



# *CenterPointe* Business Park

*Exclusively represented by*



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*CenterPointe Business Park* is a distinguished 102,000 SF Class A office and flex building to house your employees! Your company will find employee recruiting and retention enhanced in this prominent project that is centrally located in Kent and close to all of the services and amenities that the Southcenter area has to offer.

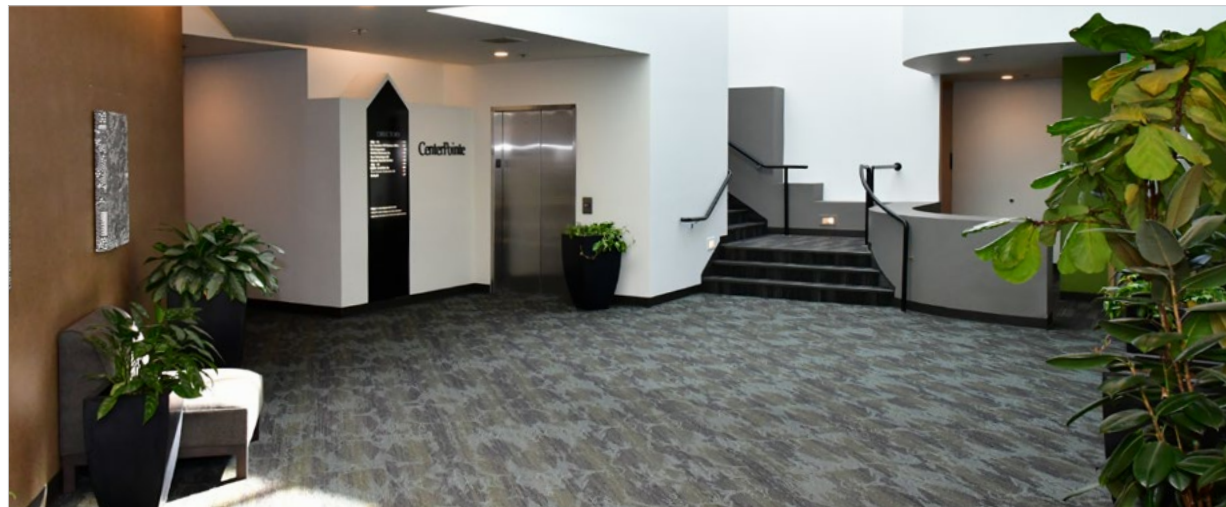
## *A DISTINGUISHED ADDRESS*

- Main lobby offers a modern tech look with a notable skylight to provide excellent natural lighting.
- All spaces have large windows and lots of glass line that provides plenty of natural light that creates a more productive work environment
- Plentiful free 4.0/1000 SF parking ratio
- Enjoy the pleasant sounds of trains that travel up and down the Kent Valley!
- State-of-the-art telecommunication service through CenturyLink and Comcast Business Cable
- Metro bus route comes within one block of the building along S 180<sup>th</sup> Street and West Valley Highway
- Within one mile of the Amtrak station in Tukwila
- Starbucks café is next door, along with numerous restaurants and Marriott TownPlace Suites
- CenterPointe is adjacent to the Interurban Trail, which offers walking, running and biking activities along a 30+ mile trail.
- Showers and lockers are available for tenants' employees.





# CENTERPOINTE BUSINESS PARK INFORMATION SHEET



<b>Building size:</b>	102,000 SF	
<b>Location:</b>	18000 72 <sup>nd</sup> Avenue S • Kent, WA 98032 (at the intersection of 72nd Ave S and S 180th Street)	
<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 a.m. to 6 p.m. weekdays; 8 a.m. to 1 p.m. Saturdays	
<b>Transit:</b>	CenterPointe has Metro bus stops in front of the property (Route 906) and three 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 and 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, Pharmacia, Zonar Systems, Ceco Concrete Construction & Legend Data Systems	
<b>Distance to:</b>	Valley Medical Center:	1.5 miles
	Tukwila Station (AmTrak and Sounder trains; RapidRide Transit):	1.6 miles
	SeaTac International Airport:	4 miles
	Seattle:	14 miles
	Bellevue:	15 miles
	Tacoma:	23 miles

