CenterPointe
BUSINESS PARK

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 72nd Ave S, Kent, WA 98032 (at the intersection of 72nd Ave S and S 180th 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

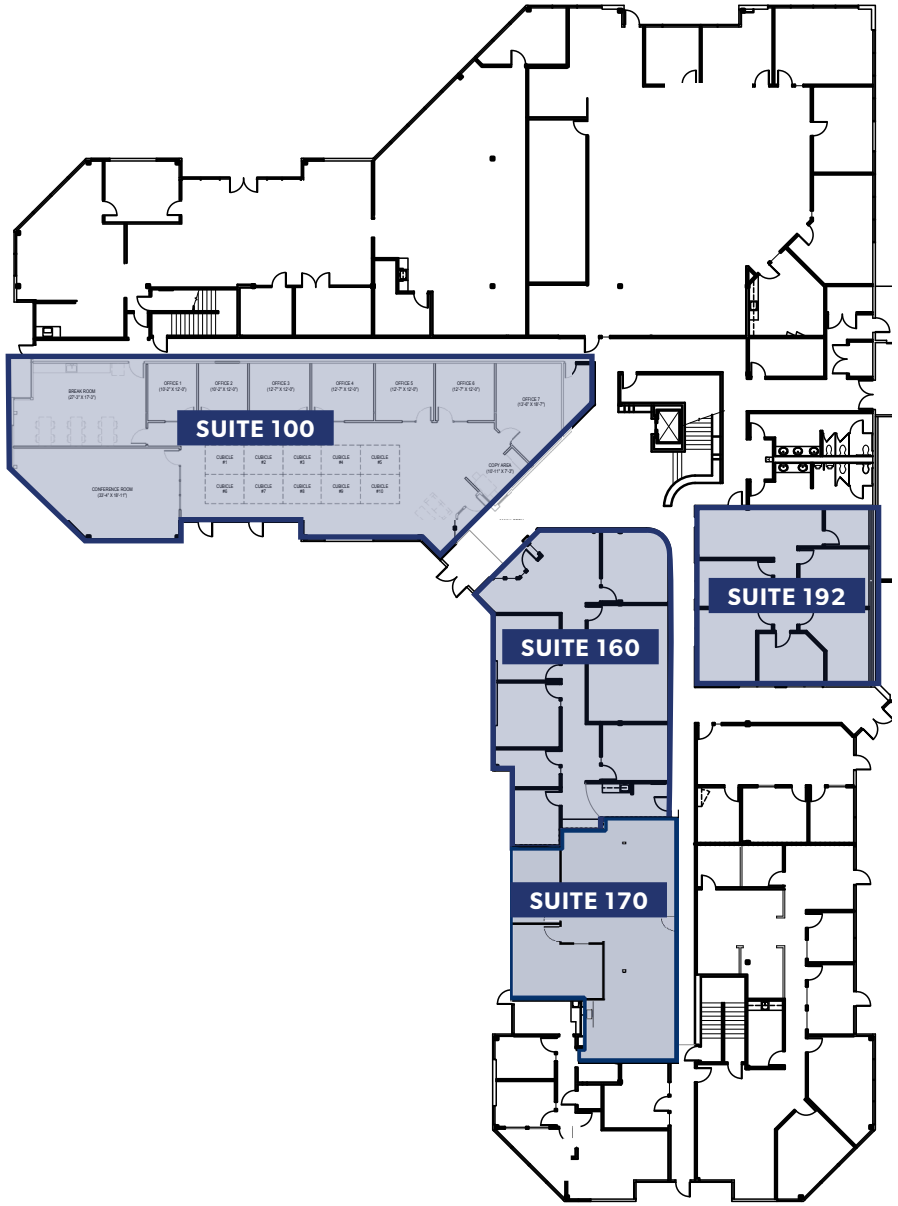
Available Office Spaces

SUITE	RENTABLE SF	RENTAL RATE/RSF (NNN)	COMMENTS
100	4,333	$17.00 RSF/YR, NNN	• 7 Private offices • Lunch room • Large conference room • Large open work area • Available 2nd Quarter 2026
160	2,579	$17.00 RSF/YR, NNN	• 6 Private offices • 1 Conference room • Kitchenette • Available Now
170	1,591	$17.00 RSF/YR, NNN	• 2 Private offices • Kitchenette • Large open work area • Available Now
160 & 170 (combined)	4,105	$17.00 RSF/YR, NNN	• 8 Private offices • 1 Conference room • 2 Kitchenettes • Large open work are • Available Now
192	1,591	$17.00 RSF/YR, NNN	• 5 Private offices • Kitchenette • Reception • Available now
200	4,246	$17.00 RSF/YR, NNN	• 4 Private offices • Reception • Lunch room • 2nd floor territorial views • Available now
201	4,949 (divisible)	$17.00 RSF/YR, NNN	• 2 Private offices • Large lunch room • Available now
206	1,150	$17.00 RSF/YR, NNN	• 2 Private offices • Open work area • Available now

