

# CenterPointe

BUSINESS PARK

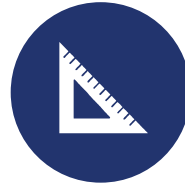


18000



THE ANDOVER  
COMPANY, INC.

CORFAC INTERNATIONAL



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 180<sup>TH</sup> 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

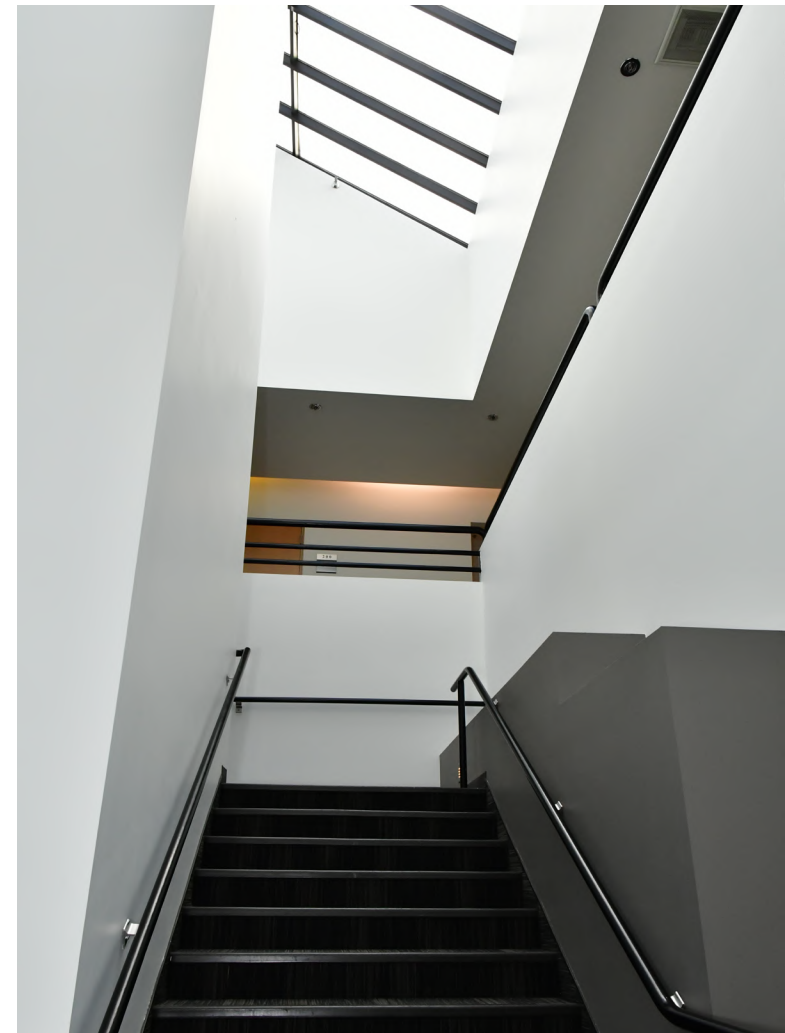
# Information Sheet

<b>Building Size</b>	102,000 SF	
<b>Location</b>	18000 72 <sup>nd</sup> Ave S, Kent, WA 98032 (at the intersection of 72 <sup>nd</sup> Ave S and S 180 <sup>th</sup> St)	
<b>Communications Available</b>	State-of-the-art telecommunication service provided through CenturyLink (including CenturyLink Fiber) and Comcast Business Cable Service.	
<b>Operating Expenses</b>	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.	
<b>HVAC and Janitorial</b>	Janitorial services provided 5 days per week. Typical HVAC hours are 7 AM to 6 PM weekdays, 8 AM to 1 PM Saturdays.	
<b>Transit</b>	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.	
<b>Current Tenants Include</b>	Burlington Environmental/Stericycle, The PPI Group, Pharmerica, Zonar Systems, Ceco Concrete Construction & Legend Data Systems	
<b>Distance To</b>	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	<ul style="list-style-type: none"> <li>• 7 Private offices</li> <li>• Lunch room</li> <li>• Large conference room</li> <li>• Large open work area</li> <li>• Available 2nd Quarter 2026</li> </ul>
160	2,579	\$17.00 RSF/YR, NNN	<ul style="list-style-type: none"> <li>• 6 Private offices</li> <li>• 1 Conference room</li> <li>• Kitchenette</li> <li>• Available Now</li> </ul>
170	1,591	\$17.00 RSF/YR, NNN	<ul style="list-style-type: none"> <li>• 2 Private offices</li> <li>• Kitchenette</li> <li>• Large open work area</li> <li>• Available Now</li> </ul>
160 & 170 (combined)	4,105	\$17.00 RSF/YR, NNN	<ul style="list-style-type: none"> <li>• 8 Private offices</li> <li>• 1 Conference room</li> <li>• 2 Kitchenettes</li> <li>• Large open work area</li> <li>• Available Now</li> </ul>
200	4,246	\$17.00 RSF/YR, NNN	<ul style="list-style-type: none"> <li>• 4 Private offices</li> <li>• Reception</li> <li>• Lunch room</li> <li>• 2nd floor territorial views</li> <li>• Available now</li> </ul>
201	4,949 (divisible)	\$17.00 RSF/YR, NNN	<ul style="list-style-type: none"> <li>• 2 Private offices</li> <li>• Large lunch room</li> <li>• Available now</li> </ul>
206	1,150	\$17.00 RSF/YR, NNN	<ul style="list-style-type: none"> <li>• 2 Private offices</li> <li>• Open work area</li> <li>• Available now</li> </ul>

