

FOR LEASE
22,654 SF

WEST VALLEY AT SOUTH 196TH
6840 S 196TH ST | STE 100 | KENT, WA



FEATURES

- 22,654 total square feet
- 1,462 square feet of new office space (BTS)
- 30' clear height
- Fully sprinklered with ESFR system
- 10 dock high doors
- 1 oversized ground level door
- 5-7 minutes to both I-5 and SR-167
- Corner location with exposure to West Valley Highway and South 196th Street
- Ample parking
- **Shell Rate: \$1.00 PSF, NNN**
- **Office Rate: \$1.10 NNN**



EXCLUSIVELY OFFERED BY:

George Rockwell, SIOR
(206) 679-7625
grockwell@andoverco.com



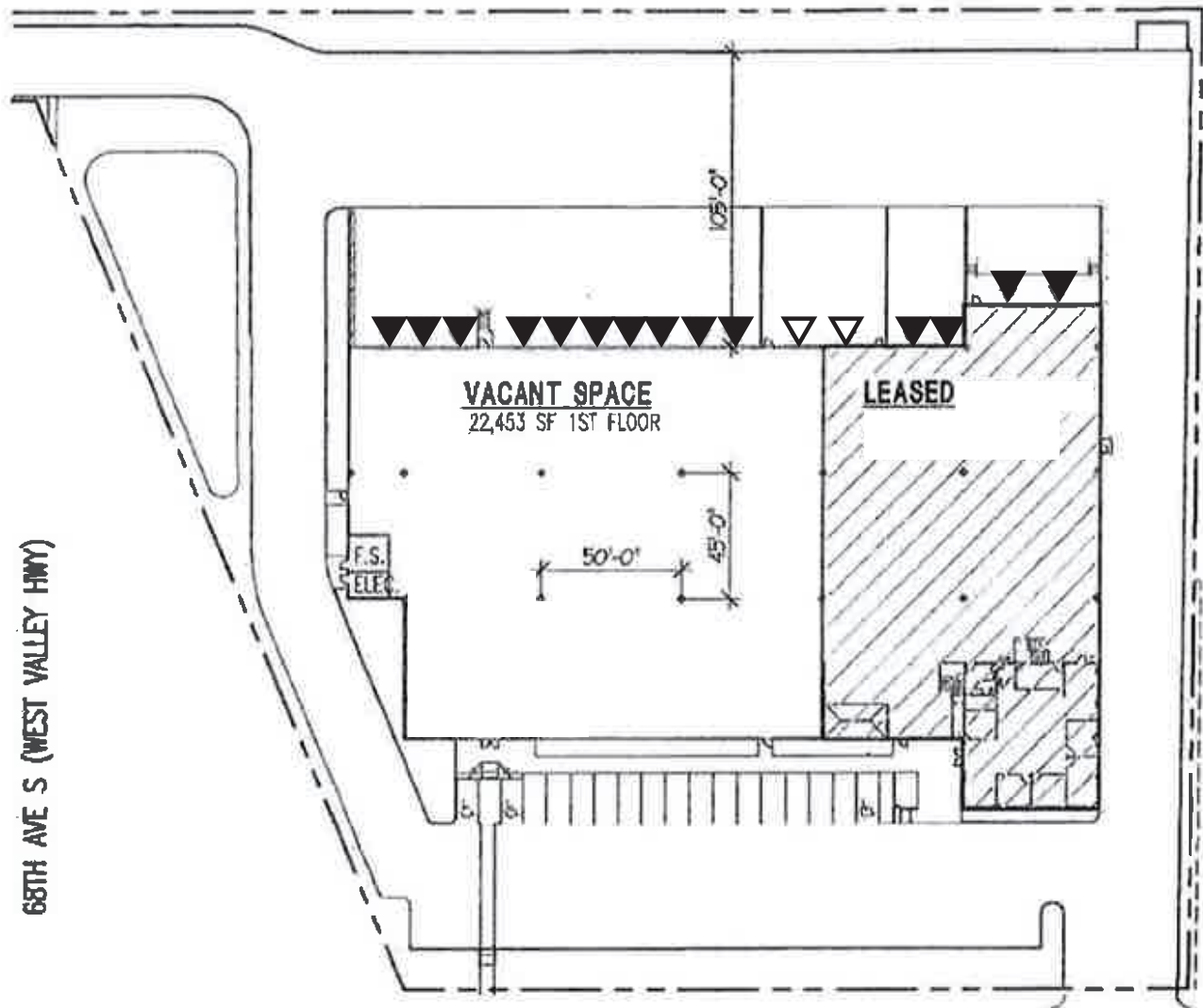
THE ANDOVER COMPANY, INC./CORFAC INTERNATIONAL
900 SW 16th St, Ste 100 | Renton, WA 98057 | (206) 244-0770 | www.andoverco.com

The information contained herein has been obtained from reliable sources, but is not guaranteed. A prospective buyer/tenant should verify each item relating to this property and all information contained herein.

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68TH AVE S (WEST VALLEY HWY)

S. 196TH STREET

▼ DOCK LEVEL LOADING DOORS
▽ GRADE LEVEL LOADING DOORS

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CORFAC
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