



### **Algona I Distribution Center - Entire Building**

650-654 Milwaukee Ave N  
Algona, WA 98001

Listing Type: **For Lease**  
Available: **See Comments**

Total SF Available: **200,401 SF**  
Office SF: **Up to 22,312 SF**  
Divisible: **Yes**  
Zoning: **M1, Algona**  
CI Ht: **24'**  
GL: **4**  
DH: **19**  
RR: **Yes**

Shell Rate: ---  
Office Rate: ---  
Est. NNN Rate: ---

Comments: **Contact broker for rates. 106,427 SF available now, 93,974 SF available 9/1/2020. Landlord would consider removing a portion of the office on the west end. Heavy power.**

**Brian Bruininks, CCIM**  
(206) 336-5324  
[bbruininks@andoverco.com](mailto:bbruininks@andoverco.com)



### **Algona I Distribution Center - Stes 650+652**

650-652 Milwaukee Ave N  
Algona, WA 98001

Listing Type: **For Lease**  
Available: **See Comments**

Total SF Available: **153,454 SF**  
Office SF: **Up to 22,312 SF**  
Divisible: **Yes**  
Zoning: **M1, Algona**  
CI Ht: **24'**  
GL: **2**  
DH: **15**  
RR: **Yes**

Shell Rate: ---  
Office Rate: ---  
Est. NNN Rate: ---

Comments: **Contact broker for rates. Suite 652 available now, Suite 650 available 9/1/2020. Landlord would consider removing a portion of the office on the west end.**

**Brian Bruininks, CCIM**  
(206) 336-5324  
[bbruininks@andoverco.com](mailto:bbruininks@andoverco.com)



### **Algona I Distribution Center - Stes 652+654**

652-654 Milwaukee Ave N  
Algona, WA 98001

Listing Type: **For Lease**  
Available: **Now**

Total SF Available: **106,427 SF**  
Office SF: **4,271 SF**  
Divisible: **Yes**  
Zoning: **M1, Algona**  
CI Ht: **24'**  
GL: **3**  
DH: **10**  
RR: **Yes**

Shell Rate: ---  
Office Rate: ---  
Est. NNN Rate: ---

Comments: **Contact broker for rates. Available now. Heavy power.**

**Brian Bruininks, CCIM**  
(206) 336-5324  
[bbruininks@andoverco.com](mailto:bbruininks@andoverco.com)



### **Algona I Distribution Center - Ste 650**

650 Milwaukee Ave N  
Algona, WA 98001

Listing Type: **For Lease**  
Available: **September 1, 2020**

Total SF Available: **93,974 SF**  
Office SF: **Up to 18,041 SF**  
Divisible: **No**  
Zoning: **M1, Algona**  
CI Ht: **24'**  
GL: **1**  
DH: **9**  
RR: **Yes**

Shell Rate: ---  
Office Rate: ---  
Est. NNN Rate: ---

Comments: **Contact broker for rates. Total office can be reduced to approximately 10,440 SF. Available 9/1/20. Sublease until 7/31/22. Longer term possible direct with the Landlord.**

**Brian Bruininks, CCIM**  
(206) 336-5324  
[bbruininks@andoverco.com](mailto:bbruininks@andoverco.com)



### **Connell Building**

24602 Pacific Hwy S  
Kent, WA 98032

Listing Type: **Investment Sale**  
Available: **Now**

Total SF Available: **60,140 SF**  
Office SF: ---  
Zoning: **CM2**  
CI Ht: **14'-22'**  
GL: **3**  
DH: **5**  
RR: **No**

Sale Price: **\$8,000,000**  
Comments: **100% leased. Heavy power, sprinklered, paved/fenced yard, multi-tenant facility, and easy access to highways/freeways. Price reduced.**

**Jeff Crane**  
(206) 336-5336  
[jcrane@andoverco.com](mailto:jcrane@andoverco.com)



### **Van Doren's Landing - Flow Bldg**

23500 64<sup>th</sup> Ave S  
Kent, WA 98032

Listing Type: **For Lease**  
Available: **Now**

Total SF Available: **55,850 SF**  
Office SF: **8,004 SF**  
Divisible: **No**  
Zoning: **M1**  
CI Ht: **24'**  
GL: **3**  
DH: **16**  
RR: **No**