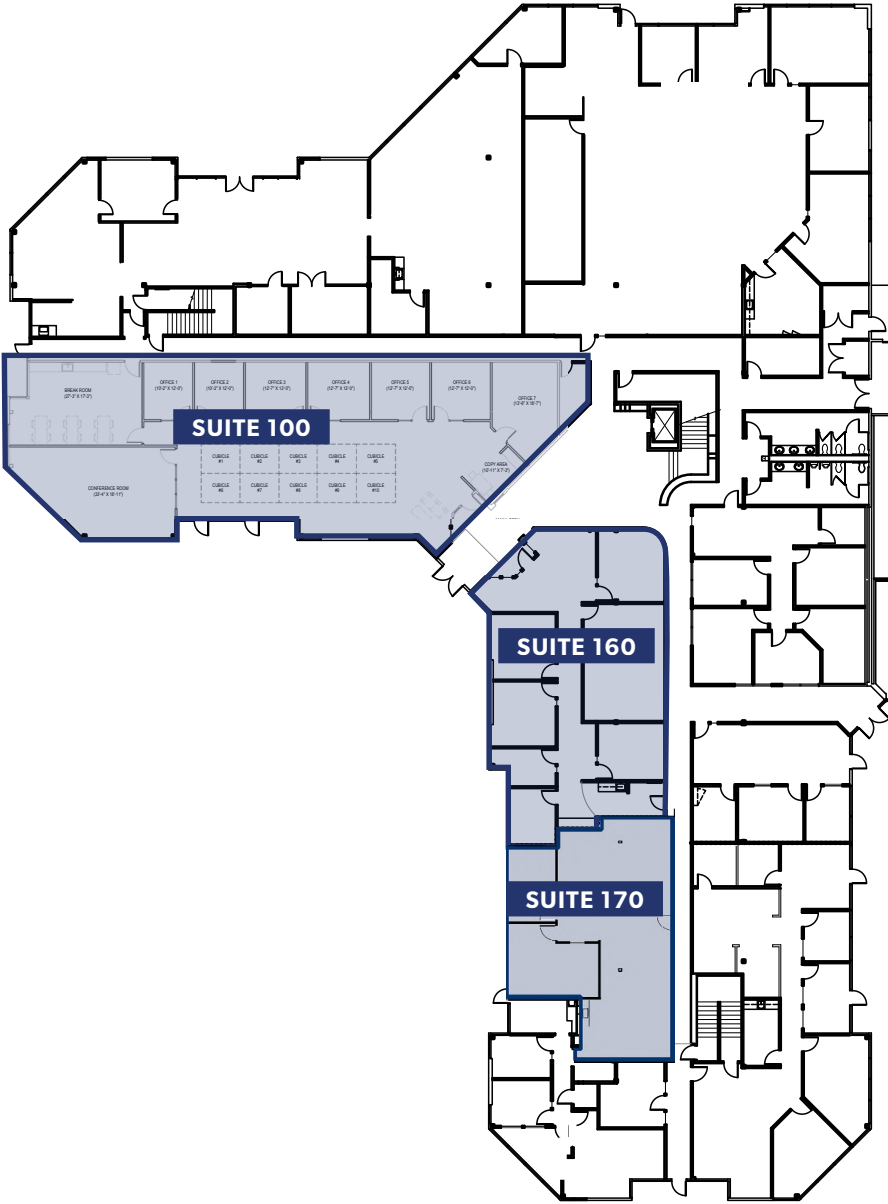


# Available Office Spaces

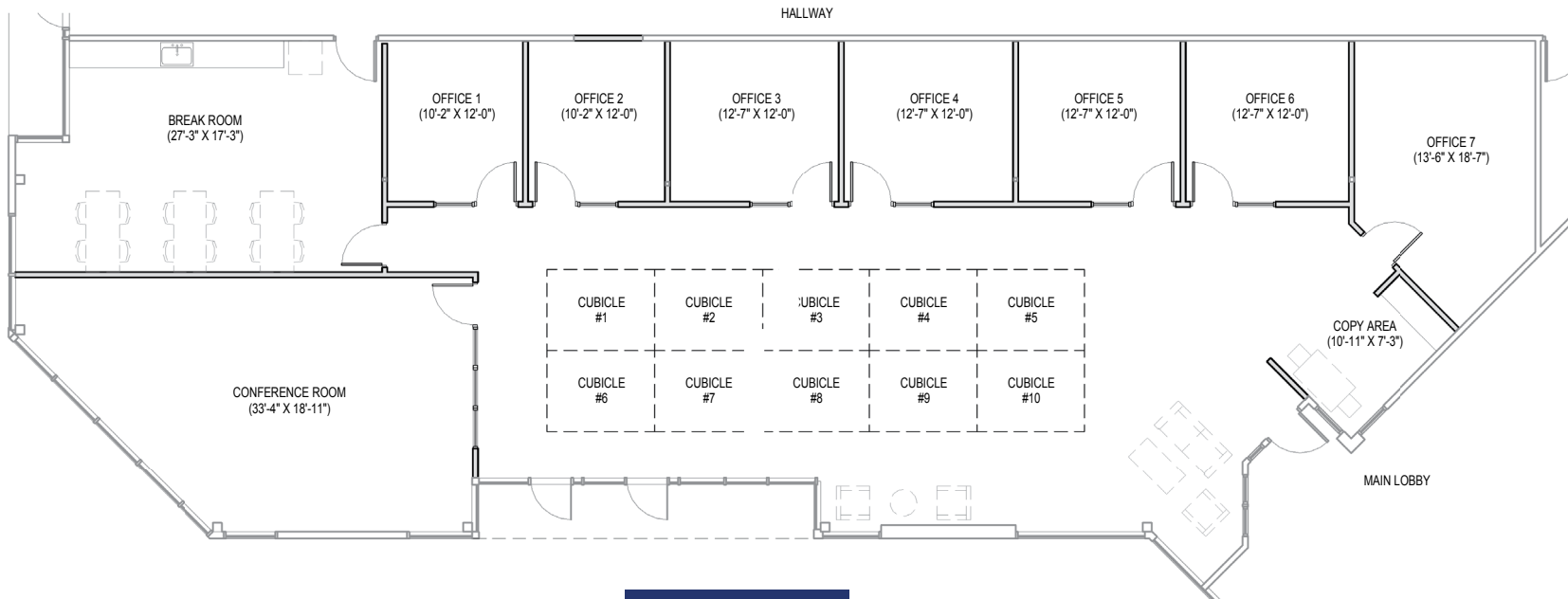
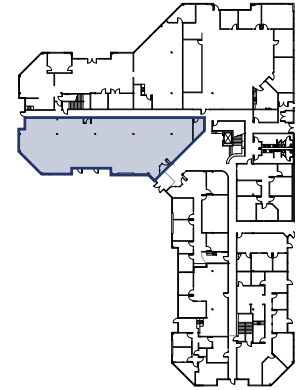
SUITE	RENTABLE SF	RENTAL RATE/RSF (NNN)	COMMENTS
208	4,040	\$17.00 RSF/YR, NNN	<ul style="list-style-type: none"><li>• 9 Private offices</li><li>• 1 Conference room</li><li>• Lunch room to be provided</li><li>• Large open work area</li><li>• Available 4th quarter 2025</li></ul>
