



# INDUSTRIAL/OFFICE LEASE

Highway 167 - 93,855 CPD

## KENT BUSINESS CENTER

25316 - 25530 74th Avenue S | Kent, WA

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*Building A*



*Building A*



*Building B*

# HIGH-IMAGE OFFICE/ WAREHOUSE/FLEX SPACE

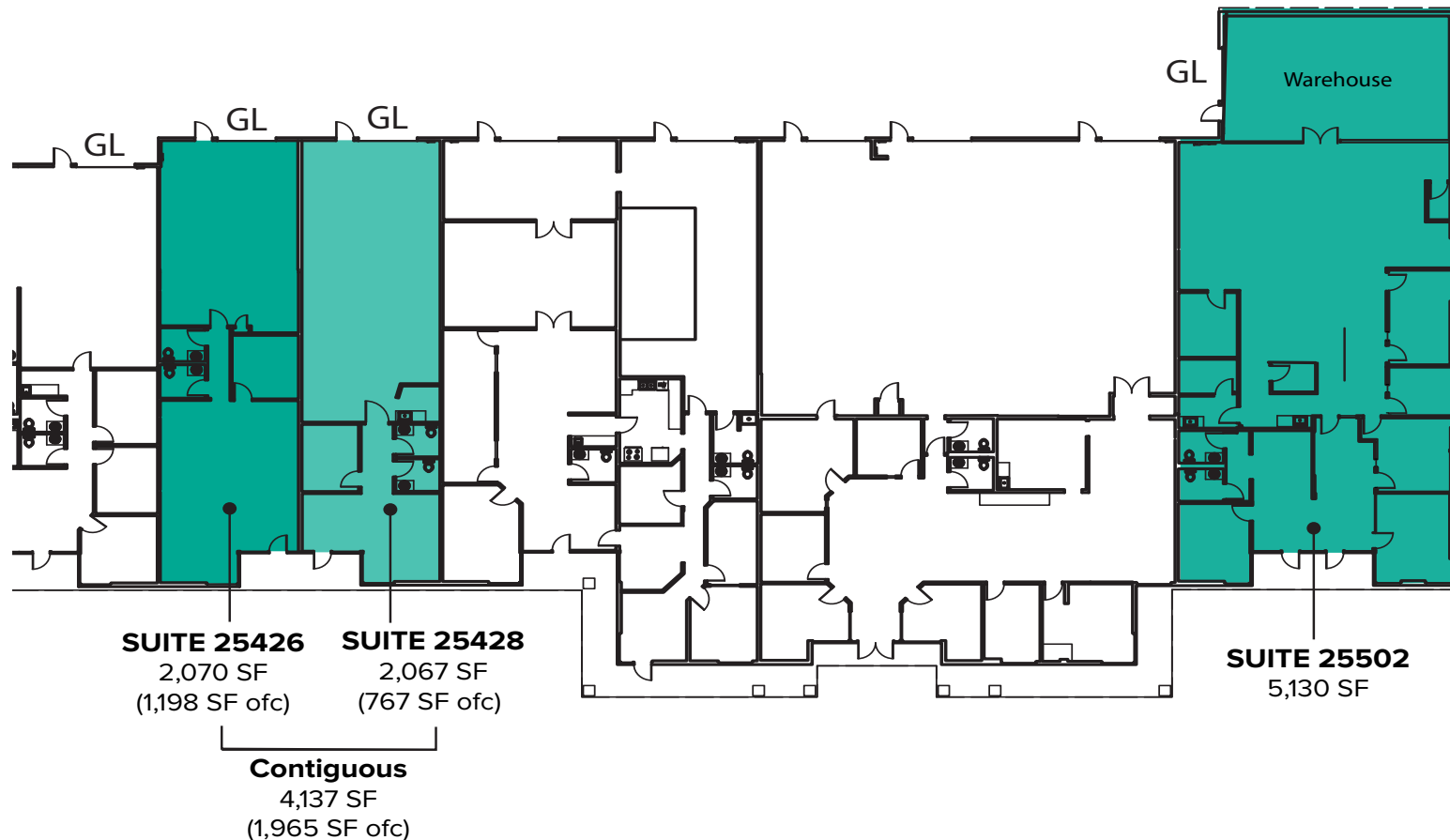
1,703 SF - 5,130 SF Available

## 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 FLOOR PLAN

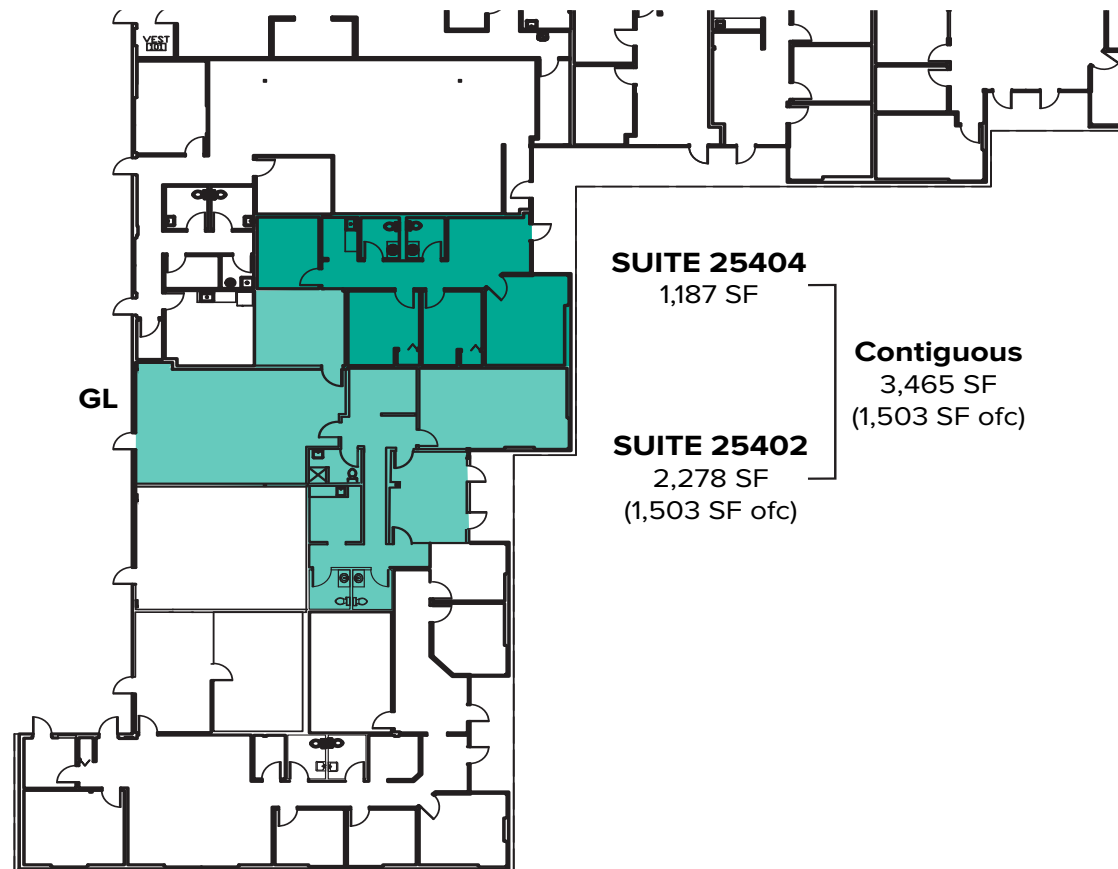
Suite	Square Feet	Rate	Notes
25426	2,070 SF (1,198 SF ofc)	Call for Rates	Warehouse/Office with open office area and 1 private office. 2 restrooms and one grade-level roll up door. Can be contiguous with suite 25428 for a total of 4,137 SF. <b>Available Now.</b>
25428	2,067 (767 SF ofc)	Call for Rates	Warehouse/Office with 1 private office, reception, 2 restrooms, and one grade-level roll up door. Can be contiguous with suite 25426 for a total of 4,137 SF. <b>Available 3/1/2026.</b>
25502	5,130 SF	Call for Rates	Warehouse/Office space with climate controlled office and lab/warehouse area with one grade-level roll up door. <b>Available Now.</b>