Shell Rate: **\$0.65 SF/Mo**  
Office Rate: **\$0.90 SF/Mo**  
Est. NNN Rate: **\$0.22 SF/Mo**

Comments: **Five (5) ton bridge crane, insulated. Upgraded lighting, 600 amps, 277/480v 3-phase power. Upgrades to the entry coming April 2020. Market ready work underway.**

**Brian Bruininks, CCIM**  
(206) 336-5324  
[bbruininks@andoverco.com](mailto:bbruininks@andoverco.com)

**Shane Mahvi**  
(206) 336-5338  
[smahvi@andoverco.com](mailto:smahvi@andoverco.com)



**VIRTUAL TOUR**

### **Algona I Distribution Center - Ste 654**

654 Milwaukee Ave N  
Algona, WA 98001

Listing Type: **For Lease**  
Available: **See Comments**

Total SF Available: **46,947**  
Office SF: **2,934 SF**  
Divisible: **No**  
Zoning: **M1, Algona**  
CI Ht: **24'**  
GL: **2**  
DH: **4**  
RR: **Yes**

Shell Rate: ---  
Office Rate: ---  
Est. NNN Rate: ---

Comments: **Contact broker for rates. Landlord will not consider leasing Suite 654 separately unless Suites 650 & 652 have been leased beforehand.**

**Brian Bruininks, CCIM**  
(206) 336-5324  
[bbruininks@andoverco.com](mailto:bbruininks@andoverco.com)



**NEW**

### **Custom Plus Bldg**

49 37<sup>th</sup> St NW  
Auburn, WA 98001

Listing Type: **For Sale**  
Available: **Now**

Total SF Available: **44,295 SF**  
Office SF: **± 6,000 SF**  
Zoning: **M1**  
CI Ht: **24'**  
GL: **2**  
DH: **8**  
RR: **No**

Sale Price: **\$8,750,000**

Comments: **Class-A industrial warehouse. New high-quality office and building components. Stand-alone fenced loading area and yard. Attention to detail throughout. Excellent corporate headquarters for owner/user market.**

**Bruce Clarkson**  
(206) 336-5332  
[bclarkson@andoverco.com](mailto:bclarkson@andoverco.com)



### **Van Doren's Landing - Bldg B, Ste B+C+D**

22404-22416 66<sup>th</sup> Ave S  
Kent, WA 98032

Listing Type: **For Lease**  
Available: **September 1, 2020**

Total SF Available: **35,940 SF**  
Office SF: **19,612 SF**  
Divisible: **Yes**  
Zoning: **M1**  
CI Ht: **18'-22'**  
GL: **1**  
DH: **10**  
RR: **No**

Shell Rate: **\$0.75 SF/Mo**  
Office Rate: **\$0.95 SF/Mo**  
Est. NNN Rate: **\$0.33 SF/Mo**

Comments: **Includes approximately 7,373 SF 2<sup>nd</sup> floor office+500 SF of 2<sup>nd</sup> mezzanine common area. Possibly available sooner, contact brokers for more details.**

**Brian Bruininks, CCIM**  
(206) 336-5324  
[bbruininks@andoverco.com](mailto:bbruininks@andoverco.com)

**Shane Mahvi**  
(206) 336-5338  
[smahvi@andoverco.com](mailto:smahvi@andoverco.com)



### Port 106

4774 Ohio Ave S  
Seattle, WA 98134

Listing Type: **For Sublease**  
Available: **Sublease Term through 10/31/2022. Direct lease available through broker.**

Total SF Available: **26,400 SF**  
Office SF: **6,800 SF**  
Divisible: **Yes (12,000 and 14,400 SF)**  
Zoning: **IG1 U85**  
CI Ht: **16'**  
GL: **Multiple**  
DH: **Multiple**  
RR: **No**

Shell Rate: ---  
Office Rate: ---  
Est. NNN Rate: ---

Comments: **Extraordinary buildout for showroom/design offices/production/and warehouse. Contact broker for rates.**

