



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

1,187 SF - 5,130 SF Available

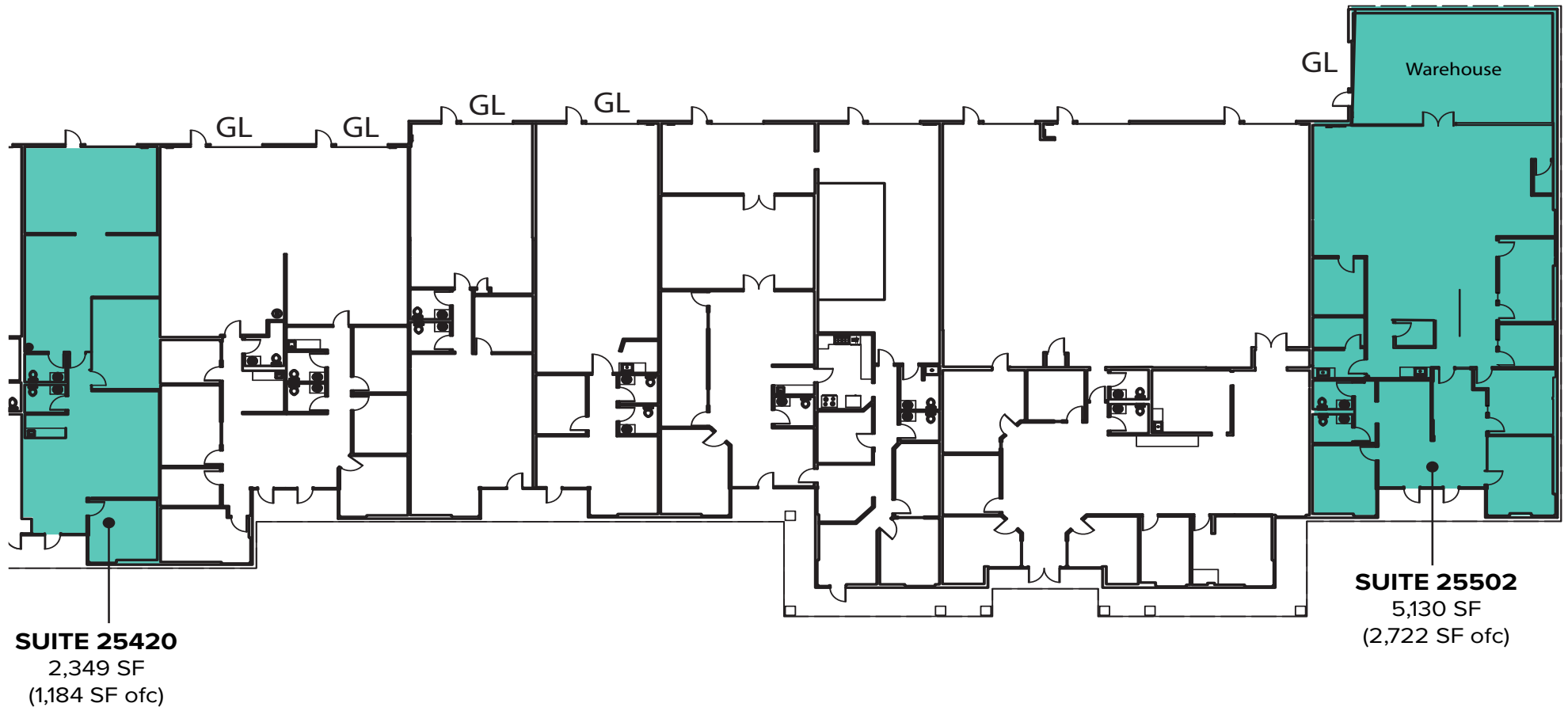
LOCATION FEATURES:

- **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

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 A FLOOR PLAN

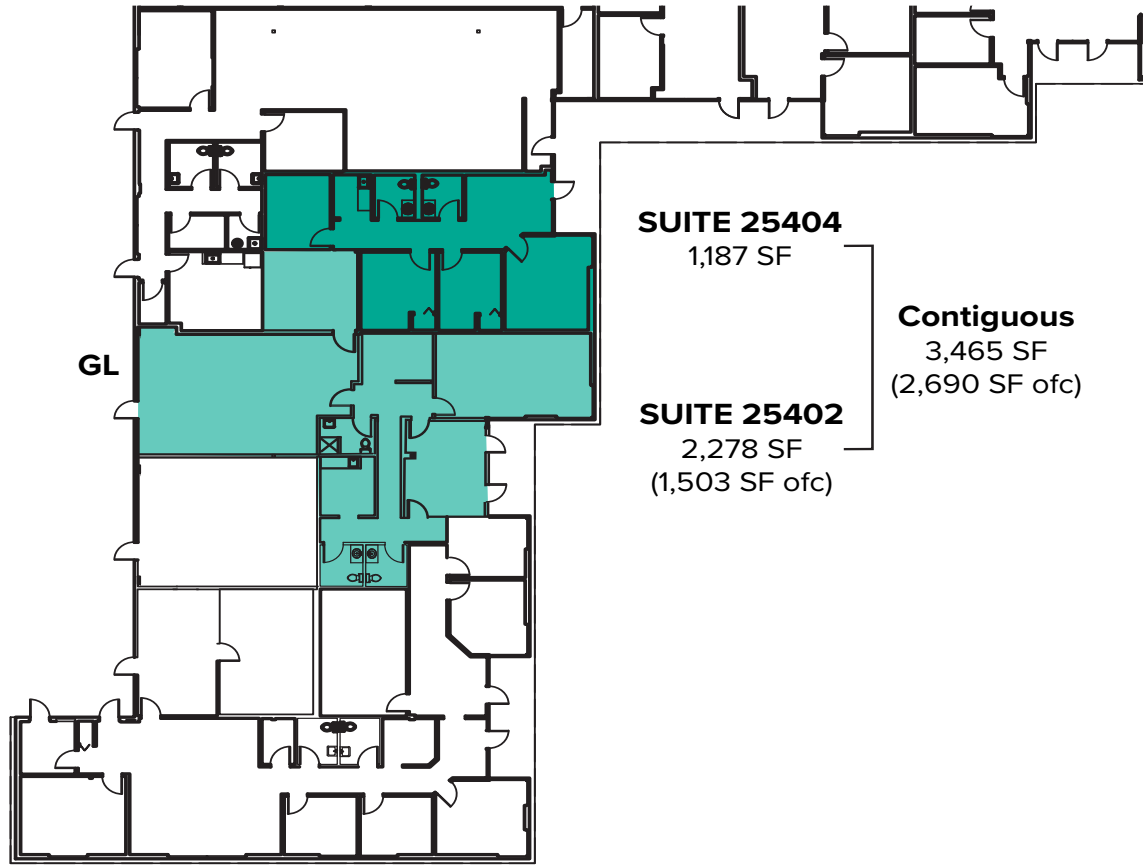
Suite	Square Feet	Rate	Notes
25420	2,349 SF (1,184 SF ofc)	Call for Rates	Warehouse/Office with reception, 2 private offices, conference room, kitchenette and 2 restrooms. Available 12/1/2026.
25502	5,130 SF (2,722 SF ofc)	Call for Rates	Warehouse/Office space with climate controlled office and lab/warehouse area with one grade-level roll up door. Available Now.



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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. Available Now.
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. Available Now.



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LOCATION MAP