201 + 206 + 208	10,139	\$17.00 RSF/YR, NNN	<ul style="list-style-type: none"><li>• 12 Private offices</li><li>• 2 Conference rooms</li><li>• Lunch room</li><li>• Large open work areas</li><li>• Available 4th quarter 2025</li></ul>



# Available Spaces - 1<sup>st</sup> Floor



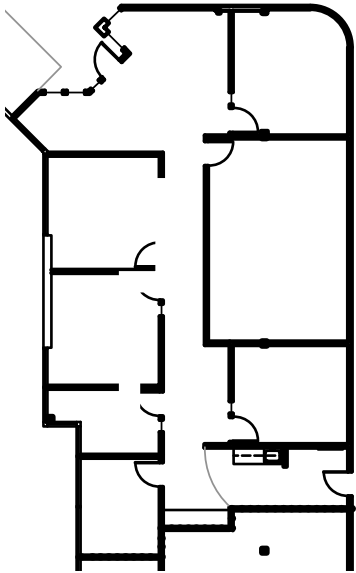
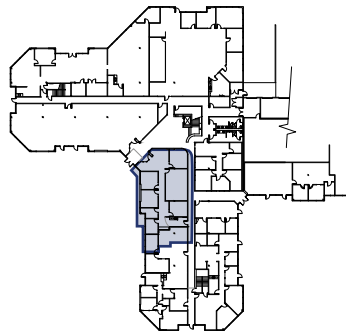
# 1<sup>st</sup> Floor - Suite 100



**4,333 RSF**



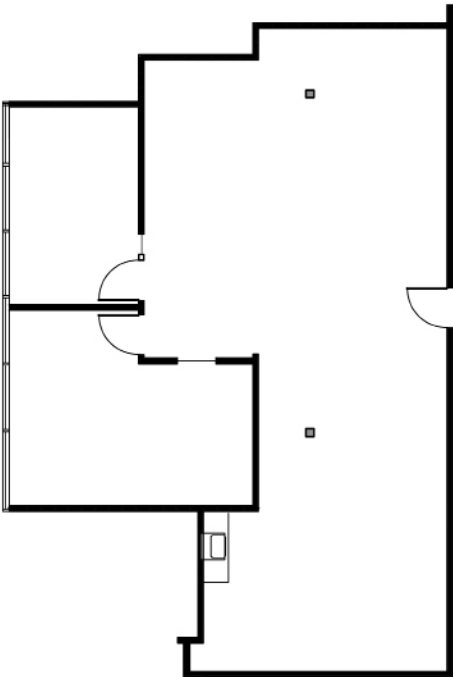
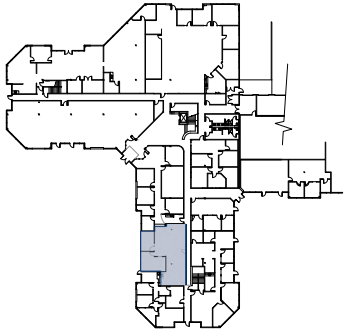
# 1<sup>st</sup> Floor - Suite 160