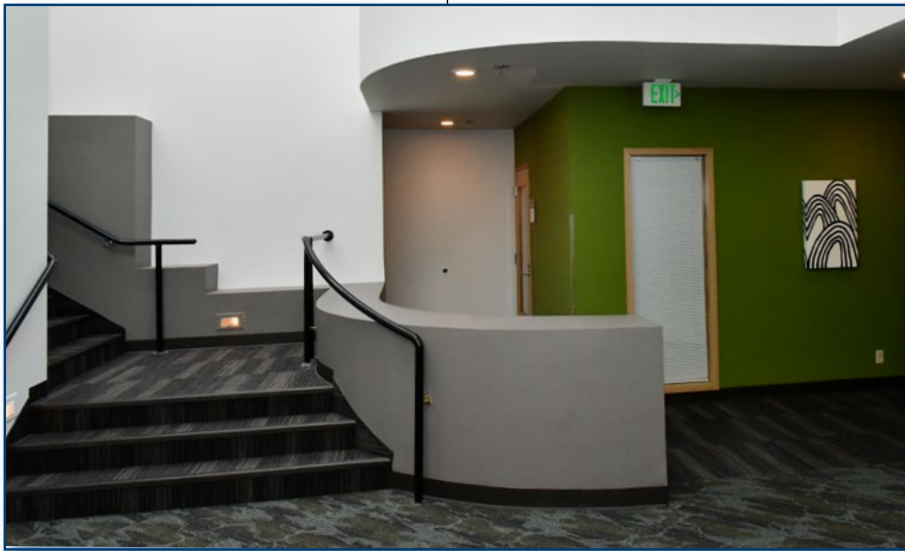
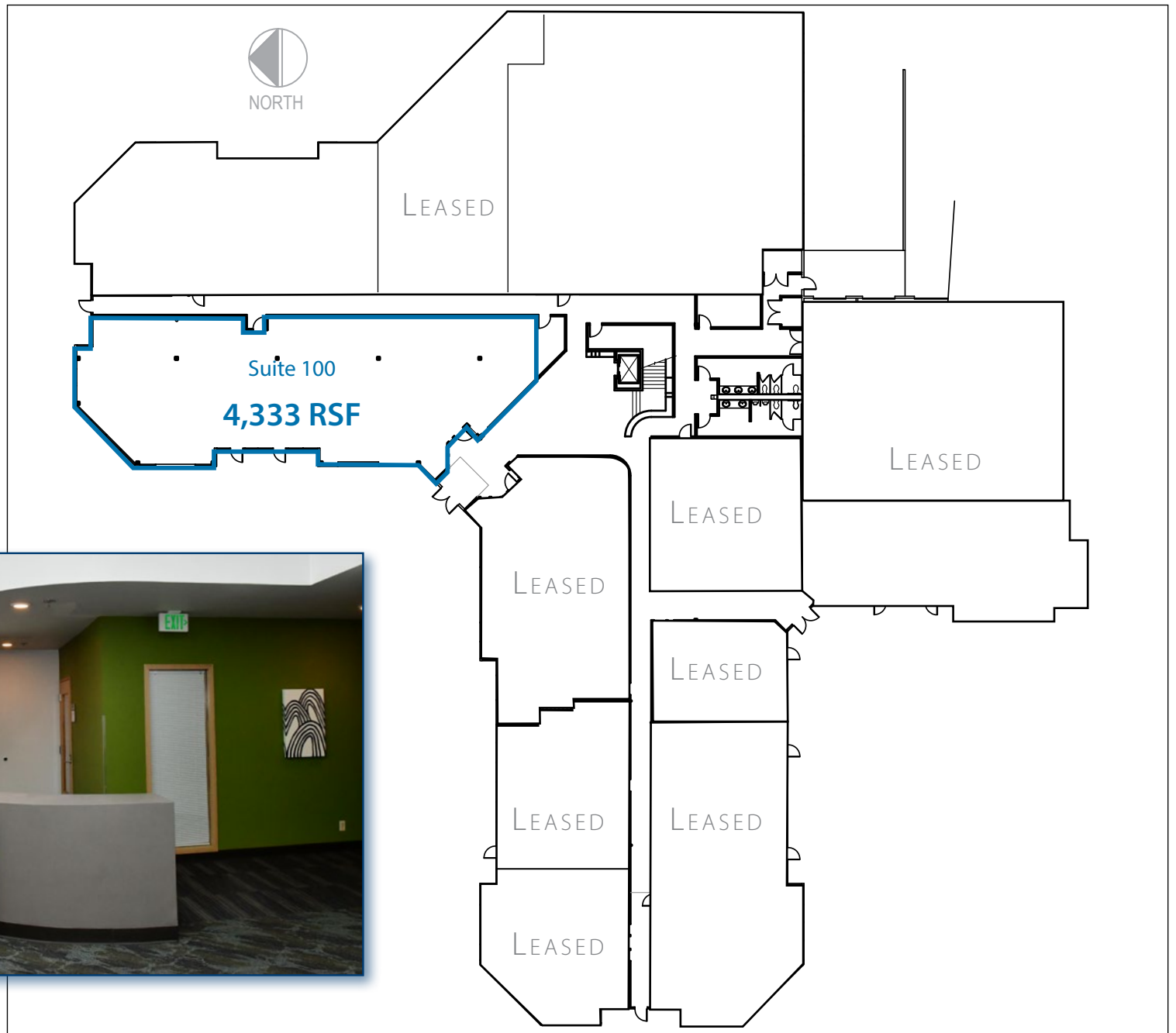
# AVAILABLE SPACE

CenterPointe Business Park offers suites in a variety of sizes for lease. Please see below for currently available spaces.