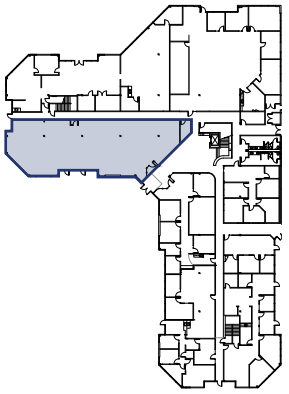
Available Office Spaces

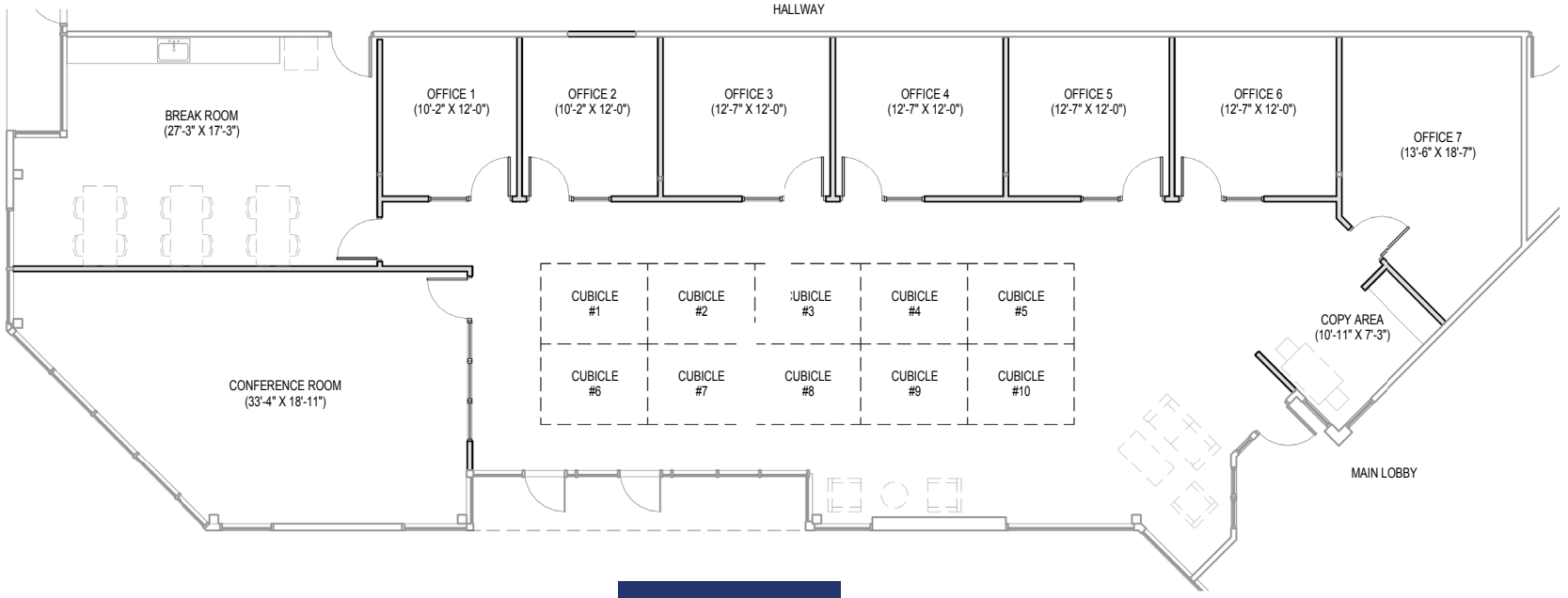
SUITE	RENTABLE SF	RENTAL RATE/RSF (NNN)	COMMENTS
208	4,040	$17.00 RSF/YR, NNN	• 9 Private offices • 1 Conference room • Lunch room to be provided • Large open work area • Available 4th quarter 2025
201 + 206 + 208	10,139	$17.00 RSF/YR, NNN	• 12 Private offices • 2 Conference rooms • Lunch room • Large open work areas • Available 4th quarter 2025