**Bruce Clarkson**  
(206) 336-5332  
[bclarkson@andoverco.com](mailto:bclarkson@andoverco.com)



### Fraser Marine Bldg

3601 W Marginal Way SW  
Seattle, WA 98106

Listing Type: **For Sale**  
Available: **July 1, 2020**

Total SF Available: **26,887 SF**  
Office SF: ---  
Zoning: **IG2 U/85**  
CI Ht: **20'**  
GL: **7**  
DH: **1**  
RR: **Yes**

Sale Price: ---  
Comments: **Leased through June of 2020. Excellent exposure to W Marginal Way SW. Contact broker for sale price and further information.**  
**Owner/User**

**Bruce Clarkson**  
(206) 336-5332  
[bclarkson@andoverco.com](mailto:bclarkson@andoverco.com)



### Van Doren's Landing - Bldg B, Ste C+D

22404-22416 66<sup>th</sup> Ave S  
Kent, WA 98032

Listing Type: **For Lease**  
Available: **September 1, 2020**

Total SF Available: **24,786 SF**  
Office SF: **11,382 SF**  
Divisible: **Yes**  
Zoning: **M1**  
CI Ht: **18'-22'**  
GL: **1**  
DH: **6**  
RR: **No**

Shell Rate: **\$0.75 SF/Mo**  
Office Rate: **\$0.95 SF/Mo**  
Est. NNN Rate: **\$0.33 SF/Mo**

Comments: **Includes 2,567 SF 2<sup>nd</sup> floor office+portion of common area. Possibly available sooner, contact brokers for more details.**

**Brian Bruininks, CCIM**  
(206) 336-5324  
[bbruininks@andoverco.com](mailto:bbruininks@andoverco.com)

**Shane Mahvi**  
(206) 336-5338  
[smahvi@andoverco.com](mailto:smahvi@andoverco.com)



### **Van Doren's Landing - Bldg B, Ste B+C**

22404-22416 66<sup>th</sup> Ave S  
Kent, WA 98032

Listing Type: **For Lease**  
Available: **September 1, 2020**

Total SF Available: **23,549 SF**  
Office SF: **15,446 SF**  
Divisible: **Yes**  
Zoning: **M1**  
CI Ht: **22'**  
GL: **0**  
DH: **8**  
RR: **No**

Shell Rate: **\$0.75 SF/Mo**  
Office Rate: **\$0.95 SF/Mo**  
Est. NNN Rate: **\$0.33 SF/Mo**

Comments: **Includes approximately 7,373 SF 2<sup>nd</sup> floor office+500 SF of 2<sup>nd</sup> mezzanine common area. Possibly available sooner, contact brokers for more details.**

**Brian Bruininks, CCIM**  
(206) 336-5324  
[bbruininks@andoverco.com](mailto:bbruininks@andoverco.com)

**Shane Mahvi**  
(206) 336-5338  
[smahvi@andoverco.com](mailto:smahvi@andoverco.com)



### **Bloch Steel Building**

96 S Alaska St  
Seattle, WA 98134

Listing Type: **For Sale OR Lease**  
Available: **Now**

Total SF Available: **20,832 SF**  
Office SF: **448 SF**  
Divisible: **No**  
Zoning: **IG1 U85**  
CI Ht: **28'**  
GL: **1**  
DH: **0**  
RR: **No**

Shell Rate: **\$1.00 SF/Mo**  
Office Rate: **\$1.00 SF/Mo**  
Est. NNN Rate: **---**

Comments: **Highly visible from 1<sup>st</sup> Ave S. Easily accessible to all the major freeways. Contact broker for sale price and/or rates.**

**Bruce Clarkson**  
(206) 336-5332  
[bclarkson@andoverco.com](mailto:bclarkson@andoverco.com)



### **M-3 Business Center - Bldg B**

1000 Andover Park E  
Tukwila, WA 98188

Listing Type: **For Lease**  
Available: **Now**

Total SF Available: **16,000 SF**  
Office SF: **BTS**  
Divisible: **12,000 SF**  
Zoning: **TUC**  
CI Ht: **16'**  
GL: **11**  
DH: **0**  
RR: **No**

Shell Rate: **\$0.75 SF/Mo**  
Office Rate: **\$1.05 SF/Mo**  
Est. NNN Rate: **\$0.22 SF/Mo**