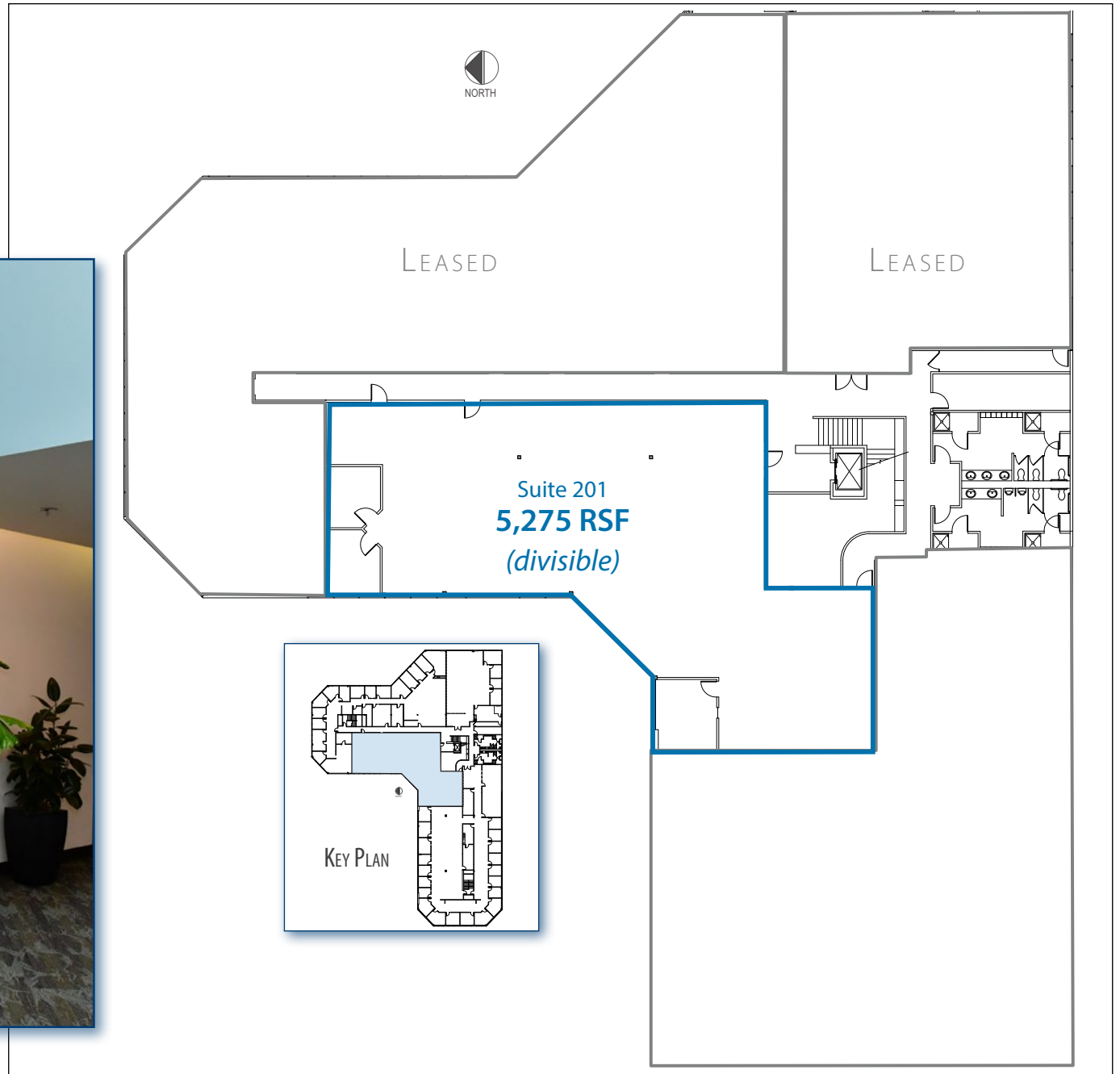


Suite	Rentable SF	Rental Rate/RSF (NNN)	Comments
100	4,333	\$14 RSF/yr NNN	Shell; waiting for a tenant plan! This space is right off the lobby entrance. It can also have an exterior entrance and is divisible to 1,500 SF. Excellent daylight from massive window areas.
201	5,275	\$14 RSF/yr NNN	Shell; waiting for a tenant plan! Divisible to 1,000 - 1,500 SF.
217	11,026	\$14 RSF/yr NNN	21 private offices, 2 conference rooms, lunch room, storage room, large open work space. Showers and lockers located in adjacent second floor restrooms.
201 & 217 contiguous	16,300	\$14 RSF/yr NNN	Excellent combination of private offices, conference rooms, open area, and expansive window area!

