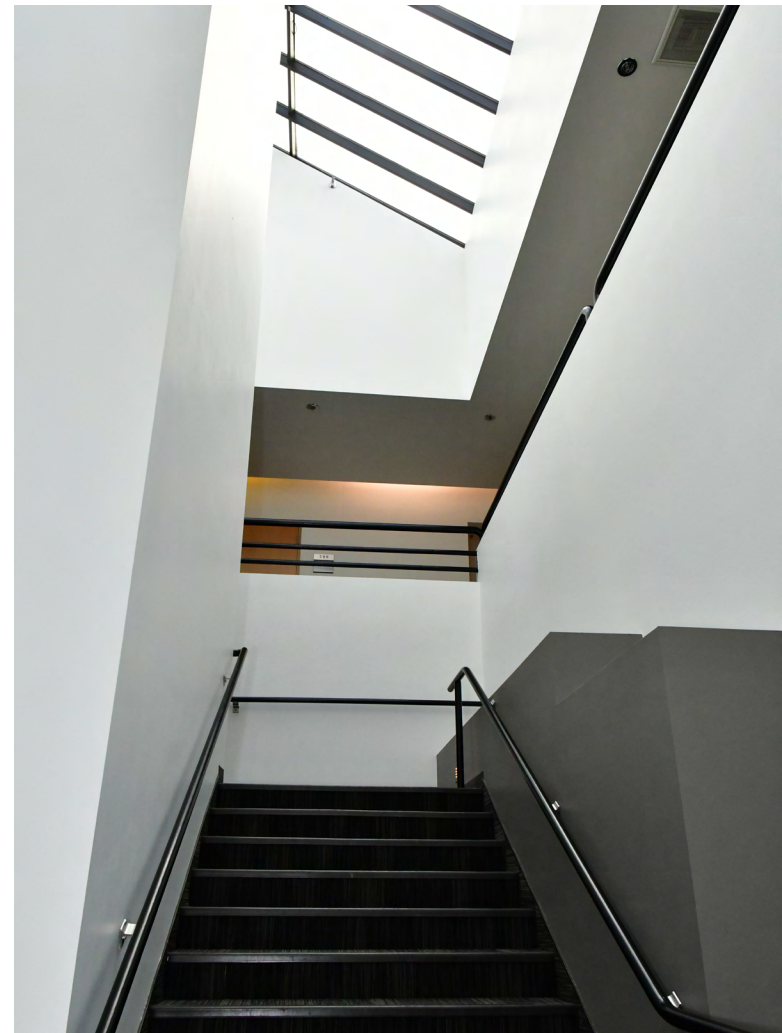
Information Sheet

Building Size	102,000 SF
Location	18000 72 nd Ave S, Kent, WA 98032 (at the intersection of 72 nd Ave S and S 180 th St)
Communications Available	State-of-the-art telecommunication service provided through CenturyLink (including CenturyLink Fiber) and Comcast Business Cable Service.
Operating Expenses	Operating costs and expenses shall include all expenses paid or incurred by Landlord for maintaining, operating, repairing, and administering the Building and common areas, including real property taxes, utilities, assessments, and insurance.
HVAC and Janitorial	Janitorial services provided 5 days per week. Typical HVAC hours are 7 AM to 6 PM weekdays, 8 AM to 1 PM Saturdays.
Transit	CenterPointe Business Park has metro bus stops in from of the property (route 906) and 3 blocks away (route 150). The Tukwila Station, where the Sounder and all Rapid Rides pass through is 1.6 miles away. There is also a VanShare program that King County Metro offers, which allows Tenants to pick up vans from Tukwila Station to drive to/from their office, as well as utilize the van during the day for lunch/errands.
Current Tenants Include	Burlington Environmental/Stericycle, The PPI Group, Pharmerica, Zonar Systems, Ceco Concrete Construction & Legend Data Systems
Distance To	UW Medicine Valley Medical Center 1.5 miles Tukwila Station (AmTrak and Sounder trains; RapidRide Transit) 1.6 miles SeaTac International Airport 4 miles Bellevue 14 miles Seattle 15 miles Tacoma 23 miles



Available Office Spaces

SUITE	RENTABLE SF	RENTAL RATE/RSF (NNN)	COMMENTS
100	4,333	\$17.00 RSF/YR, NNN	<ul style="list-style-type: none"> • 7 Private offices • Lunch room • Large conference room • Large open work area • Available 2nd Quarter 2026
160	2,579	\$17.00 RSF/YR, NNN	<ul style="list-style-type: none"> • 6 Private offices • 1 Conference room • Kitchenette • Available 4th quarter 2025
170	1,591	\$17.00 RSF/YR, NNN	<ul style="list-style-type: none"> • 2 Private offices • Kitchenette • Large open work area
160 & 170 (combined)	4,105	\$17.00 RSF/YR, NNN	<ul style="list-style-type: none"> • 8 Private offices • 1 Conference room • 2 Kitchenettes • Large open work area
192	1,591	\$17.00 RSF/YR, NNN	<ul style="list-style-type: none"> • 5 Private offices • Kitchenette • Reception • Available now
200	4,246	\$17.00 RSF/YR, NNN	<ul style="list-style-type: none"> • 4 Private offices • Reception • Lunch room • 2nd floor territorial views • Available now
201	4,949 (divisible)	\$17.00 RSF/YR, NNN	<ul style="list-style-type: none"> • 2 Private offices • Large lunch room • Available now
206	1,150	\$17.00 RSF/YR, NNN	<ul style="list-style-type: none"> • 2 Private offices • Open work area • Available now