Comments: **Excellent exposure to Andover Park East. Minutes away from Westfield Southcenter Mall.**

**George Rockwell, SIOR**  
(206) 679-7625  
[grockwell@andoverco.com](mailto:grockwell@andoverco.com)



### **East Park - Ste A**

4530 B St NW  
Auburn, WA 98001

Listing Type: **For Sublease**  
Available: **Now**

Total SF Available: **14,886 SF**  
Office SF: **1,275 SF**  
Divisible: **No**  
Zoning: **M1**  
CI Ht: **24'**  
GL: **3**  
DH: **3**  
RR: **No**

Shell Rate: ---  
Office Rate: ---  
Est. NNN Rate: ---

Comments: **Sublease through 10/31/2022. Drive-thru loading capability. End cap with abundant parking. Contact brokers for rates.**

**Brian Bruininks, CCIM**  
(206) 336-5324  
[bbruininks@andoverco.com](mailto:bbruininks@andoverco.com)

**Shane Mahvi**  
(206) 336-5338  
[smahvi@andoverco.com](mailto:smahvi@andoverco.com)



### **Prologis Park Renton - Renton 6**

720 Thomas Ave SW  
Renton, WA 98057

Listing Type: **For Lease**  
Available: **Now**

Total SF Available: **14,400 SF**  
Office SF: **1,468 SF**  
Divisible: **No**  
Zoning: **LI**  
CI Ht: **22'**  
GL: **0**  
DH: **4**  
RR: **No**

Shell Rate: ---  
Office Rate: ---  
Est. NNN Rate: ---

Comments: **Landlord to install LED lighting, no city of Seattle B&O tax. North of I-405. Great freeway access. Contact broker for rates.**

**Brian Bruininks, CCIM**  
(206) 336-5324  
[bbruininks@andoverco.com](mailto:bbruininks@andoverco.com)



### **Van Doren's Landing - Bldg C**

22613 66<sup>th</sup> Ave S  
Kent, WA 98032

Listing Type: **For Lease**  
Available: **September 1, 2020**

Total SF Available: **13,741 SF**  
Office SF: **5,700 SF**  
Divisible: **No**  
Zoning: **M1**  
CI Ht: **18'**  
GL: **1**  
DH: **2**  
RR: **No**

Shell Rate: **\$0.75 SF/Mo**  
Office Rate: **\$0.95 SF/Mo**  
Est. NNN Rate: **\$0.33 SF/Mo**

Comments: **Professional business environment. Centrally located with access to all major freeways. Possibly available sooner, contact brokers for more details.**

**Brian Bruininks, CCIM**  
(206) 336-5324  
[bbruininks@andoverco.com](mailto:bbruininks@andoverco.com)

**Shane Mahvi**  
(206) 336-5338  
[smahvi@andoverco.com](mailto:smahvi@andoverco.com)



**North Valley Business  
Park**

17640 W Valley Hwy  
Tukwila, WA 98188

Listing Type: **For Lease**  
Available: **Now**

Total SF Available: **13,484 SF**  
Office SF: **863 SF**  
Divisible: **No**  
Zoning: **C/LI**  
CI Ht: **24'**  
GL: **3**  
DH: **4**  
RR: **No**

Shell Rate: ---  
Office Rate: ---  
Est. NNN Rate: ---

Comments: **Prime North Kent  
Valley Location on West  
Valley Highway. Contact  
broker for rental rates.**

**George Rockwell, SIOR**  
(206) 679-7625  
[grockwell@andoverco.com](mailto:grockwell@andoverco.com)



**Van Doren's Landing -  
Bldg B, Ste C**

22404-22416 66<sup>th</sup> Ave S  
Kent, WA 98032

Listing Type: **For Lease**  
Available: **September 1, 2020**

Total SF Available: **12,395 SF**  
Office SF: **6,462 SF**  
Divisible: **No**  
Zoning: **M1**  
CI Ht: **22'**  
GL: **0**  
DH: **4**  
RR: **No**

Shell Rate: **\$0.75 SF/Mo**  
Office Rate: **\$0.95 SF/Mo**  
Est. NNN Rate: **\$0.33 SF/Mo**