# FIRST FLOOR OFFICE SPACE



# SECOND FLOOR - SUITE 201





# SECOND FLOOR - SUITE 217

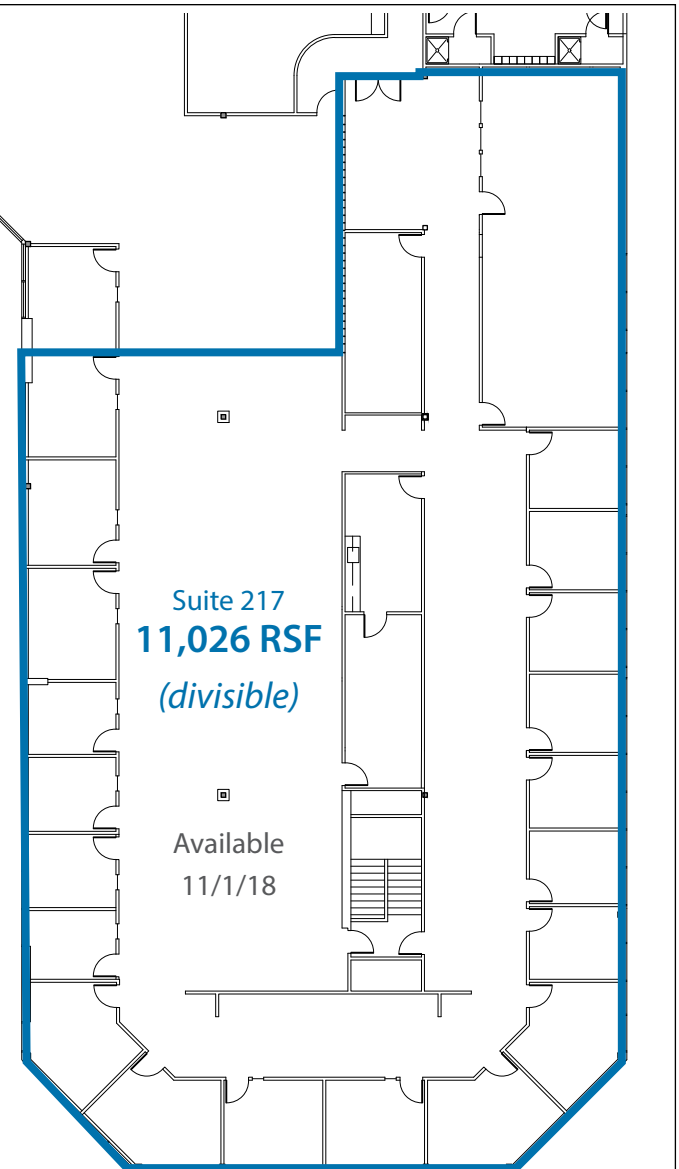
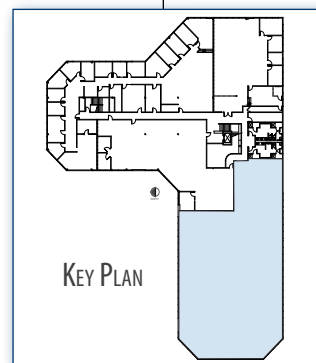


## SUITE 217

11,026 RSF on the second floor (divisible)

- 21 private offices
- 2 conference rooms
- Lunch room
- Storage room
- Large open work space
- Showers and lockers located in adjacent second floor restrooms