Available Spaces - 1st Floor



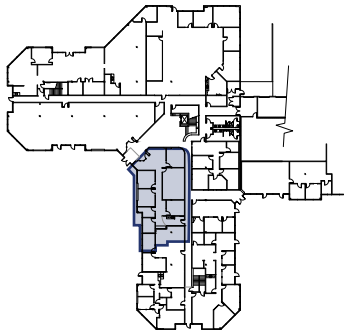
1st Floor - Suite 100

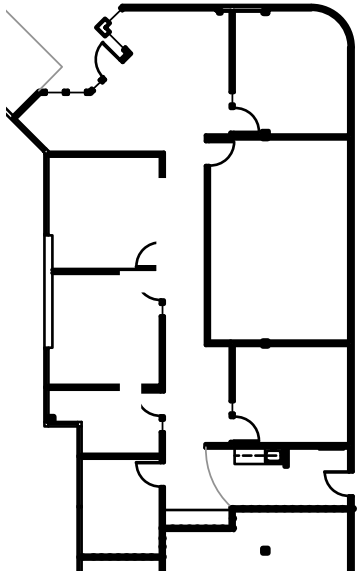




4,333 RSF

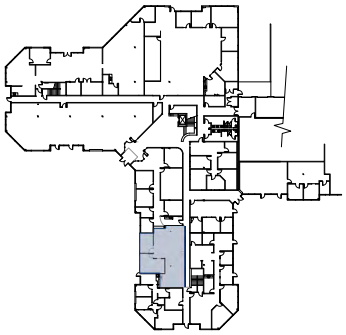
1st Floor - Suite 160

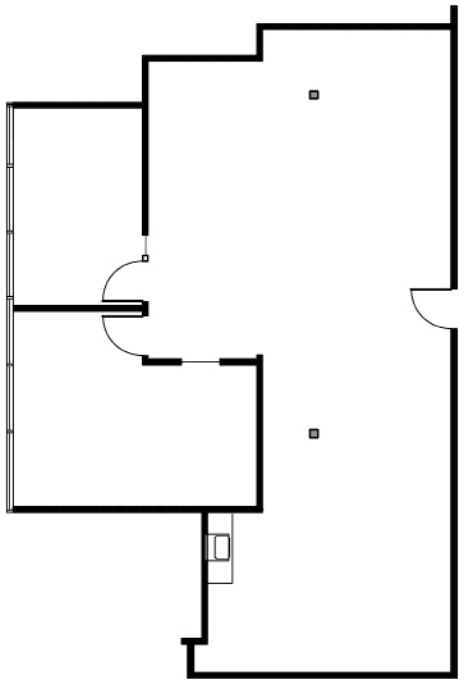




2,579 RSF

