

# WALKER BUSINESS PLAZA

FOR LEASE: 5,676 SF & 2,597 SF

19717 62ND AVE S | KENT, WA 98032

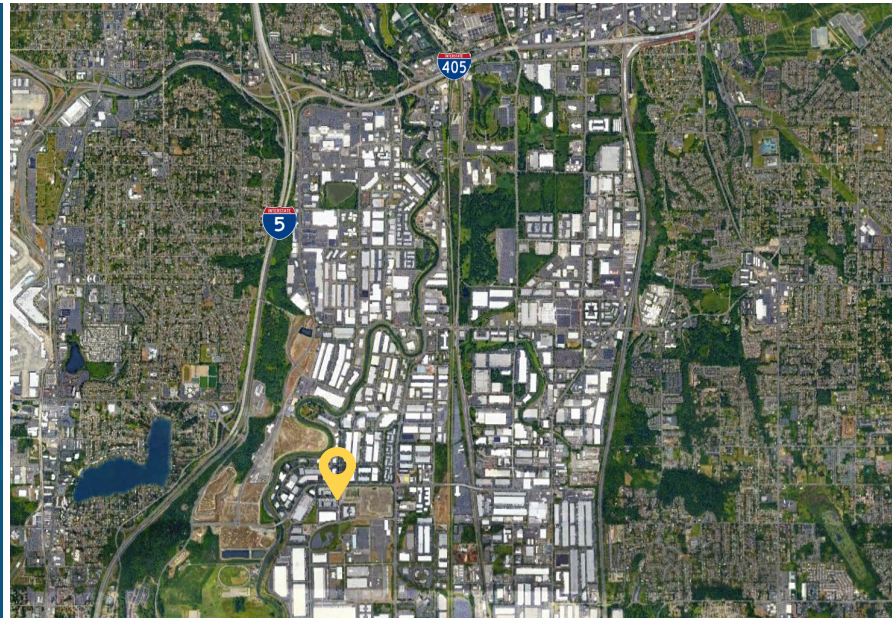
## PREMIUM OFFICE & FLEX SPACE FOR LEASE



CALL BROKERS FOR LEASE RATE

### PROPERTY FEATURES

- Well-suited layouts for pure office or office/warehouse use
- Quality construction
- High-end office finishes
- Abundant natural light
- On-site ownership
- Excellent location in north Kent Valley
- Energy efficient, fully conditioned spaces
- 18' warehouse clear height
- Separately metered utilities
- Exceptionally landscaped common areas



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## INFORMATION SHEET

<b>Project Size</b>	170,593 RSF total in six (6) high image flex buildings.
<b>Location</b>	Centrally located on S 196th St & 62nd Ave S in Kent, WA. Convenient access to I-5 via Orillia Road S, Hwy-167 via S 212th St, and I-405 via West Valley Hwy.
<b>Flexible Space Options</b>	Units within Walker Business Plaza can be delivered fully customizable to suit the needs of their Tenants. High-quality office buildouts and climate controlled warehouse areas can be provided in Tenant specific layouts.
<b>Operating Expenses</b>	Expenses for operation and maintenance & repair, including common areas, is competitive within the market. Tenant is responsible for its own electricity, telecommunications, and janitorial.
<b>HVAC</b>	Buildings are fully insulated and climate controlled. The Tenant has 24/7 use of high efficiency rooftop HVAC units dedicated to each suite.
<b>Telecommunications</b>	Tenants have access to Comcast and Lumen high speed fiber optic data connectivity.
<b>Tenant Base</b>	A mix of quality national, regional, and local tenants.



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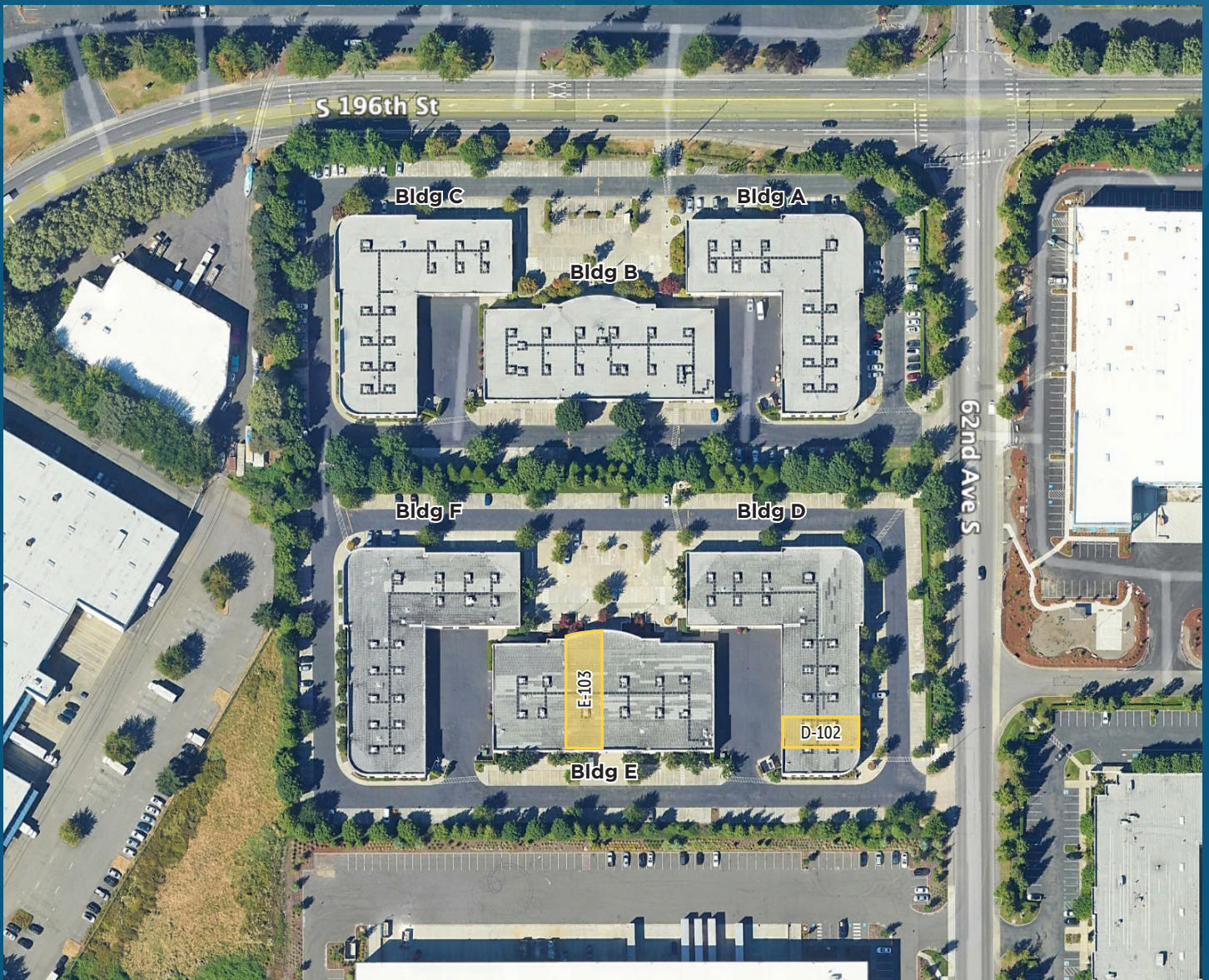
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## AVAILABLE LEASE OPPORTUNITIES