**2,579 RSF**



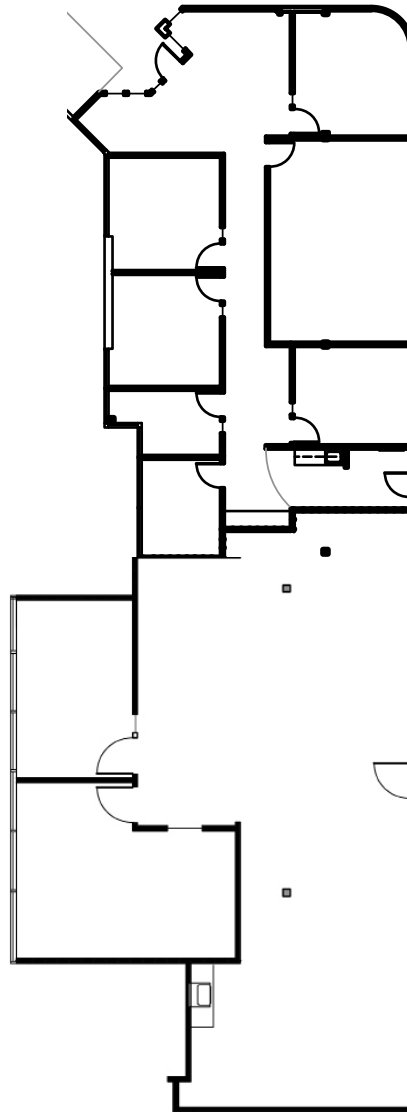
# 1<sup>st</sup> Floor - Suite 170



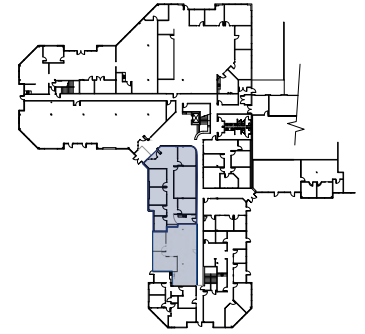
**1,526 RSF**



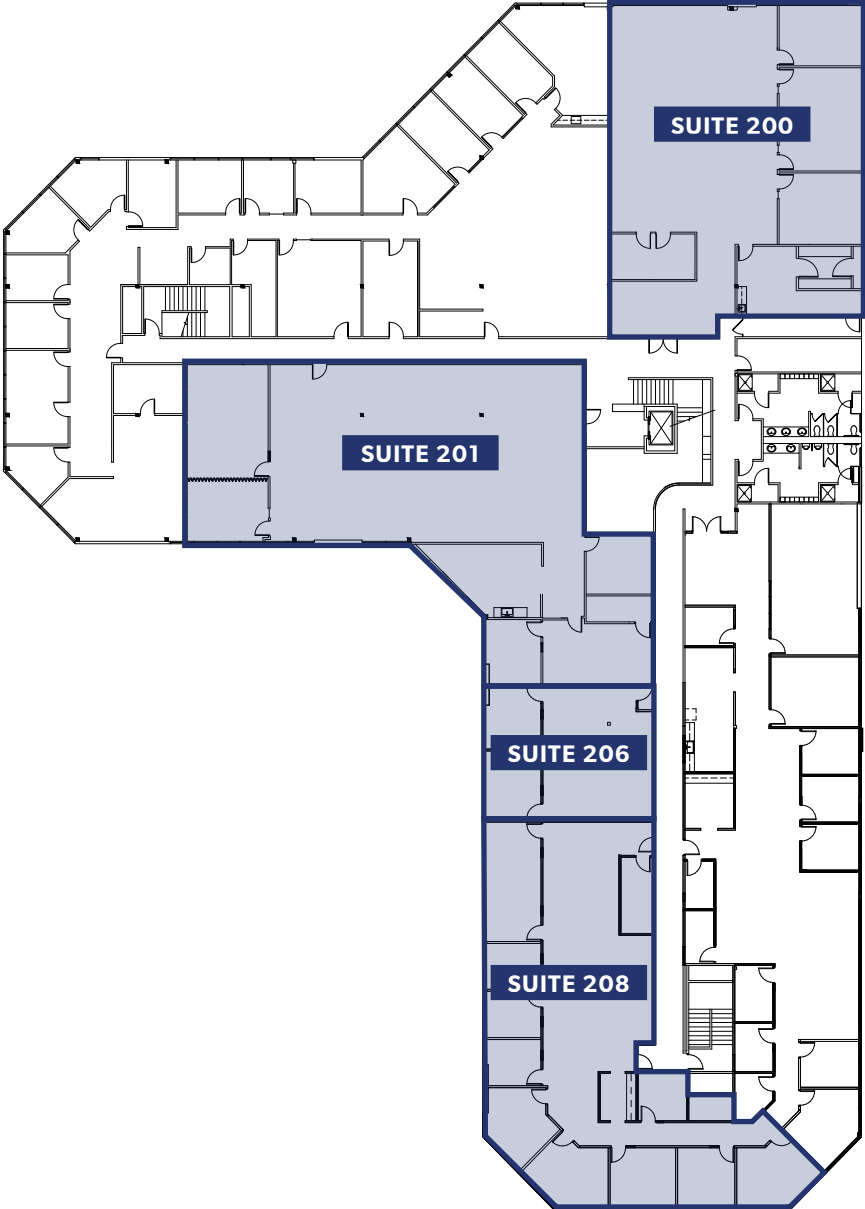
# 1<sup>st</sup> Floor - Suites 160 & 170 Combined