*Refer to next page for potential demising plan*



# SECOND FLOOR - SUITE 217 - potential demising plan

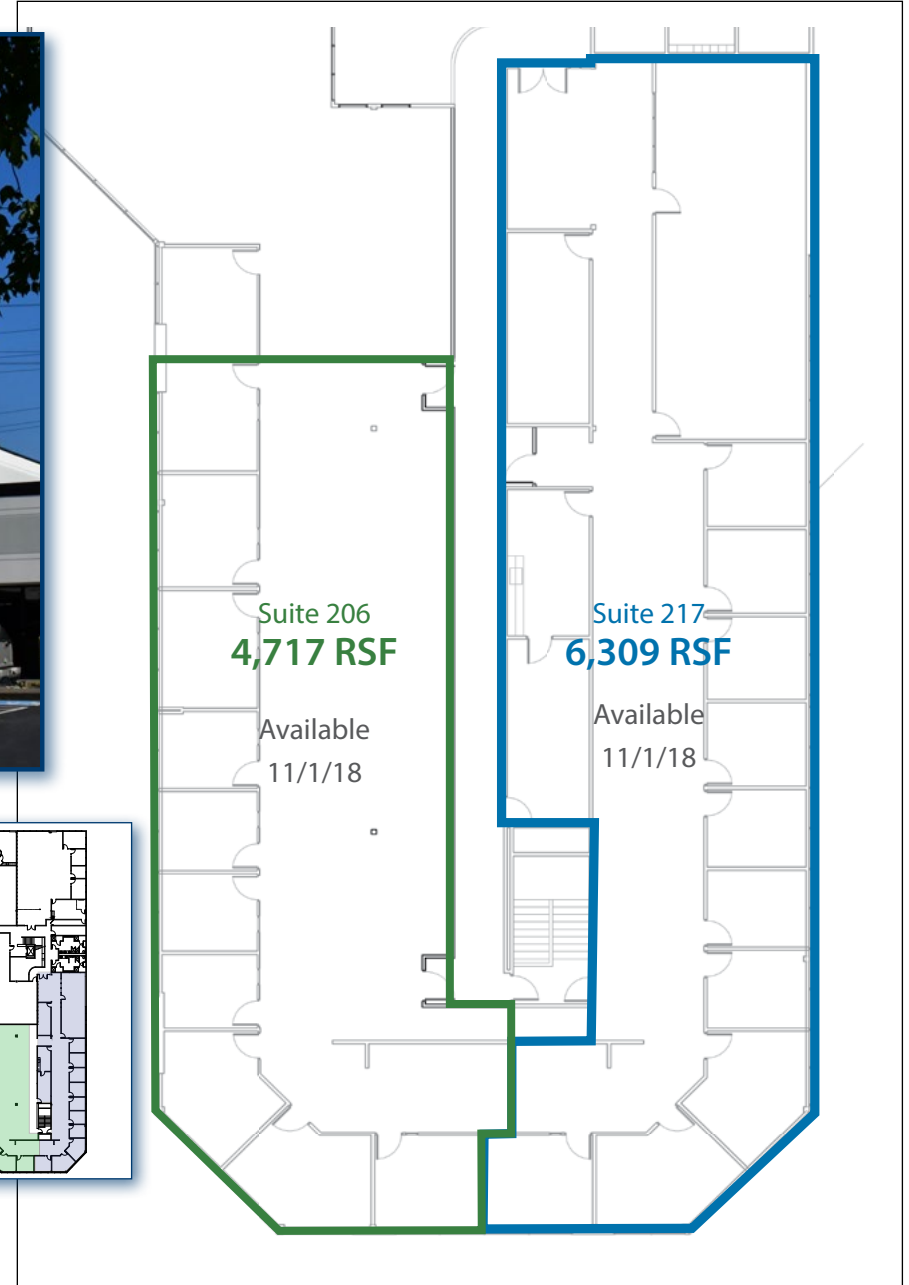
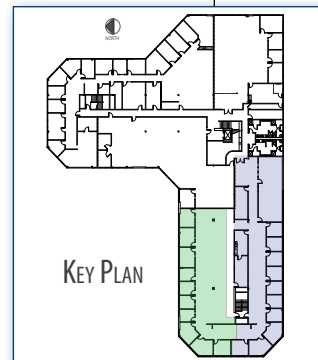