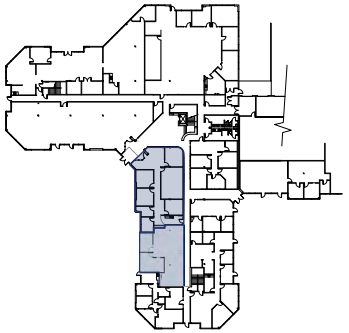
1st Floor - Suite 170

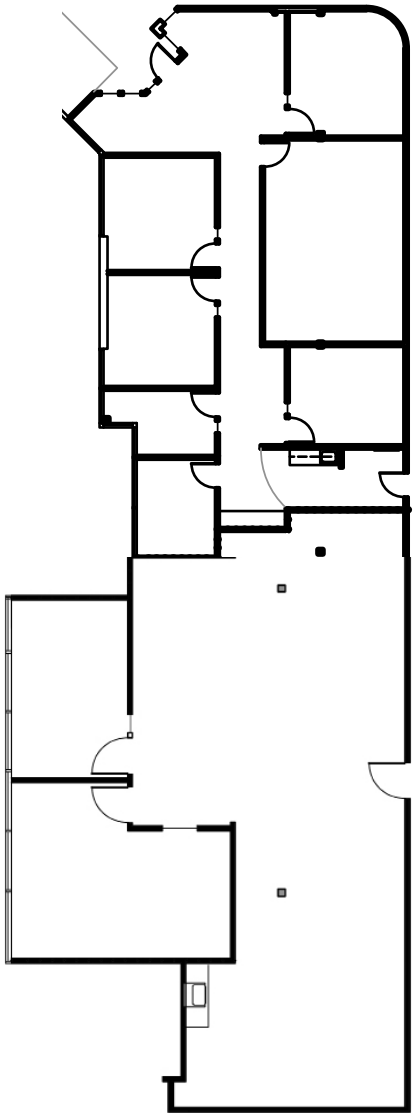




1,526 RSF

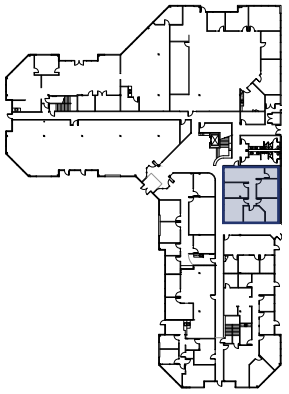
1st Floor - Suites 160 & 170 Combined

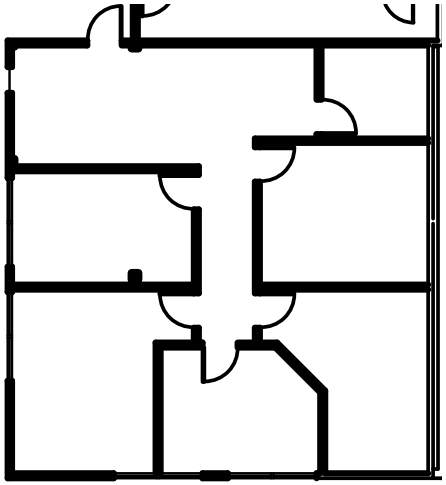




4,105 RSF

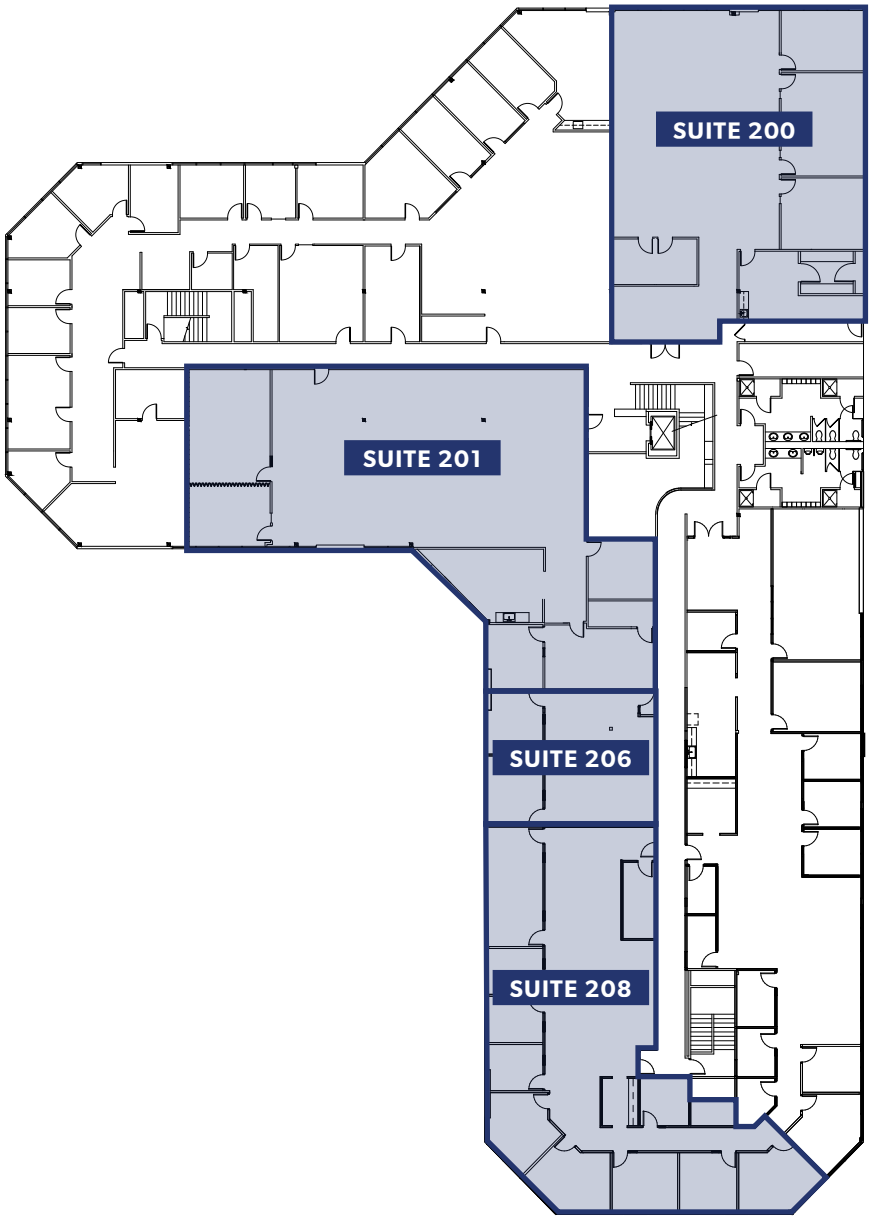