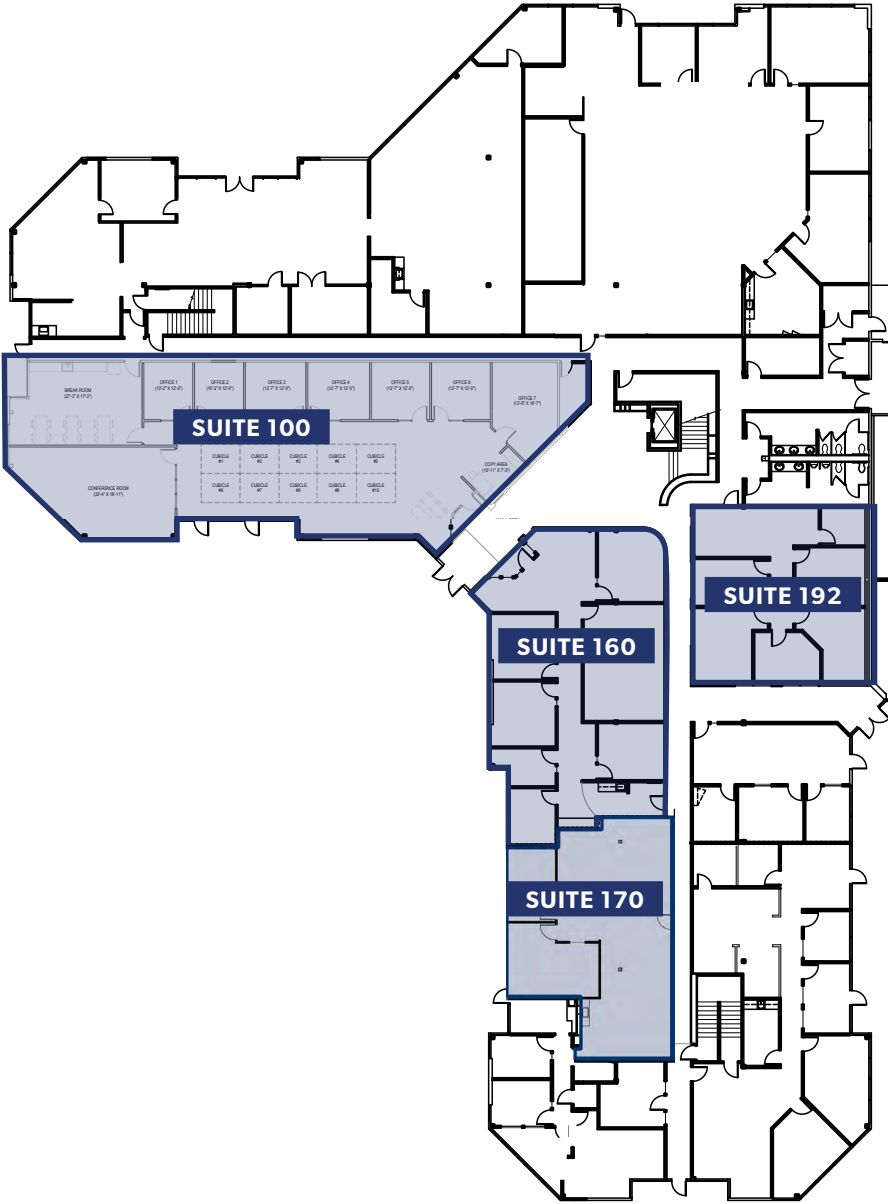


Available Office Spaces

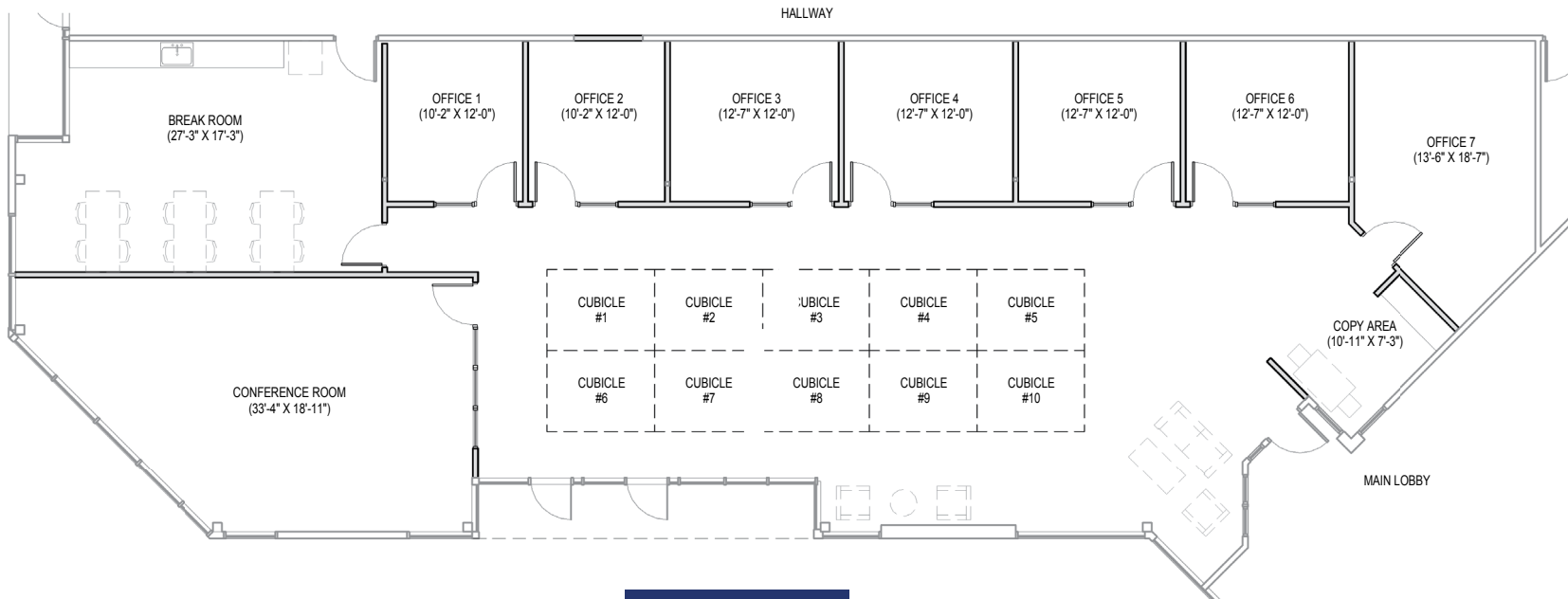
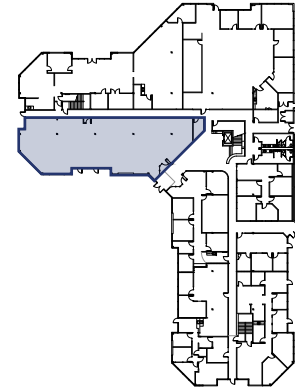
SUITE	RENTABLE SF	RENTAL RATE/RSF (NNN)	COMMENTS
208	4,040	\$17.00 RSF/YR, NNN	<ul style="list-style-type: none">• 9 Private offices• 1 Conference room• Lunch room to be provided• Large open work area• Available 4th quarter 2025