## SECOND FLOOR

### Potential demising plan

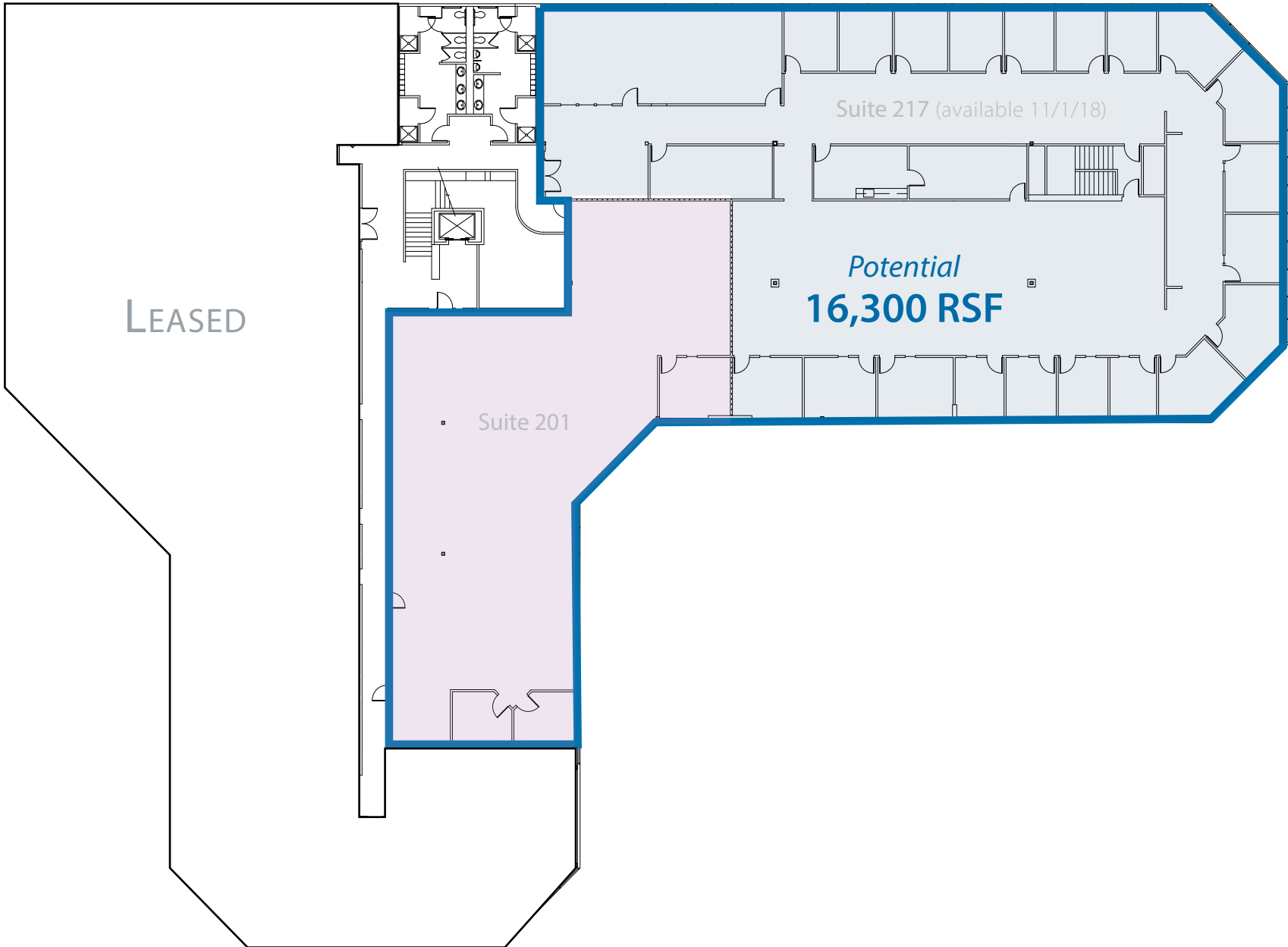
- Suite 206 - 4,717 RSF. 10 private offices, large open work area
- Suite 217 - 6,309 RSF. 11 private offices, two conference rooms, lunch room, storage room