1st Floor - Suite 192



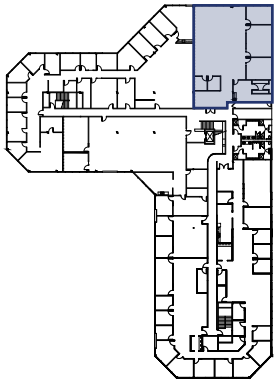


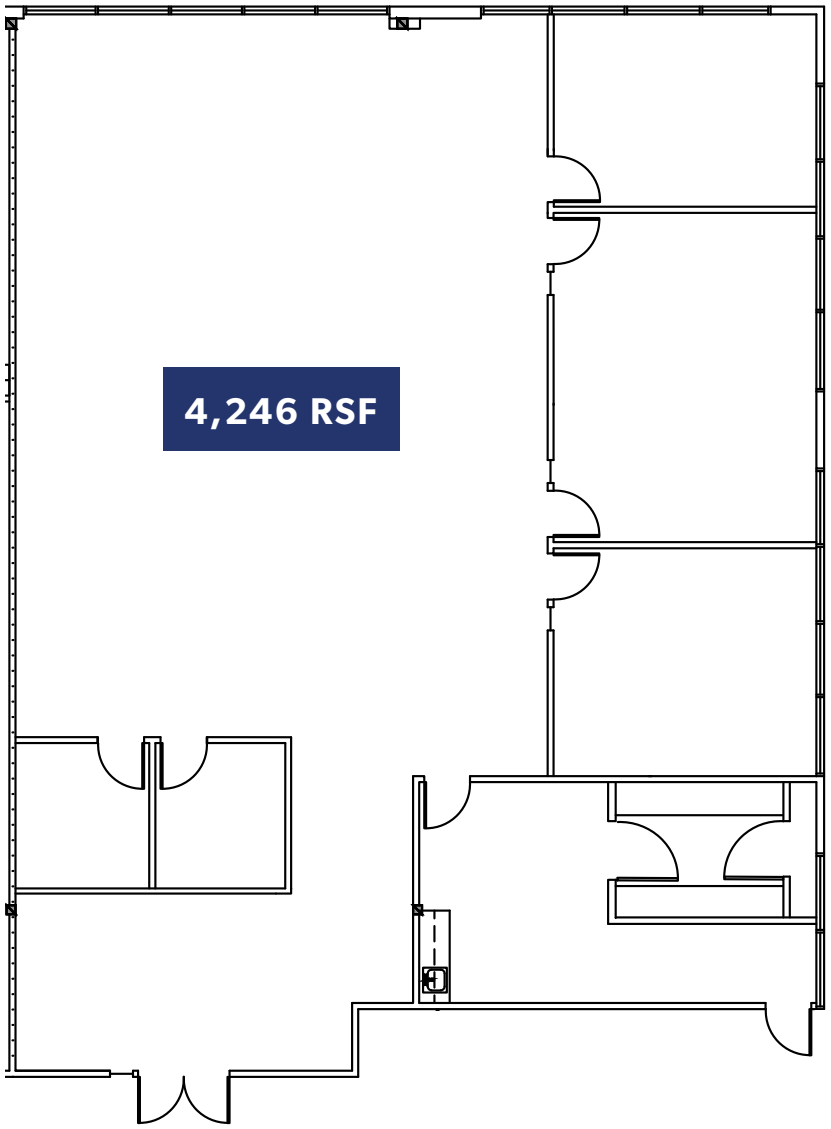
1,591 RSF

Available Spaces - 2nd Floor

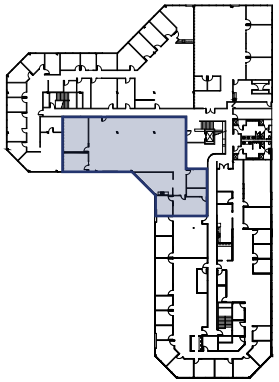


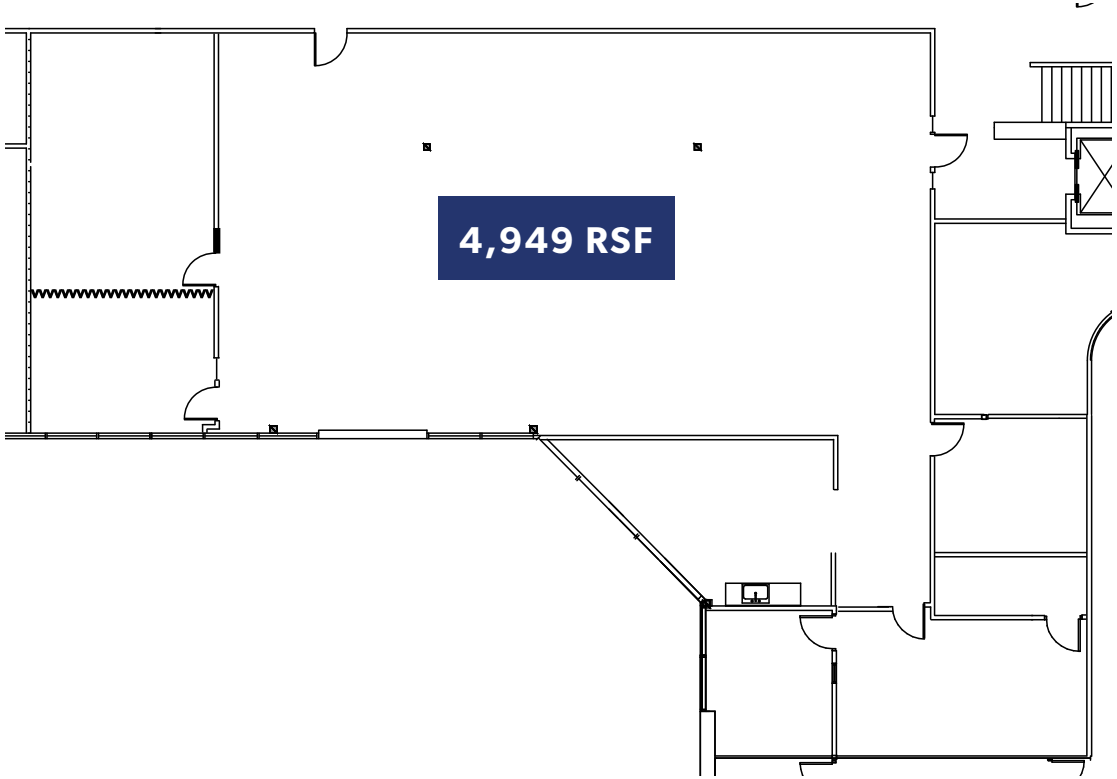
2nd Floor - Suite 200



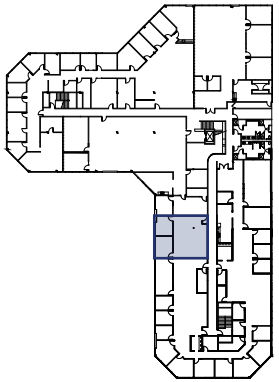