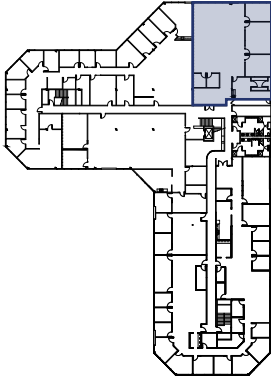
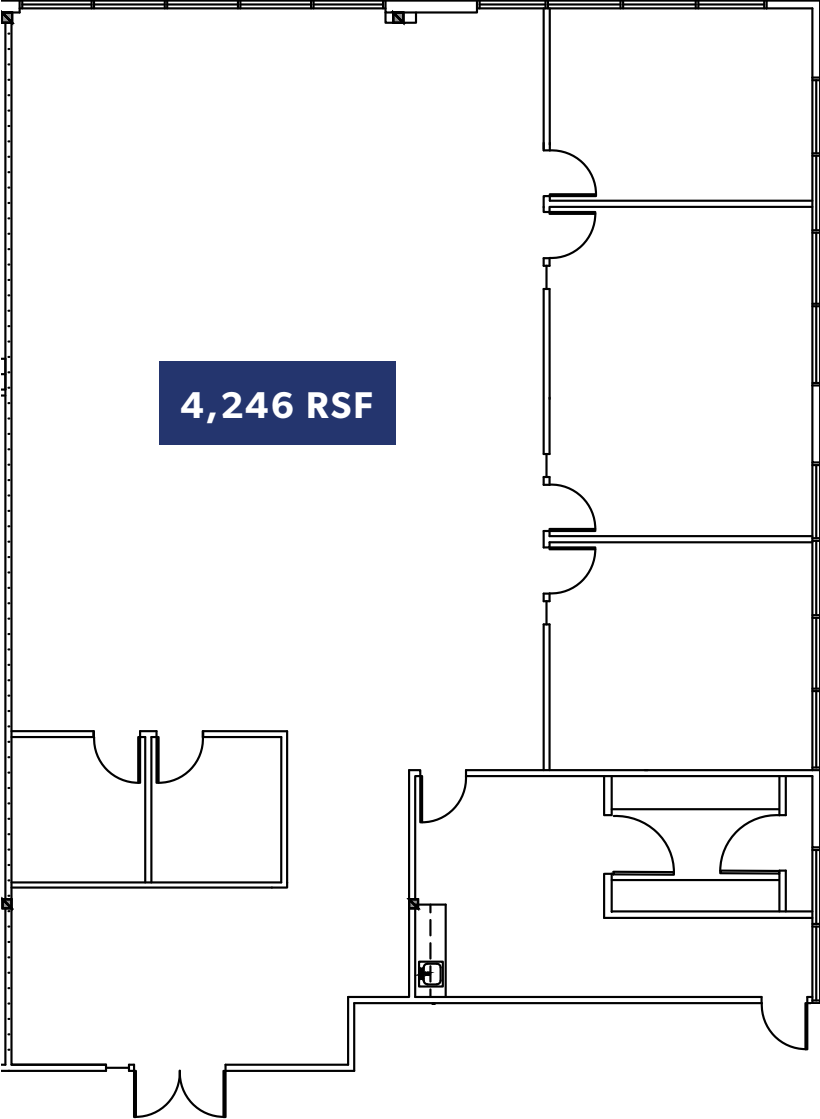
4,105 RSF