*Showers and lockers located in adjacent second floor restrooms*





# SECOND FLOOR - potential 16,300 SF space





# SATELLITE IMAGE



← To Tacoma



To Seattle →

Southcenter Parkway

Minkler Boulevard

**Westfield**  
Southcenter

South 180<sup>th</sup> Street

Andover Park West

Andover Park East



**CENTERPOINTE  
BUSINESS PARK**

West Valley Hwy

To Bellevue →





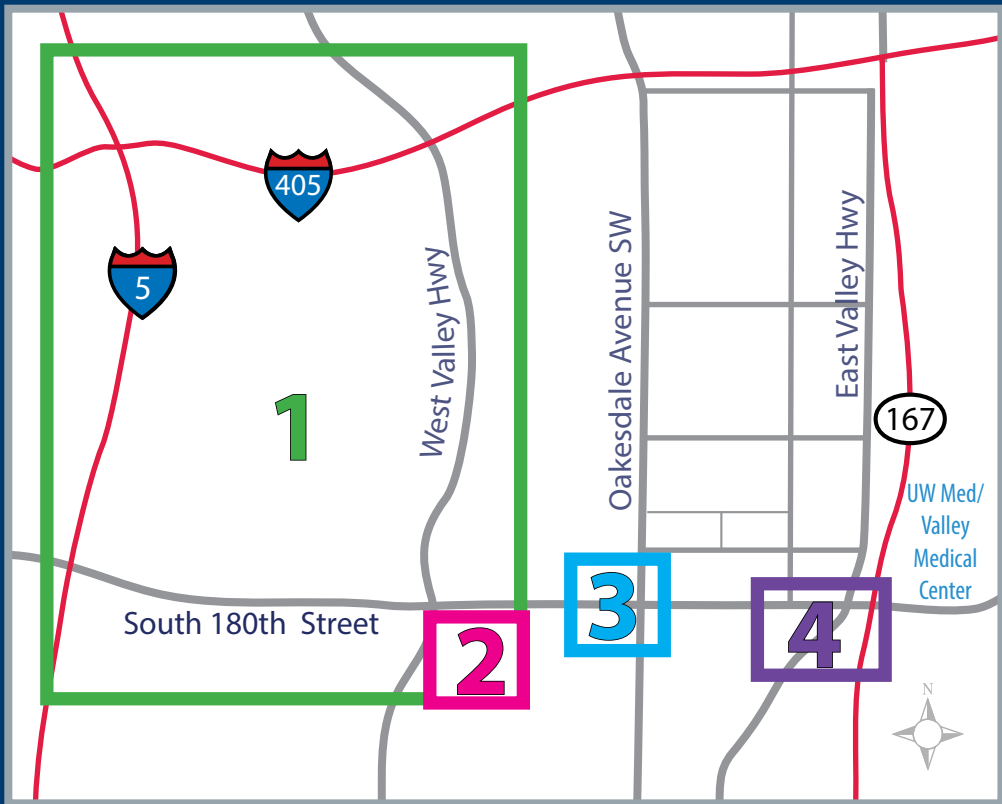
# CENTERPOINTE AREA AMENITIES



## Everything you want is only minutes away!

- Restaurants and coffee shops
- Hotels (Marriott TownePlace Suites, Residence Inn, Courtyard by Marriott, Hampton Inn & Suites, Extended Stay America, DoubleTree Inn)
- UPS, US Post Office, FedEx/Kinkos
- Largest shopping center in the Pacific Northwest
- Metro Transit, AmTrak, Sounder Train
- The Interurban Trail (part of a 30+ mile trail system) is literally outside your door!