SUITE	SIZE	COMMENTS
D-102	2,597 SF Warehouse Potential to add office	<ul style="list-style-type: none"><li>• Available now</li><li>• Highly visible corner unit</li><li>• Private restrooms</li><li>• 1 grade-level loading door</li></ul>
E-103	5,676 SF Total with 2,200 SF Warehouse	<ul style="list-style-type: none"><li>• Available now</li><li>• Prominent location at the center of the park</li><li>• Open office layout with 3 private offices</li><li>• Full kitchen/break area, private restrooms</li><li>• 1 grade-level loading door</li></ul>



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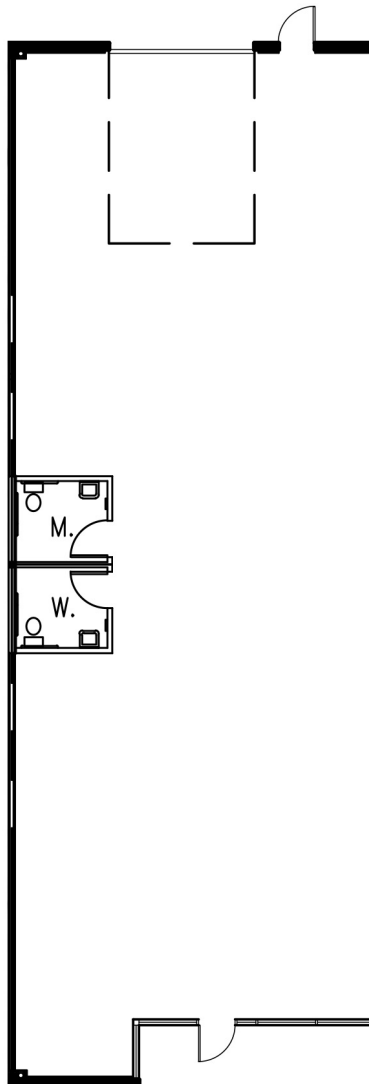
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## UNIT D-102 WAREHOUSE - 2,597 SF OFFICE - POTENTIAL TO ADD



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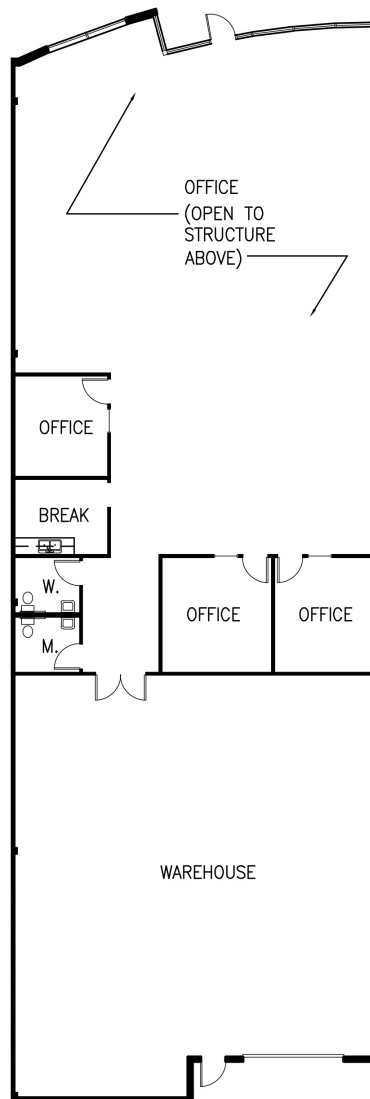
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## UNIT E-103 TOTAL - 5,676 SF WAREHOUSE - 2,200 SF



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NEIL WALTER  
COMPANY



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