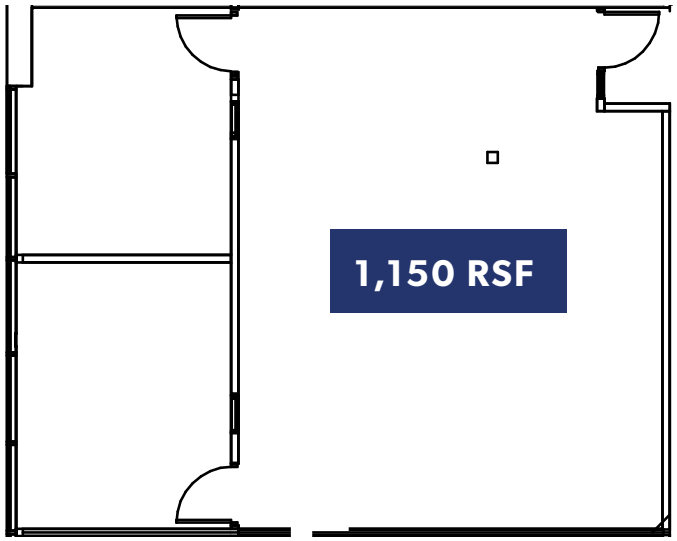
2nd Floor - Suite 201



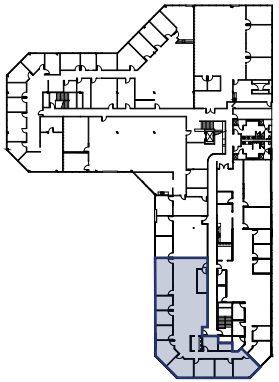


2nd Floor - Suite 206

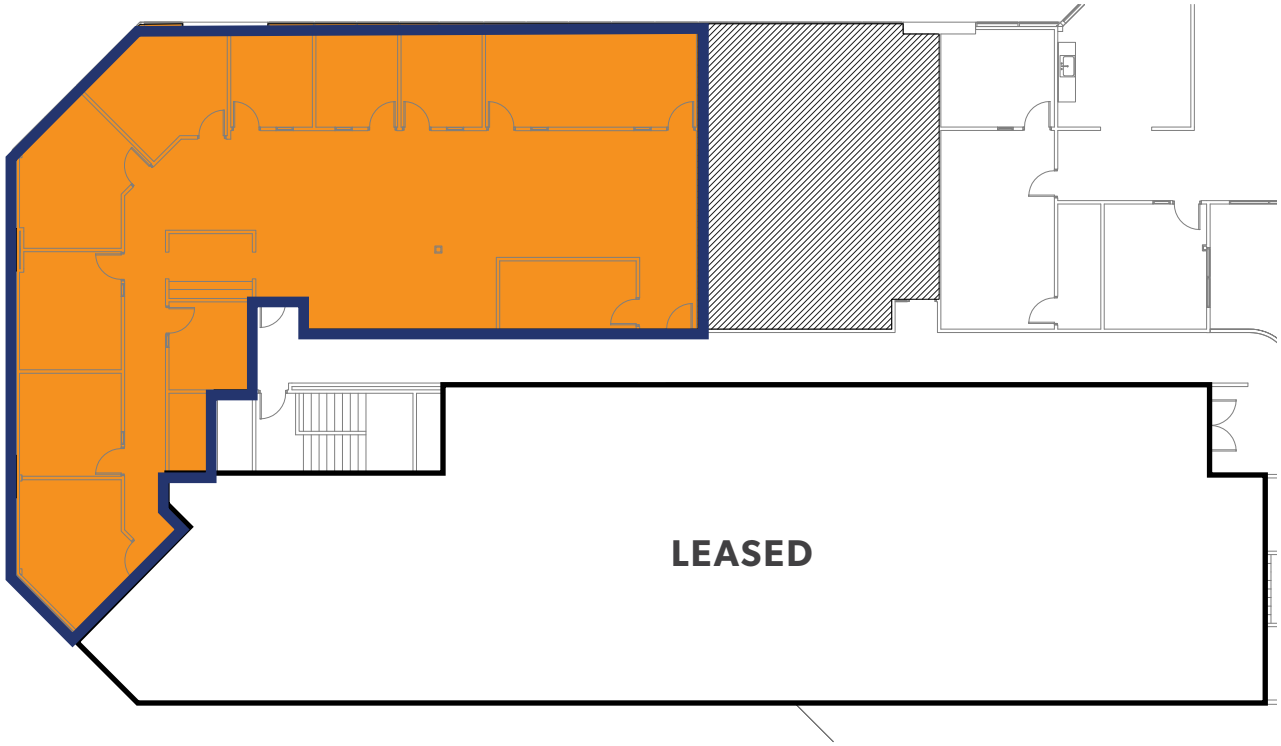




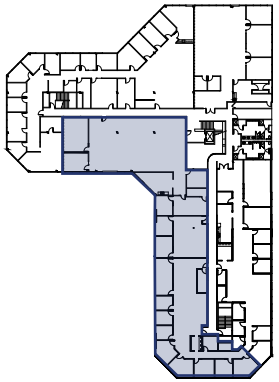
2nd Floor - Suite 208

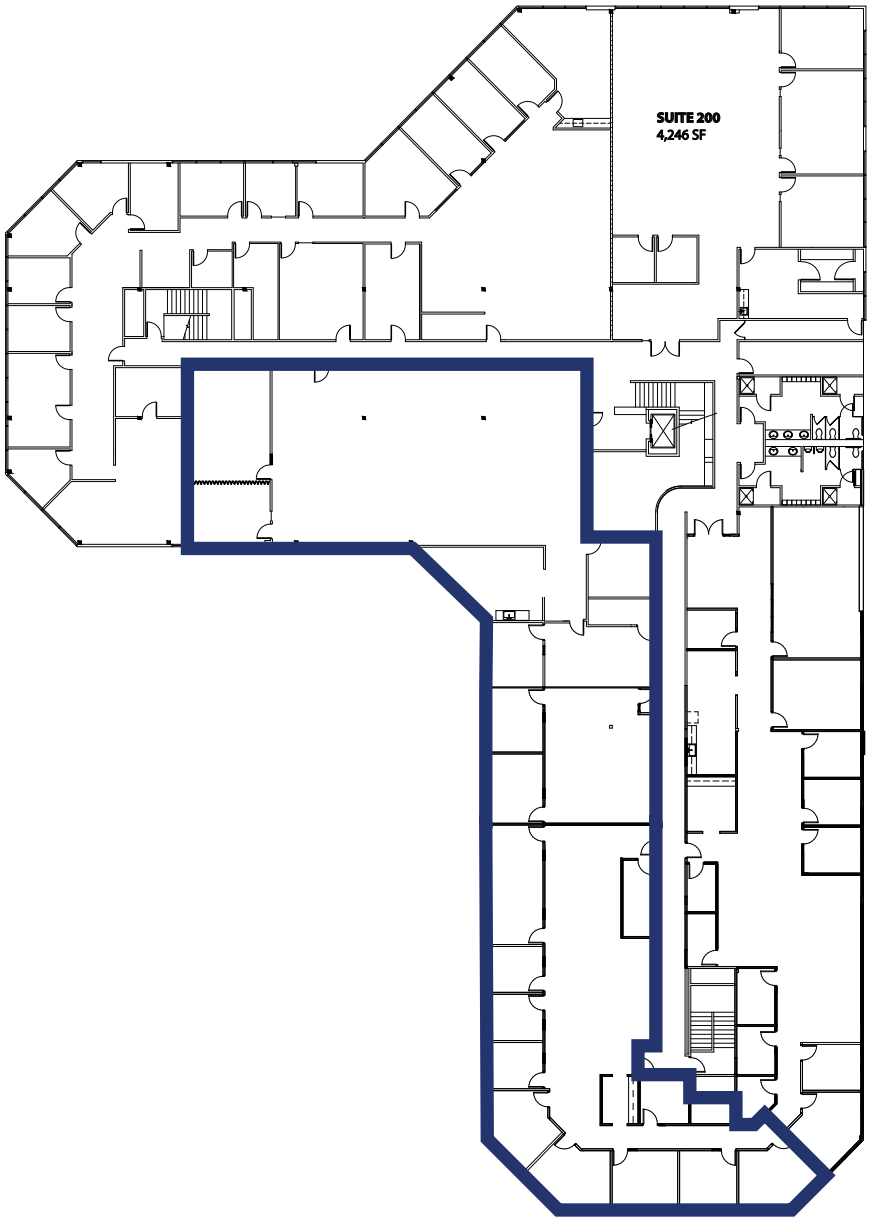