201 + 206 + 208	10,139	\$17.00 RSF/YR, NNN	<ul style="list-style-type: none">• 12 Private offices• 2 Conference rooms• Lunch room• Large open work areas• Available 4th quarter 2025



Available Spaces - 1st Floor



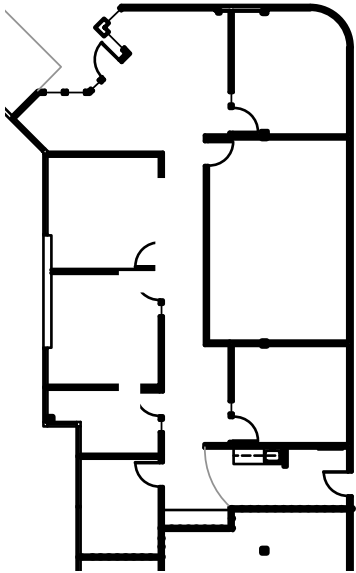
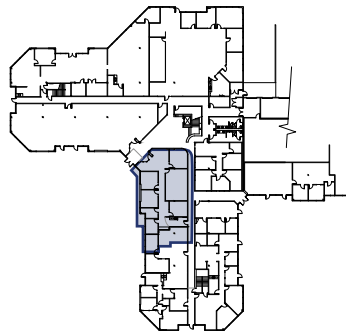
1st Floor - Suite 100



4,333 RSF



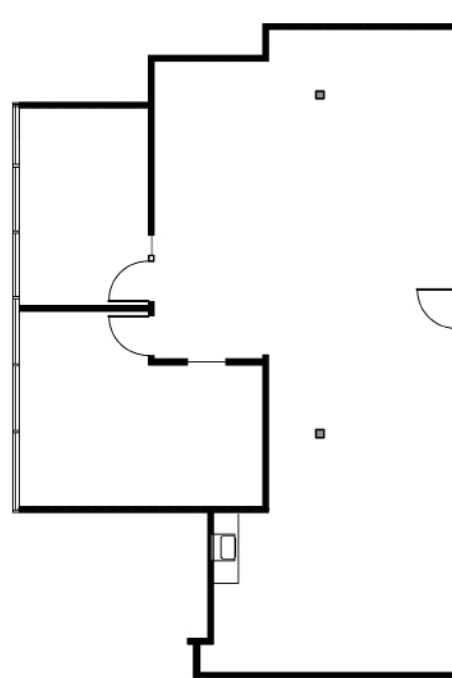
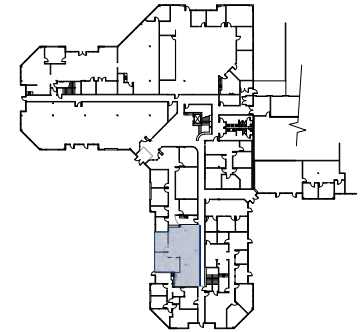
1st Floor - Suite 160