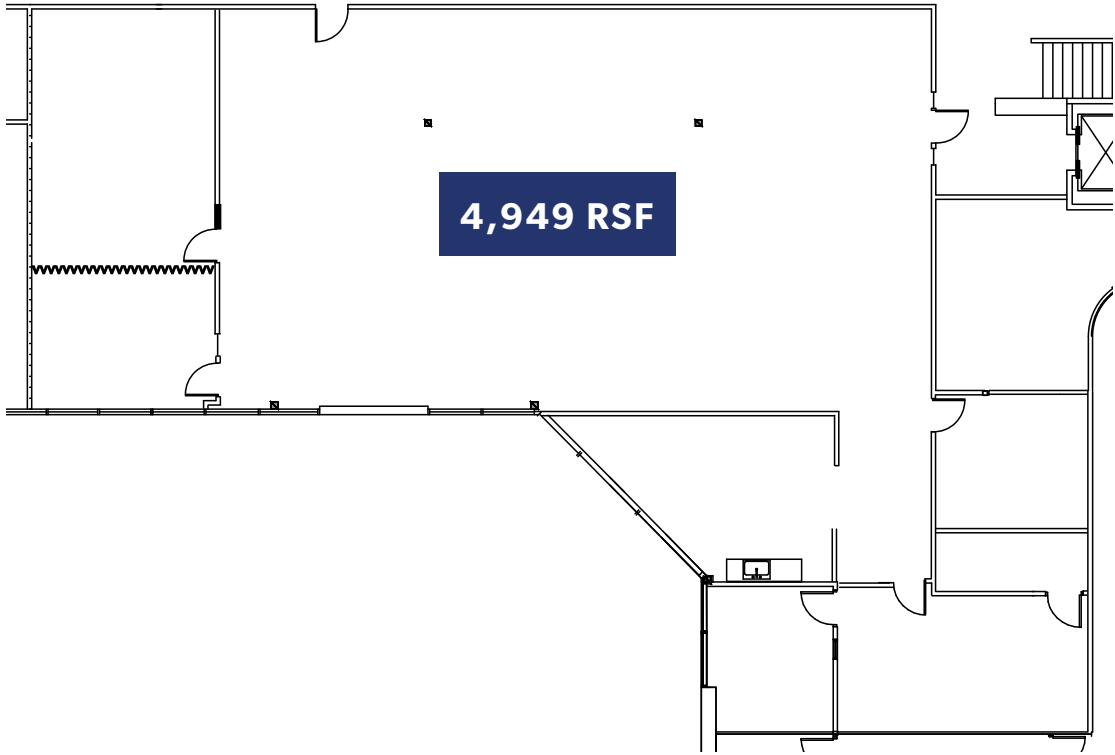
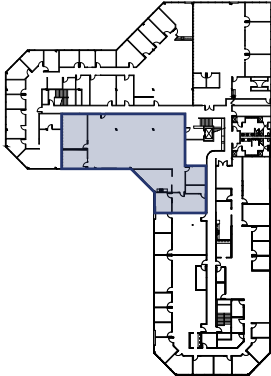
# Available Spaces - 2<sup>nd</sup> Floor



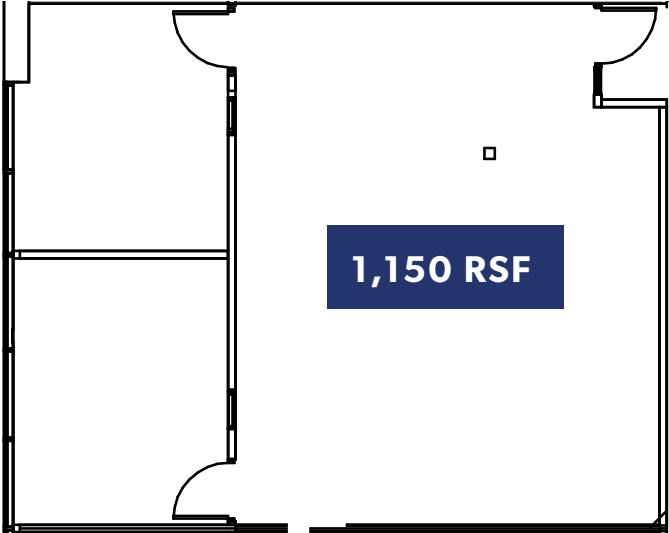
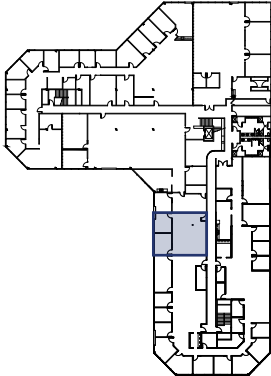
# 2<sup>nd</sup> Floor - Suite 200