Comments: **Climate controlled  
warehouse/assembly/  
production/R&D space.  
Possibly available sooner,  
contact brokers for more  
details.**

**Brian Bruininks, CCIM**  
(206) 336-5324  
[bbruininks@andoverco.com](mailto:bbruininks@andoverco.com)

**Shane Mahvi**  
(206) 336-5338  
[smahvi@andoverco.com](mailto:smahvi@andoverco.com)



**Van Doren's Landing -  
Bldg B, Ste D**

22404-22416 66<sup>th</sup> Ave S  
Kent, WA 98032

Listing Type: **For Lease**  
Available: **September 1, 2020**

Total SF Available: **12,391 SF**  
Office SF: **4,166 SF**  
Divisible: **No**  
Zoning: **M1**  
CI Ht: **18'-22'**  
GL: **1**  
DH: **2**  
RR: **No**

Shell Rate: **\$0.75 SF/Mo**  
Office Rate: **\$0.95 SF/Mo**  
Est. NNN Rate: **\$0.33 SF/Mo**

Comments: **South-end of  
building. Mix of open area  
and private offices. Possibly  
available sooner, contact  
brokers for more details.**

**Brian Bruininks, CCIM**  
(206) 336-5324  
[bbruininks@andoverco.com](mailto:bbruininks@andoverco.com)

**Shane Mahvi**  
(206) 336-5338  
[smahvi@andoverco.com](mailto:smahvi@andoverco.com)



**Van Doren's Landing -  
Bldg B, Ste B**

22404-22416 66<sup>th</sup> Ave S  
Kent, WA 98032

Listing Type: **For Lease**  
Available: **September 1, 2020**

Total SF Available: **11,154 SF**  
Office SF: **8,230 SF**  
Divisible: **No**  
Zoning: **M1**  
CI Ht: **22'**  
GL: **0**  
DH: **4**  
RR: **No**

Shell Rate: **\$0.75 SF/Mo**  
Office Rate: **\$0.95 SF/Mo**  
Est. NNN Rate: **\$0.33 SF/Mo**  
  
Comments: **Climate controlled  
warehouse/assembly/  
production/R&D space.  
Possibly available sooner,  
contact brokers for more  
details.**

**Brian Bruininks, CCIM**  
(206) 336-5324  
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**Shane Mahvi**  
(206) 336-5338  
[smahvi@andoverco.com](mailto:smahvi@andoverco.com)



**VM Building**

11208 62<sup>nd</sup> Ave E  
Puyallup, WA 98373

Listing Type: **For Sale**  
Available: **Now**

Total SF Available: **11,000 SF**  
Office SF: **8,000 SF**  
Divisible: **No**  
Zoning: **CE**  
CI Ht: **24'**  
GL: **1**  
DH: **0**  
RR: **No**

Sale Price: **\$1,499,000**  
  
Comments: **Flexible  
reconfiguration opportunity!  
Space currently includes ±  
2,200 SF of warehouse, ±  
800 SF of production, and  
± 8,000 SF of office. See  
Marketing Brochure for the  
Proposed Reconfiguration.**

**Brian Bruininks, CCIM**  
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**Shane Mahvi**  
(206) 336-5338  
[smahvi@andoverco.com](mailto:smahvi@andoverco.com)



**Park 76**

22423 76<sup>th</sup> Ave S  
Kent, WA 98032

Listing Type: **For Lease**  
Available: **September 1, 2020**

Total SF Available: **10,950 SF**  
Office SF: **1,200 SF**  
Zoning: **M3**  
CI Ht: **20'**  
GL: **1**  
DH: **2**  
RR: **No**

Shell Rate: **\$0.80 SF/Mo**  
Office Rate: **---**  
Est. NNN Rate: **\$0.185 SF/Mo**  
  
Comments: **Central location  
in Kent. Fully sprinklered.**

**Dave Dunn, CCIM**  
(206) 336-5326  
[ddunn@andoverco.com](mailto:ddunn@andoverco.com)





### Dowell Building

760 N Central Ave  
Kent, WA 98032

Listing Type: **For Lease OR  
Sale**

Available: **Now**

Total SF Available: **8,380 SF**

Office SF: ---

Divisible: **No**

Zoning: **GCMU**

Cl Ht: ---

GL: ---

DH: ---

RR: **No**

Shell Rate: ---

Office Rate: ---

Est. NNN Rate: ---

Comments: **8,380 SF  
industrial building situated  
on 1.5 acres of lit yard.  
Contact broker for more  
details.**