2,579 RSF



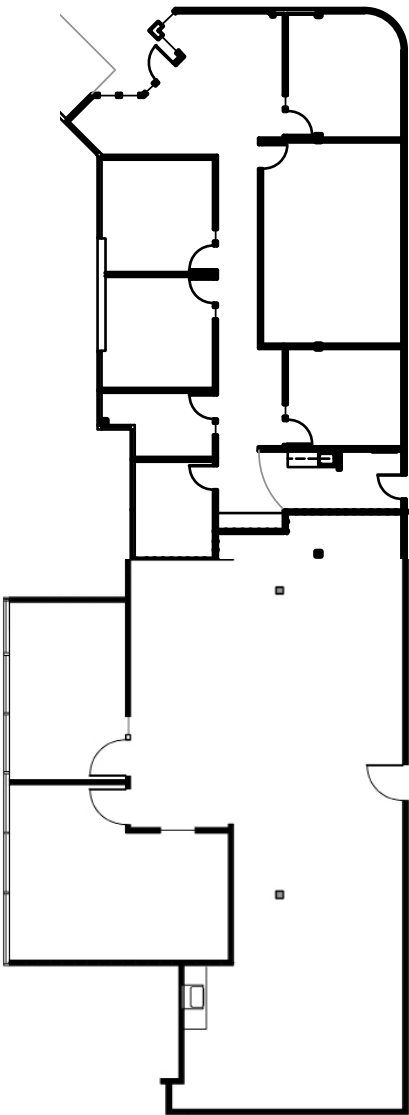
1st Floor - Suite 170



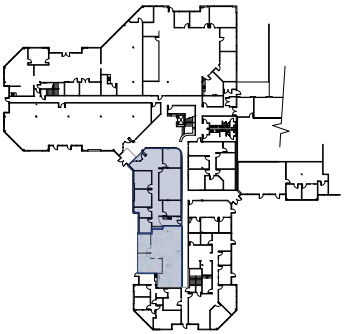
1,526 RSF



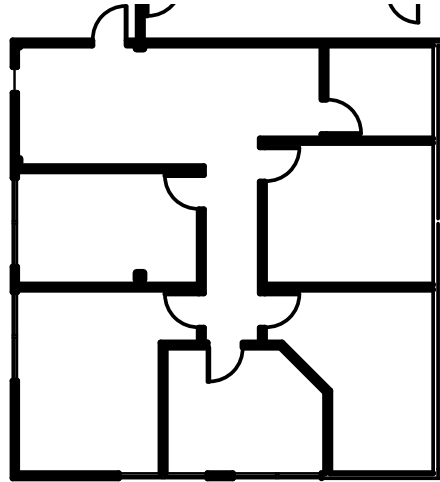
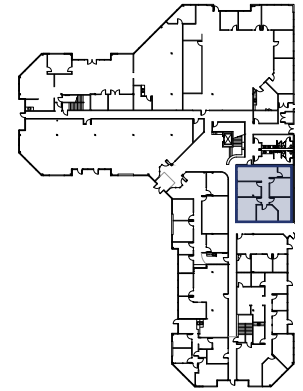
1st Floor - Suites 160 & 170 Combined