4,040 RSF



2nd Floor - Suite 201 + 206 + 208





10,139 RSF

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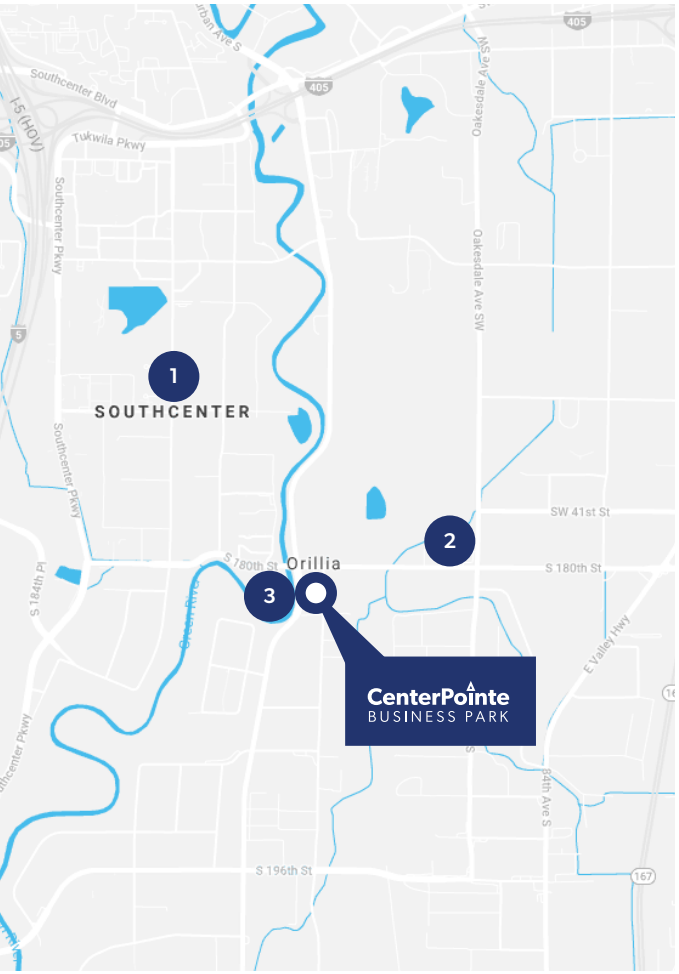
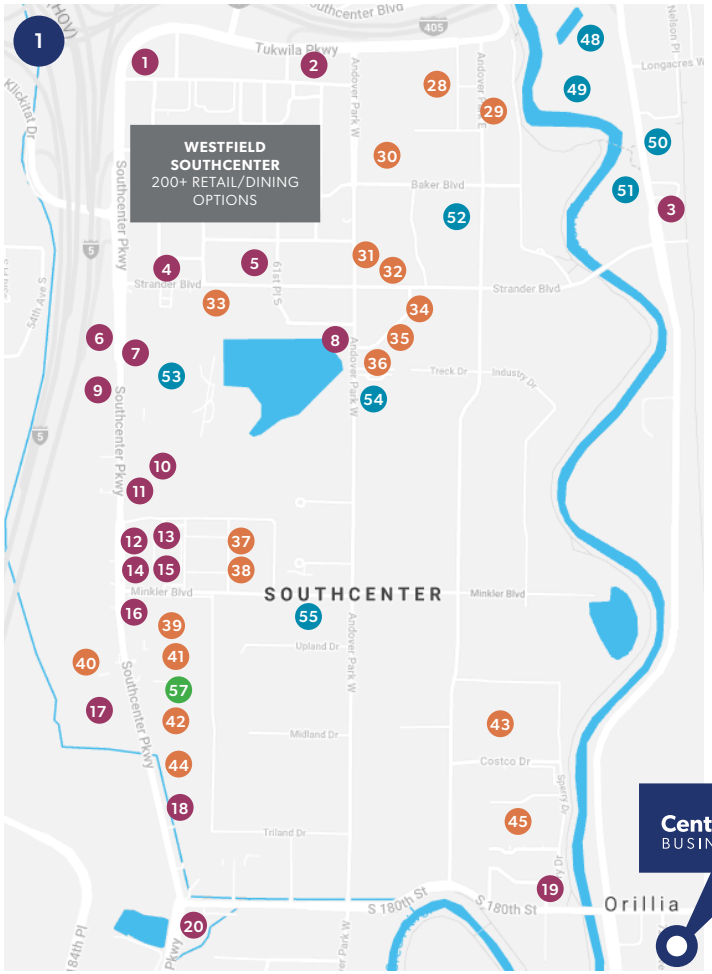
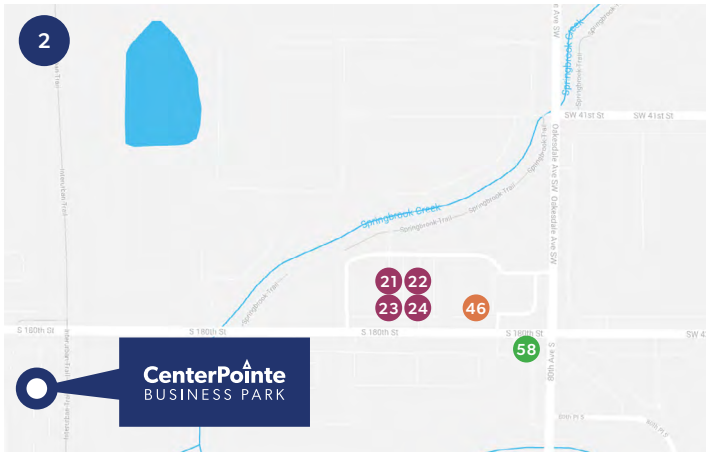
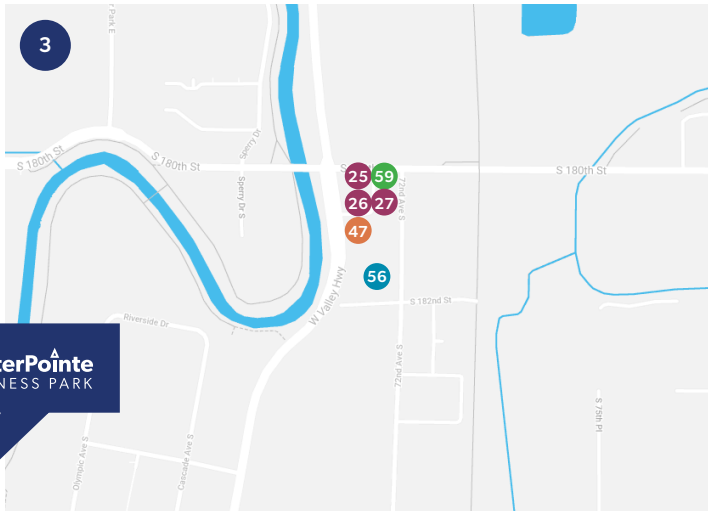
Area Amenities









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

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

Adjacent to the Interurban Trail

THE ANDOVER COMPANY, INC.
CORFAC INTERNATIONAL

MIKE HEMPHILL
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