**Dave Baumer**

(206) 948-8779

[dbaumer@andoverco.com](mailto:dbaumer@andoverco.com)



### Cumberland Industrial Center

6839 S 220<sup>th</sup> St  
Kent, WA 98032

Listing Type: **For Sublease**

Available: **Now**

Total SF Available: **7,344 SF**

Office SF: **788 SF**

Divisible: **No**

Zoning: **M1**

Cl Ht: **16'**

GL: **2**

DH: **0**

RR: **No**

Shell Rate: **\$0.66 SF/Mo**

Office Rate: ---

Est. NNN Rate: **\$0.27 SF/Mo**

Comments: **Industrial/  
flex manufacturing space  
located on West Valley  
Highway. Current lease  
expires 01/31/2021.**

**Shane Crook**

(206) 579-1149

[scrook@andoverco.com](mailto:scrook@andoverco.com)

**Dave Baumer**

(206) 948-8779

[dbaumer@andoverco.com](mailto:dbaumer@andoverco.com)



### 17750 West Valley Highway

17750 W Valley Hwy  
Tukwila, WA 98188

Listing Type: **For Lease**

Available: **Now**

Total SF Available: **6,960 SF**

Office SF: ---

Divisible: **Yes**

Zoning: **C/LI**

Cl Ht: **26'-28'**

GL: **0**

DH: **0**

RR: **No**

Shell Rate: ---

Office Rate: ---

Est. NNN Rate: ---

Comments: **Mezzanine office  
and storage assembly space.  
Divisible to 4,110 SF and  
2,950 SF. Contact rboker for  
lease rates.**

**George Rockwell, SIOR**

(206) 679-7625

[grockwell@andoverco.com](mailto:grockwell@andoverco.com)



**Thermal Supply Bldg -  
Unit 2**

5467 Pacific Fern Dr  
Ferndale, WA 98248

Listing Type: **For Lease**  
Available: **Mid 2020**

Total SF Available: **5,852 SF**  
Office SF: **BTS**  
Divisible: **No**  
Zoning: ---  
CI Ht: **23'-28'**  
GL: **1**  
DH: **0**  
RR: **No**

Shell Rate: ---  
Office Rate: ---  
Est. NNN Rate: ---  
Comments: **New construction. Build to suit office available. Contact broker for rates.**

**Jake Monroe**  
(206) 357-5482  
[jmonroe@andoverco.com](mailto:jmonroe@andoverco.com)



**Builders Millwork  
Buildings - Bldg B**

2310 112<sup>th</sup> St SW  
Everett, WA 98204

Listing Type: **For Lease**  
Available: **Now**

Total SF Available: **4,900 SF**  
Office SF: ---  
Divisible: **No**  
Zoning: **BP**  
CI Ht: **16'**  
GL: ---  
DH: ---  
RR: **No**

Shell Rate: ---  
Office Rate: ---  
Est. NNN Rate: ---  
Comments: **Clear-span warehouse. Conveniently located near Hwy-99 and Paine Field. Contact broker for more details/rates.**

**George Rockwell, SIOR**  
(206) 679-7625  
[grockwell@andoverco.com](mailto:grockwell@andoverco.com)



**Kent West Corporate  
Park - Bldg A**

22009 68<sup>th</sup> Ave S  
Kent, WA 98032

Listing Type: **For Lease**  
Available: **Now**

Total SF Available: **4,000 SF**  
Office SF: **500 SF**  
Divisible: **No**  
Zoning: **M1**  
CI Ht: **14'**  
GL: **1**  
DH: **1**  
RR: **No**

Shell Rate: **\$0.85 SF/Mo**  
Office Rate: **\$0.95 SF/Mo**  
Est. NNN Rate: **\$0.24/Mo**  
Comments: **Frontage on West Valley Highway. Rare small dock and grade level space.**