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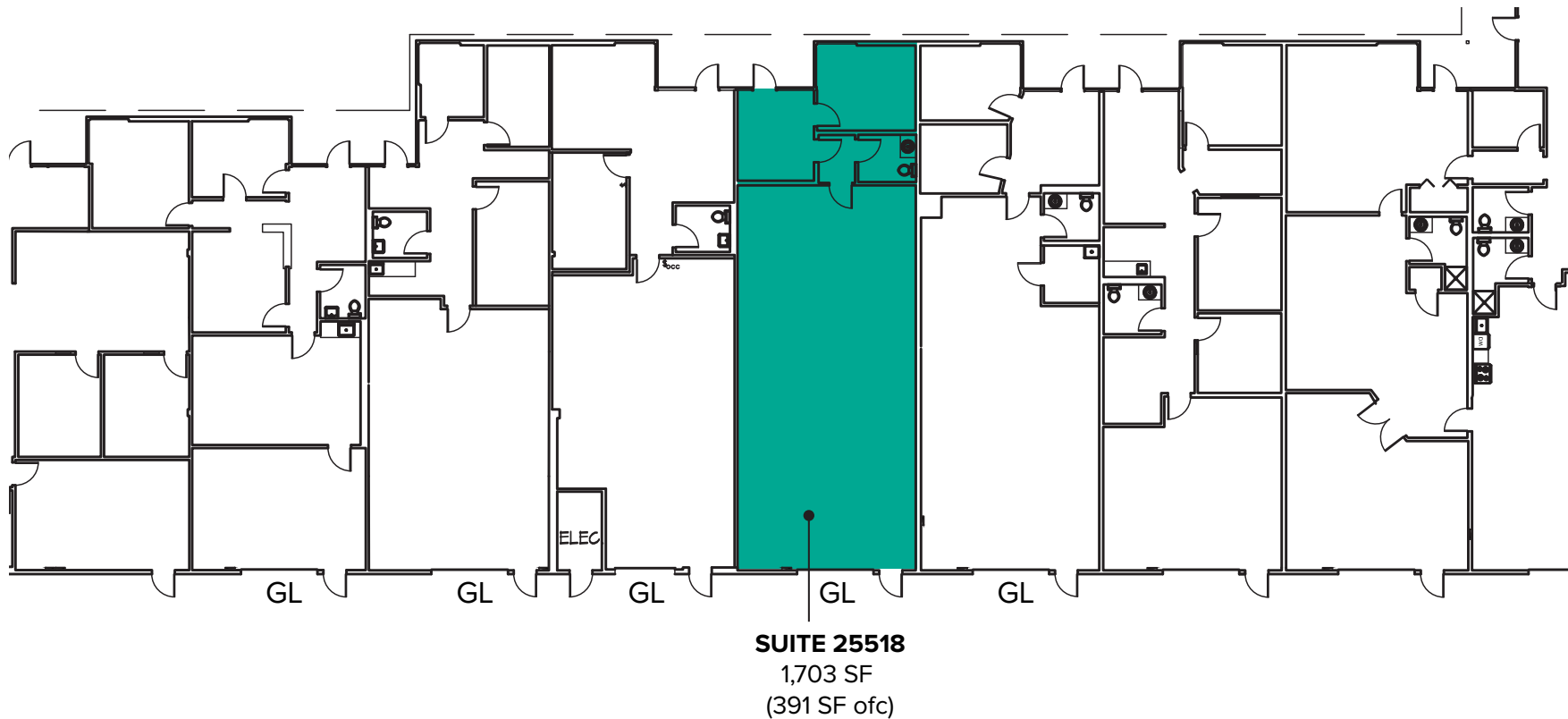
# BUILDING A FLOOR PLAN CONTINUED

Suite	Square Feet	Rate	Notes
25404	1,187 SF	Call for Rates	Efficient office layout with 4 private offices, 2 restrooms, and a kitchenette. Can be contiguous with Suite 25402 for 3,465 SF total. <b>Available 6/1/2026.</b>
25402	2,278 (1,503 SF ofc)	Call for Rates	Office/warehouse space with 3 restrooms, a kitchenette and one grade-level door. Can be contiguous with Suite 25404 for 3,465 SF total. <b>Available 6/1/2026.</b>



# BUILDING B FLOOR PLAN

Suite	Square Feet	Rate	Notes
25518	1,703 SF (391 SF ofc)	\$1.55/SF, NNN	Warehouse/Office space with reception area, 1 private office, 1 restroom, open warehouse area, and 1 grade-level door. <b>Available 4/1/2026.</b>



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# LOCATION MAP