4,105 RSF



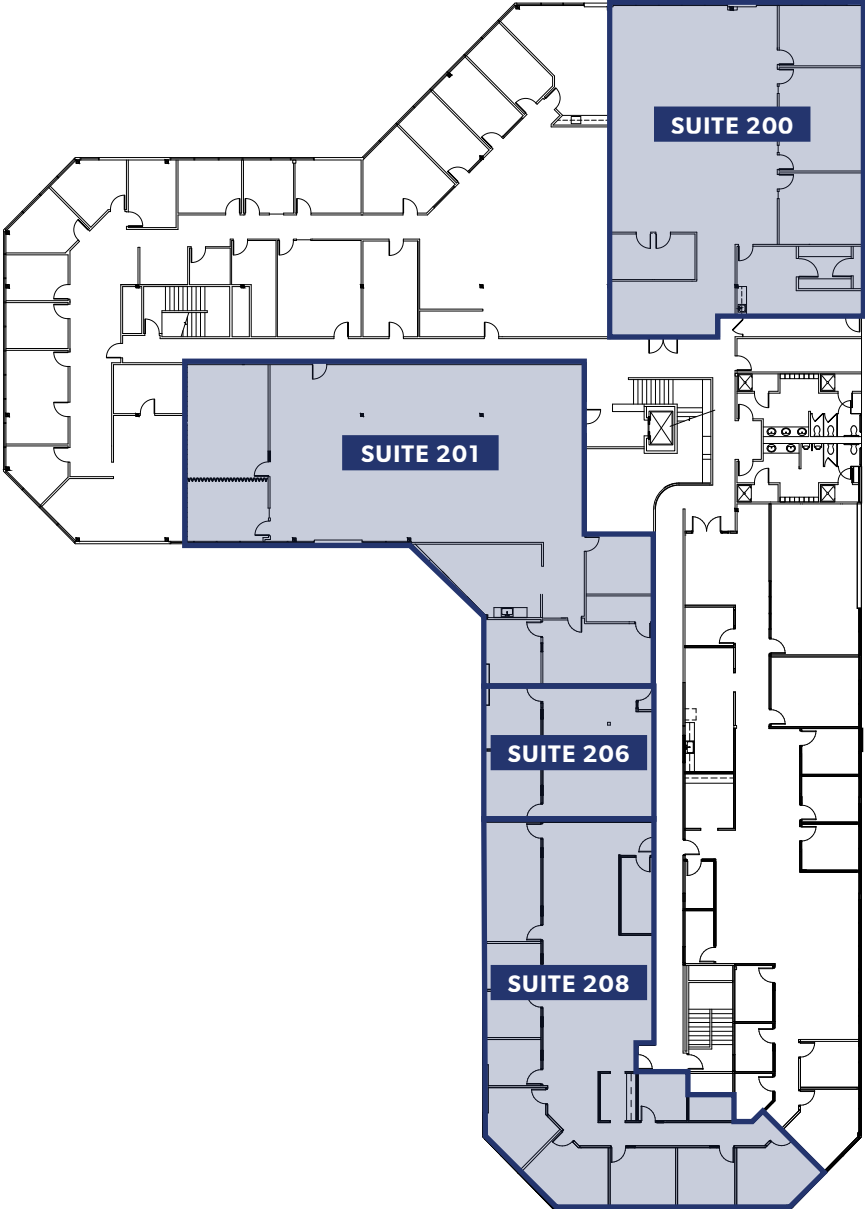
1st Floor - Suite 192



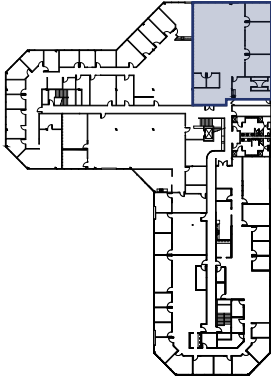
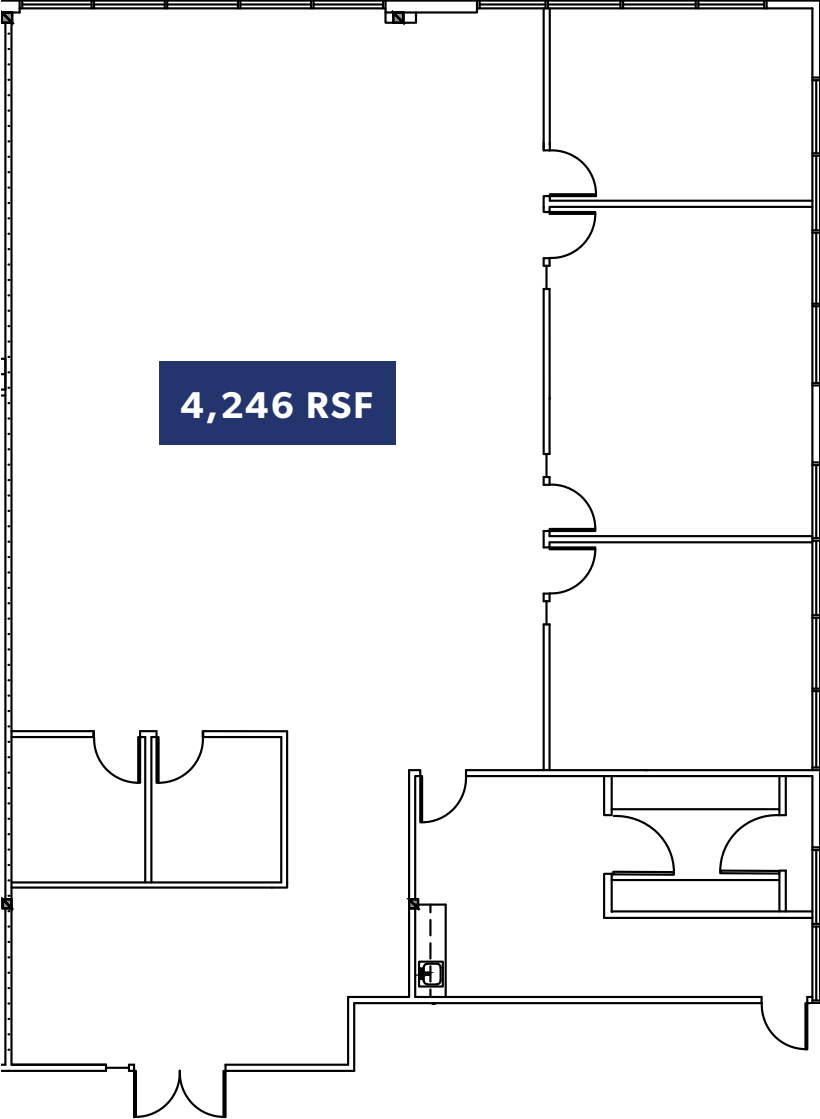
1,591 RSF