# CENTERPOINTE Area Amenities

**3**

**SUBWAY**

Asia Ginger Teriyaki

Royale Cafe & Bakery

Mai Thai & Pho

**7 ELEVEN**

Oakesdale Ave SW

S 180th St

CHESTNUT CAFÉ

UW Med/ Valley Medical Center



**2**

S 180th St

Wok & Bowl Teriyaki

Aloha Hawaiian Grill

Shake n Go Gourmet Burgers

**7 ELEVEN**

**STARBUCKS COFFEE**

**TownePlace SUITES Marriott**

West Valley Hwy

72nd Ave S

**CENTERPOINTE BUSINESS PARK**

Interurban Trail

**4**

Lind Ave SW

**IKEA**

S 180th St

**Baja Fresh MEXICAN GRILL**

**STARBUCKS COFFEE**

**Jack in the Box**

**Chevron**

**76**

Pho Bac Vietnamese Cafe

Happy at the Bay Teriyaki

Le's Deli

108 Vietnamese Cuisine

Szechuan First

Pacific Garden Vegetarian Cuisine

**Great Wall Mall**

Imperial Garden Seafood Restaurant

Jang Soo Tofu Restaurant

Rylie's Cakes

East Valley Hwy

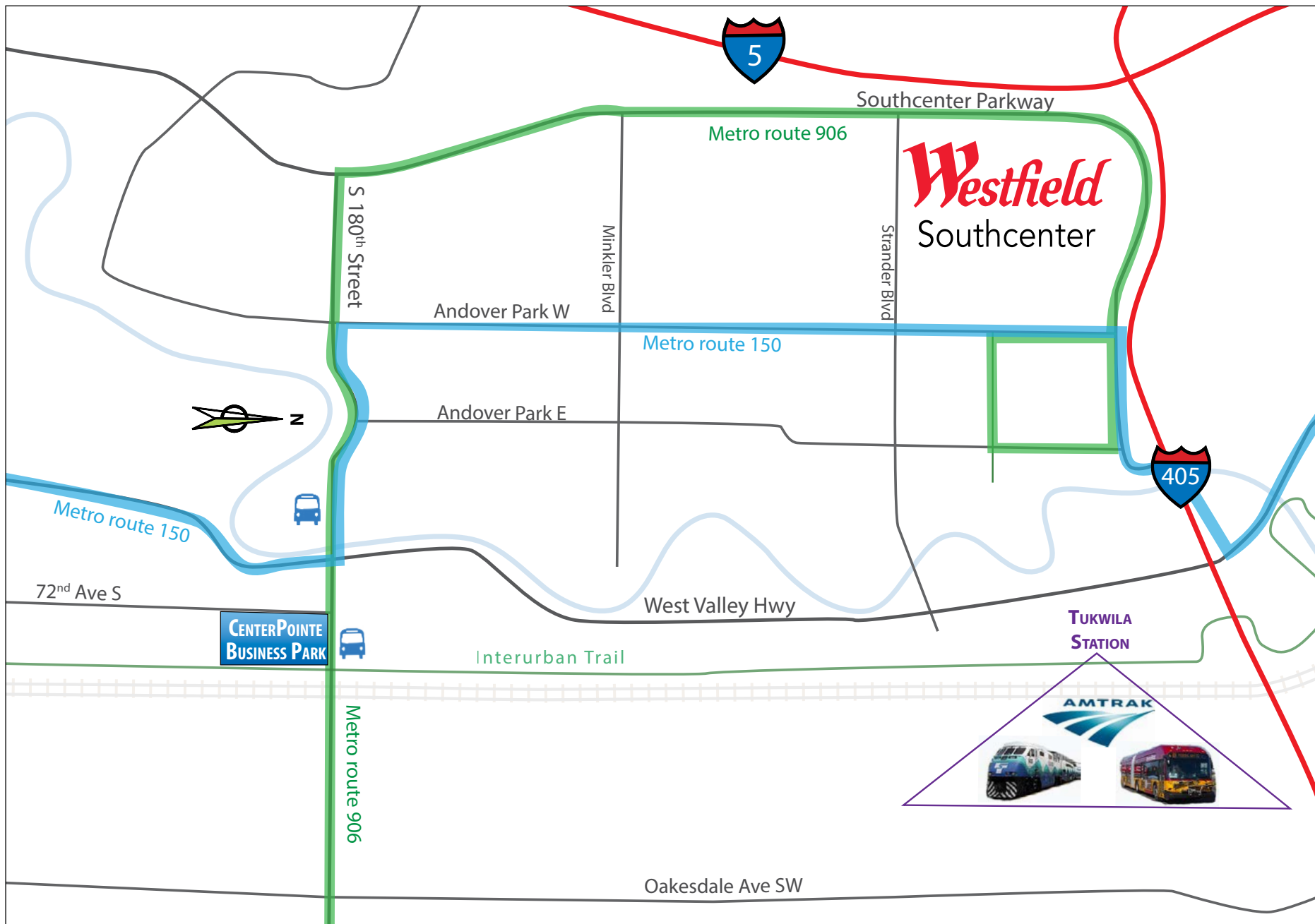
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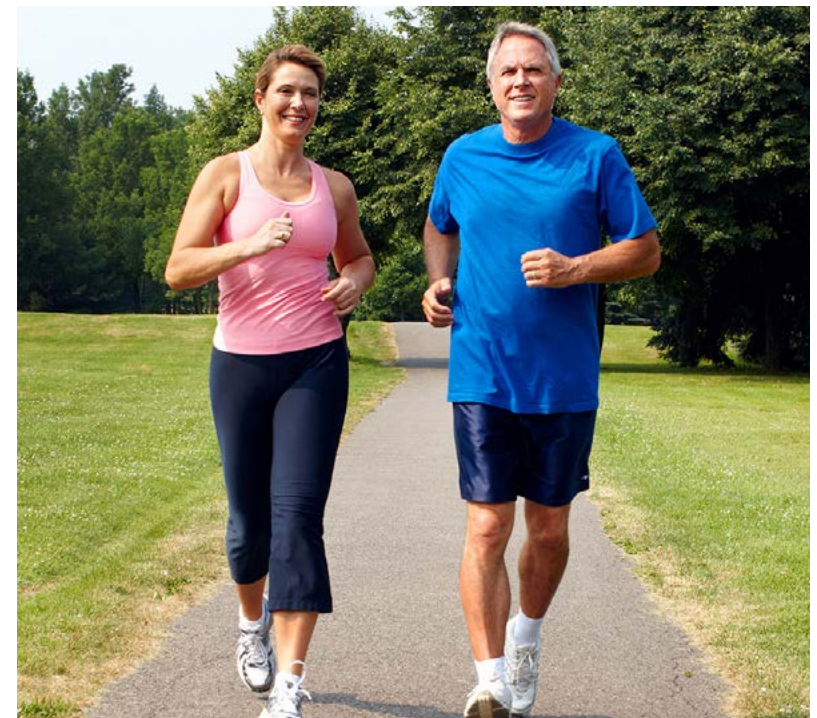
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# CENTERPOINTE AREA TRANSIT ROUTES





# ADJACENT TO THE INTERURBAN TRAIL





# BIRD'S EYE VIEW



WEST VALLEY HIGHWAY

S 180<sup>th</sup> STREET

72<sup>nd</sup> AVENUE S

Interurban Trail

N





# CENTERPOINTE BUSINESS PARK



For further information or to schedule a tour, please contact our exclusive leasing agents:

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COMMERCIAL REAL ESTATE