FOR LEASE

22,654 SF

WEST VALLEY AT SOUTH 196TH

6840 S 196TH ST | STE 100 | KENT, WA



ESFR SPRINKLERS & 30' CLEAR

FEATURES

- 22,654 total square feet
- 1,462 square feet of existing, air conditioned office space
- Mezzanine deck above existing office
- 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

CORFAC International

THE ANDOVER COMPANY, INC.
CORPORATE REAL ESTATE

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900 SW 16th St, Ste 100 | Renton, WA 98057 | (206) 244-0770 | www.andoverco.com

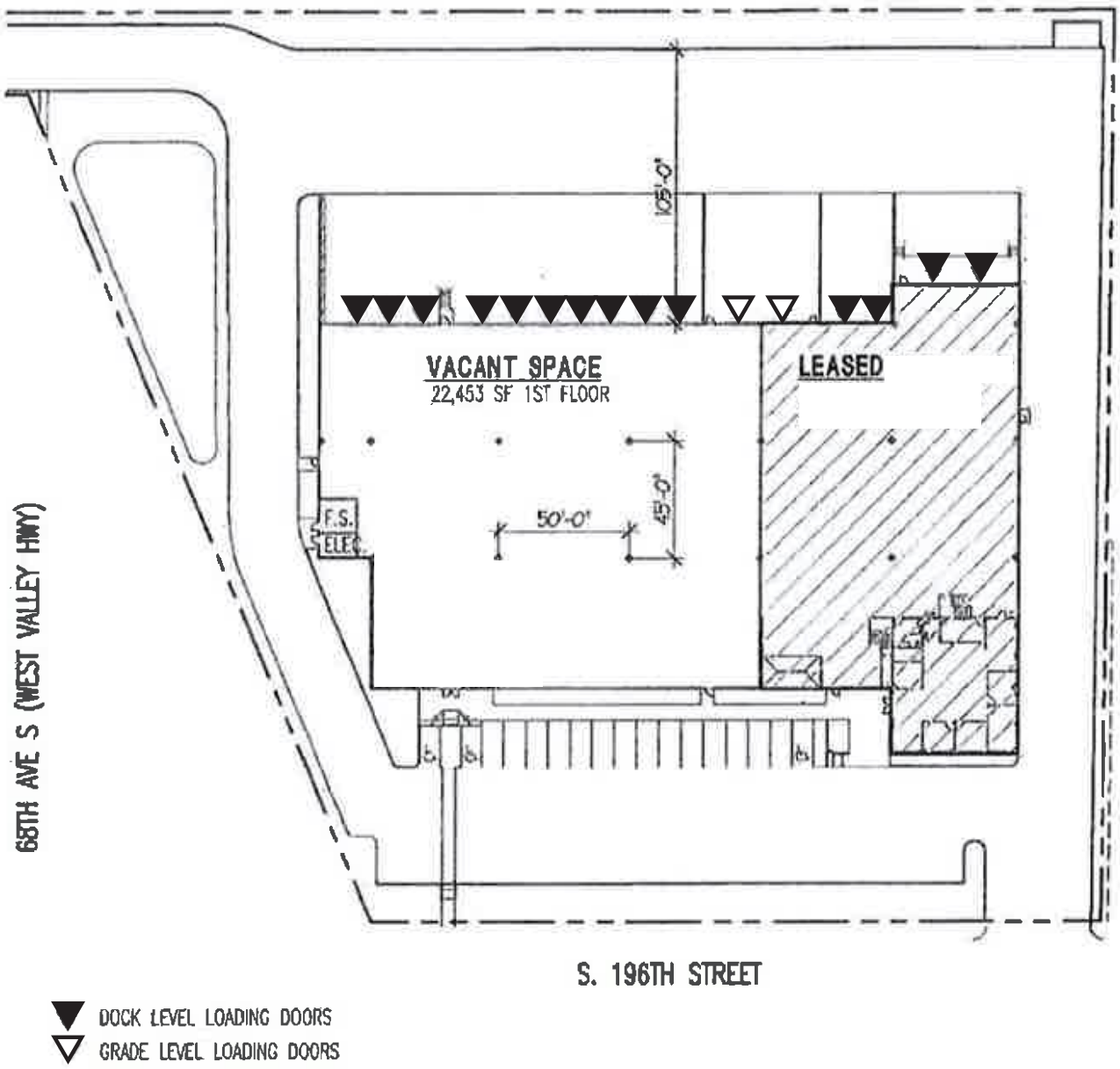
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