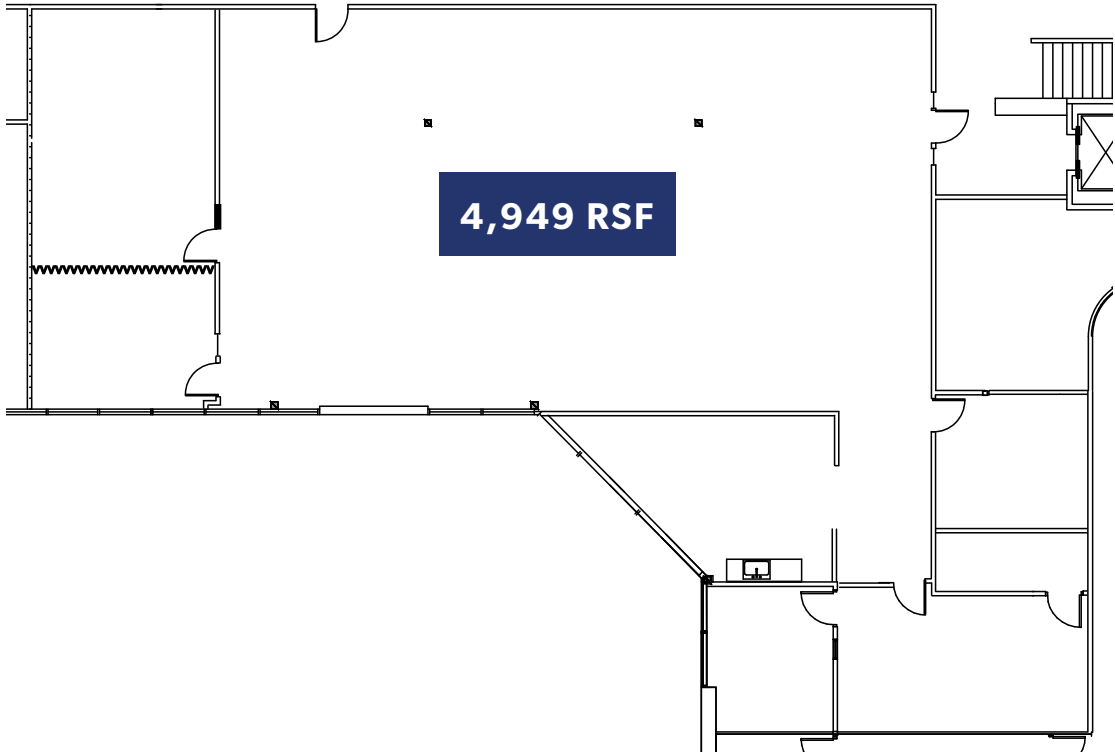
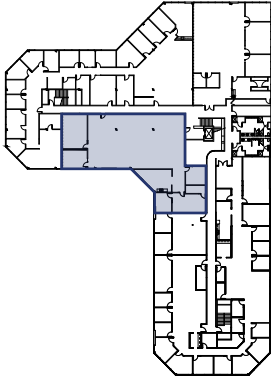
Available Spaces - 2nd Floor



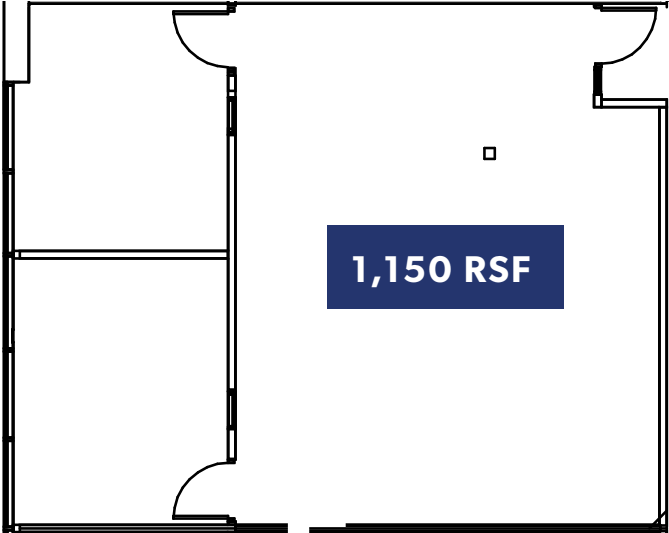
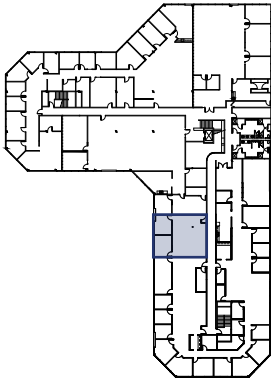
2nd Floor - Suite 200