# 2<sup>nd</sup> Floor - Suite 201

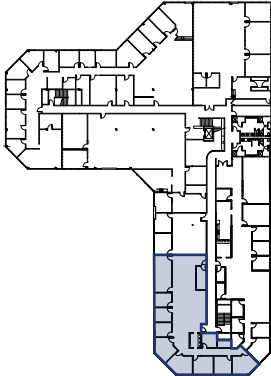


# 2<sup>nd</sup> Floor - Suite 206

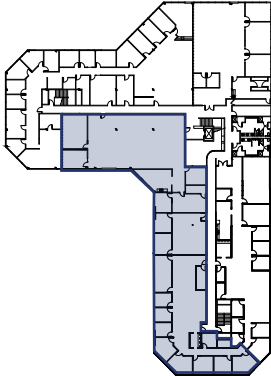
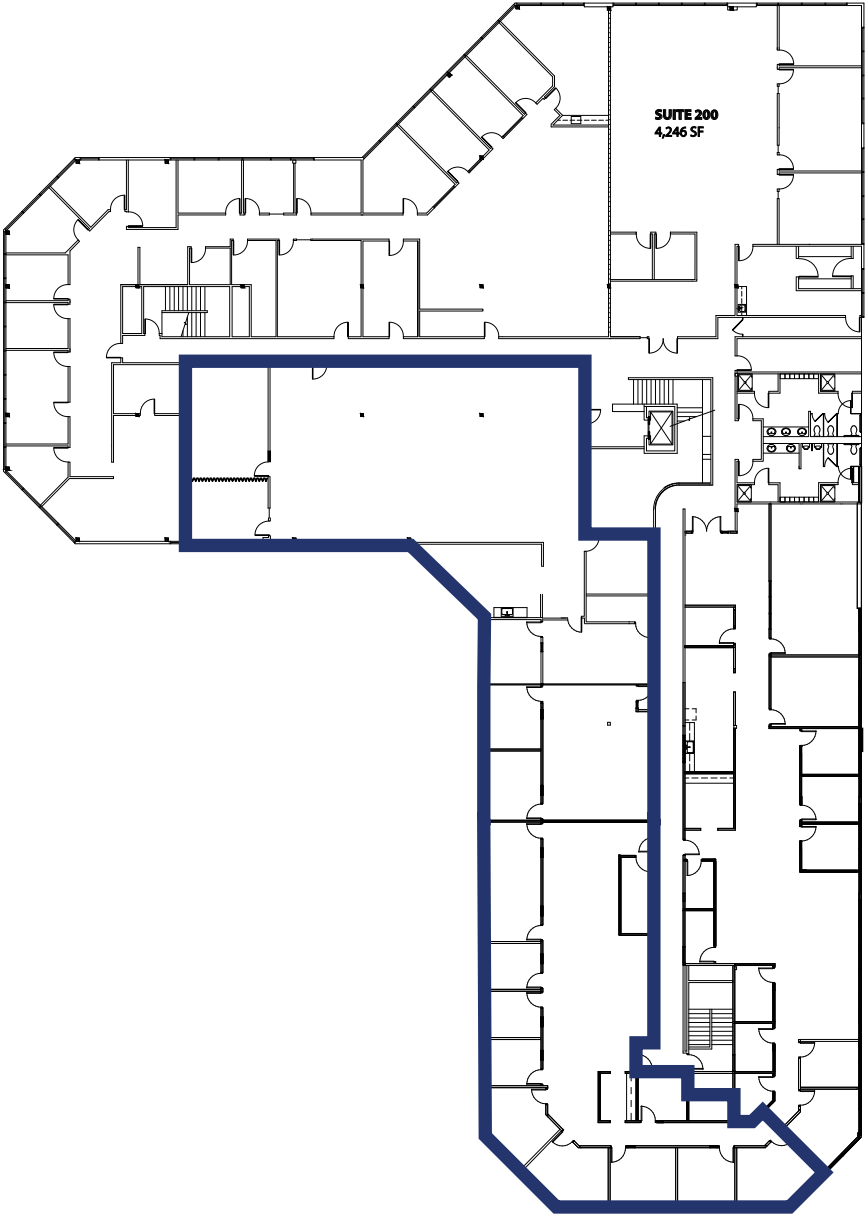