**Brian Bruininks, CCIM**  
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**Shane Mahvi**  
(206) 336-5338  
[smahvi@andoverco.com](mailto:smahvi@andoverco.com)



**O'Brien Commerce  
Center - Ste 127**

7405 S 212<sup>th</sup> St  
Kent, WA 98032

Listing Type: **For Lease**  
Available: **Now**

Total SF Available: **2,645 SF**  
Office SF: **282 SF**  
Divisible: **No**  
Zoning: **M3**  
Cl Ht: **16'**  
GL: **4**  
DH: **0**  
RR: **No**

Shell Rate: **\$0.95 SF/Mo**  
Office Rate: ---  
Est. NNN Rate: **\$0.29 SF/Mo**  
Comments: **Incredibly rare industrial space centrally located, 50-yard line in Kent; the project supports a wide variety of tenants and uses.**

**Shane Mahvi**  
(206) 336-5338  
[smahvi@andoverco.com](mailto:smahvi@andoverco.com)

**Jeff Crane**  
(206) 336-5336  
[jcrane@andoverco.com](mailto:jcrane@andoverco.com)

**Jake Monroe**  
(206) 357-5482  
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**Brian Bruininks, CCIM**  
(206) 336-5324  
[bbruininks@andoverco.com](mailto:bbruininks@andoverco.com)



**O'Brien Commerce  
Center - Ste 115**

7405 S 212<sup>th</sup> St  
Kent, WA 98032

Listing Type: **For Lease**  
Available: **September 1, 2020**

Total SF Available: **2,075 SF**  
Office SF: **330 SF**  
Divisible: **No**  
Zoning: **M3**  
Cl Ht: **16'**  
GL: **2**  
DH: **0**  
RR: **No**

Shell Rate: **\$0.95 SF/Mo**  
Office Rate: ---  
Est. NNN Rate: **\$0.29 SF/Mo**  
Comments: **Incredibly rare industrial space centrally located, 50-yard line in Kent; the project supports a wide variety of tenants and uses.**

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**Campus Park - Bldg 2,  
Ste 203**

1020 S 344<sup>th</sup> St  
Federal Way, WA 98003

Listing Type: **For Lease**  
Available: **Now**

Total SF Available: **2,047 SF**  
Office SF: **592 SF**  
Divisible: **No**  
Zoning: **BP**  
Cl Ht: **14'**  
GL: **1**  
DH: **0**  
RR: **No**

Shell Rate: **\$0.85 SF/Mo**  
Office Rate: ---  
Est. NNN Rate: **\$0.30 SF/Mo**  
Comments: **Ideal for light manufacturing and distribution with small office.**

**Arne Svendsen**  
(206) 336-5331  
[asvendsen@andoverco.com](mailto:asvendsen@andoverco.com)



**Campus Park - Bldg 2,  
Ste 205**

1020 S 344<sup>th</sup> St  
Federal Way, WA 98003

Listing Type: **For Lease**  
Available: **Now**

Total SF Available: **2,044 SF**  
Office SF: **690 SF**  
Divisible: **No**  
Zoning: **BP**  
Cl Ht: **14'**  
GL: **1**  
DH: **0**  
RR: **No**

Shell Rate: **\$0.85 SF/Mo**  
Office Rate: ---  
Est. NNN Rate: **\$0.30 SF/Mo**

Comments: **Ideal for  
light manufacturing and  
distribution with small  
office.**

**Arne Svendsen**  
(206) 336-5331  
[asvendsen@andoverco.com](mailto:asvendsen@andoverco.com)



**Park 222 - Bldg A**

22222 84<sup>th</sup> Ave S  
Kent, WA 98032

Listing Type: **Pending**  
Available: **Now**

Total SF Available: **1,750 SF**  
Office SF: **750 SF**  
Zoning: **M1C**  
Cl Ht: **14'**  
GL: **1**  
DH: **0**  
RR: **No**

Shell Rate: **\$0.82 SF/Mo**  
Office Rate: **\$1.00 SF/Mo**  
Est. NNN Rate: **\$0.29 SF/Mo**

Comments: **Abundant  
parking. Near freeway  
interchange of SR-167 and S  
288<sup>th</sup> St.**

**Dave Dunn, CCIM**  
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