2nd Floor - Suite 201

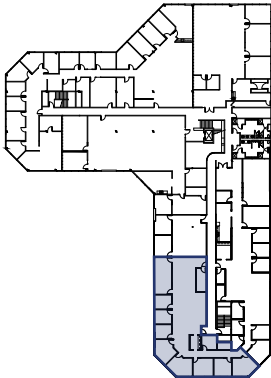


2nd Floor - Suite 206

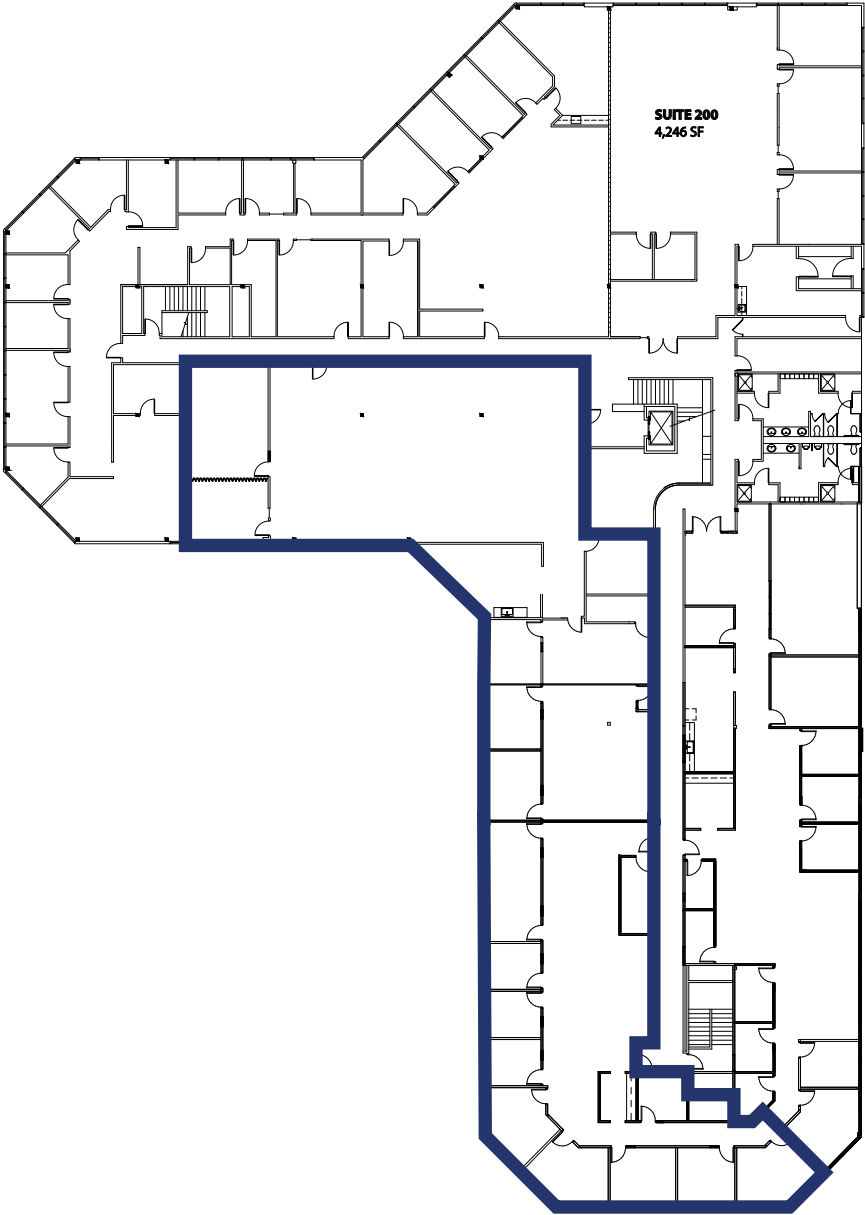


2nd Floor - Suite 208

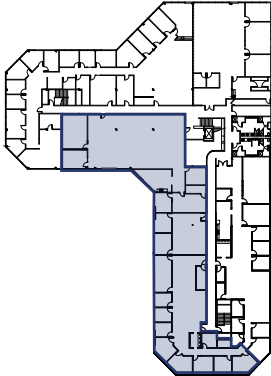
4,040 RSF



2nd Floor - Suite 201 + 206 + 208



10,139 RSF



< TO TACOMA



TO SEATTLE >



SOUTHCENTER PKWY

MINKLER BVD

S 180TH ST

ANDOVER PARK W

ANDOVER PARK E



CenterPointe
BUSINESS PARK

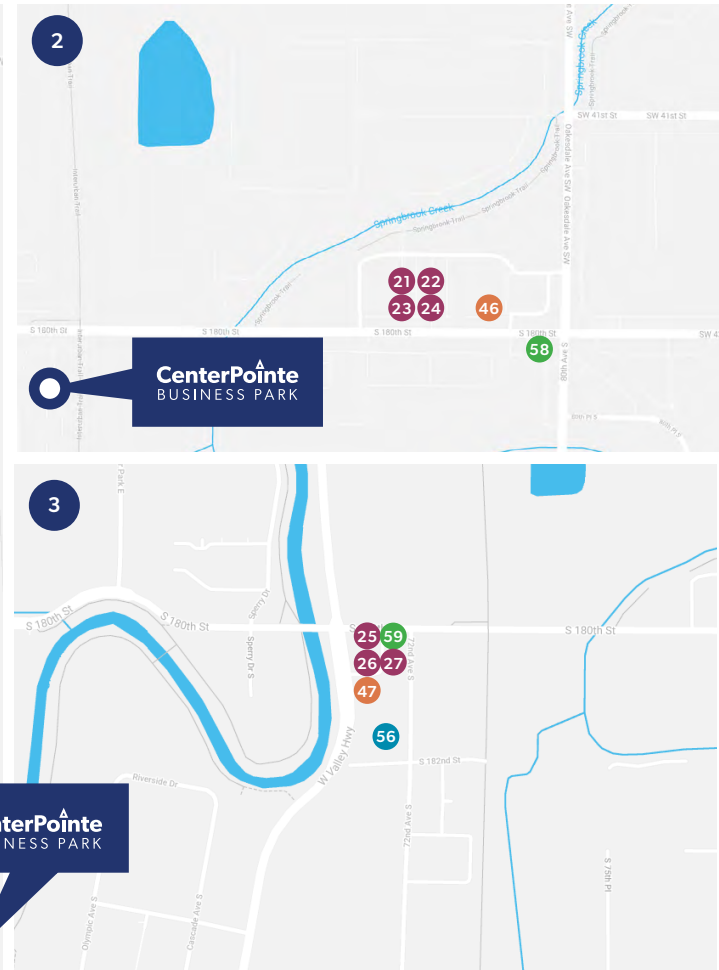
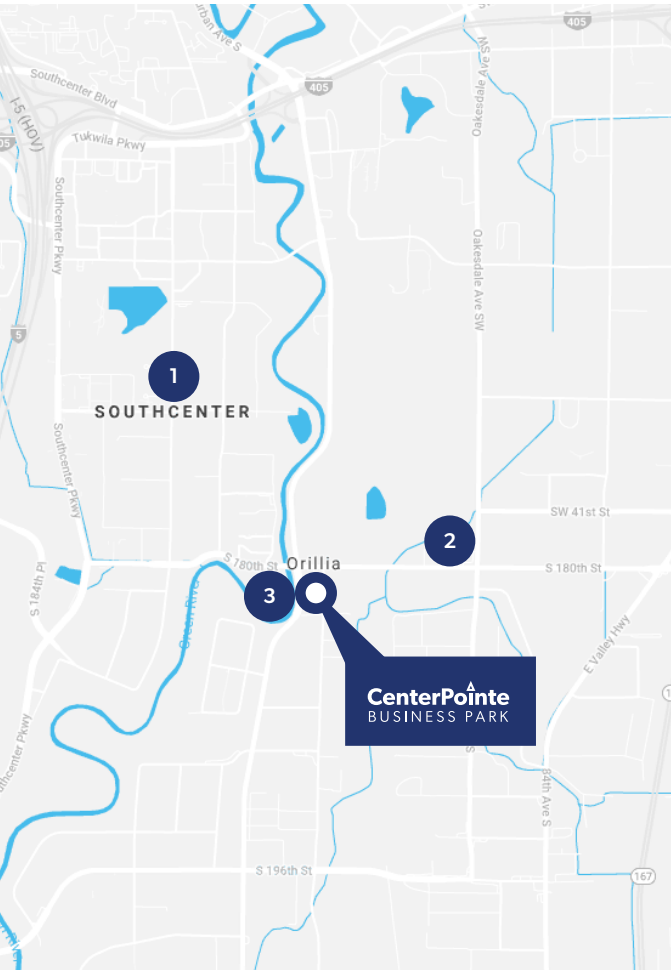


W VALLEY HWY

TO BELLEVUE >



Area Amenities



DINING

- 1. Bahama Breeze
- 2. Buffalo Wild Wings
- 3. Wendy's
- 4. The Cheesecake Factory
- 5. Olive Garden
- 6. McDonald's
- 7. Outback Steakhouse
- 8. Burger King
- 9. Sizzler's
- 10. Miyabi Sushi
- 11. Bai Tong
- 12. Ihop
- 13. Old Spaghetti Factory
- 14. Panda Express
- 15. Panera Bread
- 16. Red Robin
- 17. Chick-Fli-A
- 18. Applebee's
- 19. Taco Time
- 20. Claim Jumper
- 21. Subway
- 22. Pizza Addict
- 23. Yummy Kitchen
- 24. Mai Thai & Pho