# 2<sup>nd</sup> Floor - Suite 208

4,040 RSF



# 2<sup>nd</sup> Floor - Suite 201 + 206 + 208



**10,139 RSF**



< TO TACOMA



TO SEATTLE >

*Westfield*  
SOUTHCENTER

SOUTHCENTER PKWY

MINKLER BVD

S 180TH ST

ANDOVER PARK W

ANDOVER PARK E



CenterPointe  
BUSINESS PARK

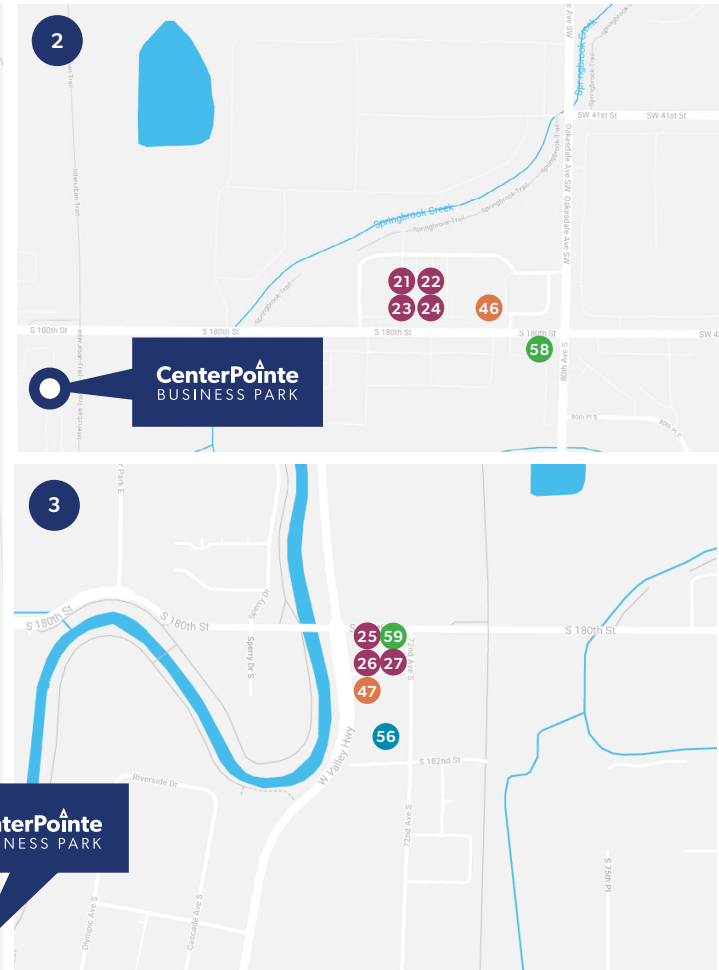
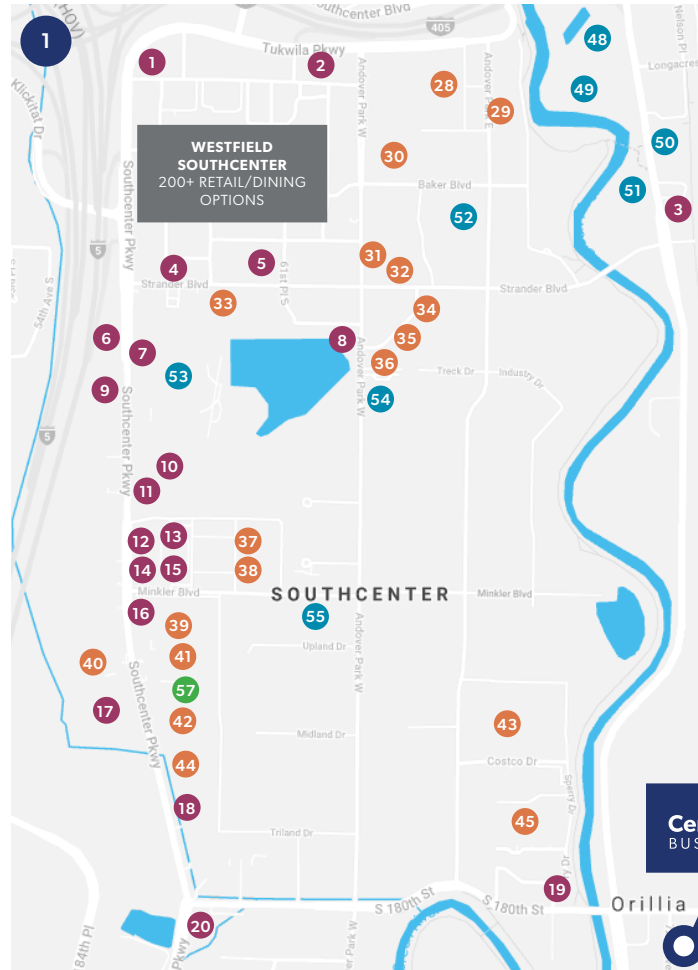
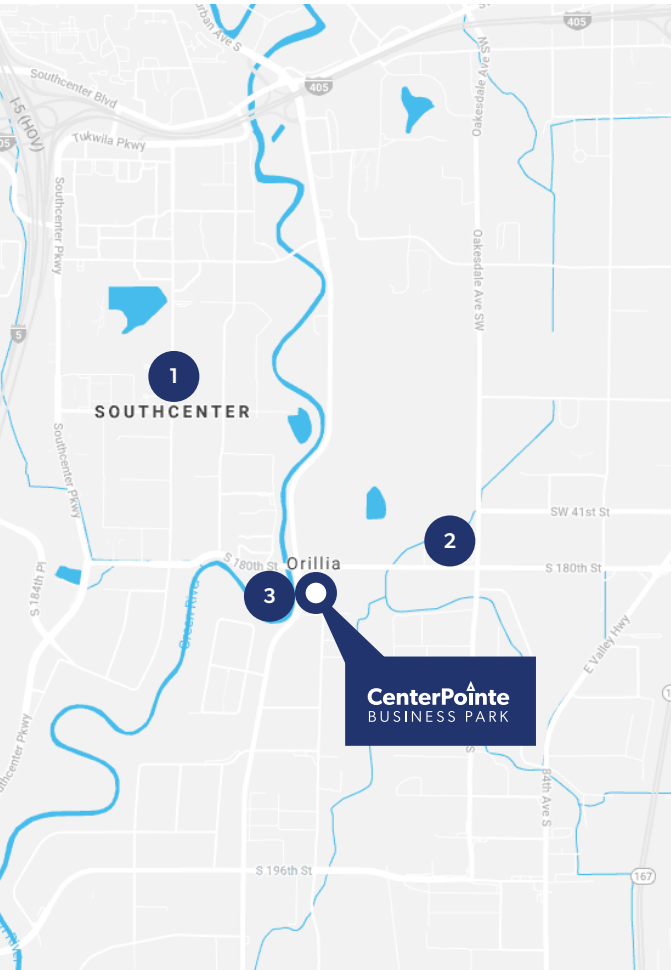


W VALLEY HWY

TO BELLEVUE >



# 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



S 180TH ST

W VALLEY HWY

72<sup>ND</sup> AVE S

CenterPointe  
BUSINESS PARK

INTERURBAN TRAIL



N

# Adjacent to the Interurban Trail





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