- 25. Wok & Bowl Teriyaki
- 26. Shake n' Go
- 27. Aloha Grill

RETAIL/SERVICES

- 28. Lowe's
- 29. FedEx
- 30. LA Fitness
- 31. REI
- 32. Bed Bath & Beyond
- 33. Target
- 34. Barnes & Noble
- 35. Office Depot
- 36. Total Wine & More
- 37. Kohl's
- 38. Nordstrom Rack
- 39. Best Buy
- 40. JoAnn Fabrics
- 41. Michael's
- 42. Old Navy
- 43. Costco
- 44. Ross
- 45. Home Depot
- 46. 7-Eleven
- 47. 7-Eleven

HOTELS

- 48. Hampton Inn
- 49. Extended Stay America
- 50. Courtyard by Marriott
- 51. Residence Inn
- 52. Hotel Interurban
- 53. DoubleTree Suites by Hilton
- 54. Courtyard by Marriott
- 55. Home2 Suites by Hilton
- 56. TownePlace Suites

COFFEE/CAFES

- 57. Starbucks
- 58. Chestnut Cafe
- 59. Starbucks

Area Transit Routes



S 180TH ST

72ND AVE S

W VALLEY HWY

CenterPointe
BUSINESS PARK

INTERURBAN TRAIL



Adjacent to the Interurban Trail





MIKE HEMPHILL
(206) 336-5325
mhemphill@andoverco.com

BRIAN BRUININKS, CCIM
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