



CenterPointe Business Park

Exclusively represented by



THE ANDOVER COMPANY, INC.

C O R F A C I N T E R N A T I O N A L

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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 180th 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



Building size:	102,000 SF	
Location:	18000 72 nd Avenue S • Kent, WA 98032 (at the intersection of 72nd Ave S and S 180th Street)	
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 a.m. to 6 p.m. weekdays; 8 a.m. to 1 p.m. Saturdays	
Transit:	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.	
Current tenants include:	Burlington Environmental/Stericycle, The PPI Group, Pharmacia, Zonar Systems, Ceco Concrete Construction & Legend Data Systems	
Distance to:	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

SATELLITE IMAGE



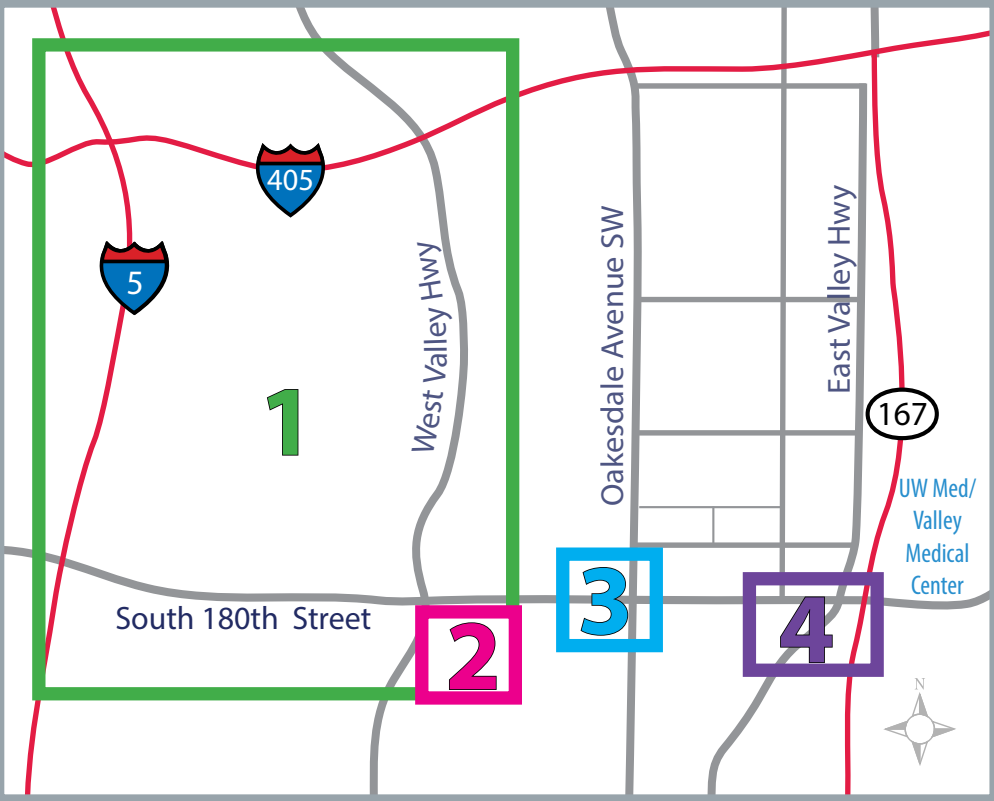
CENTERPOINTE AREA AMENITIES



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

Map of Zone 3 (blue box) showing amenities:

- 3** (Zone number)
- SUBWAY**
- Asia Ginger Teriyaki
- Royale Cafe & Bakery
- Mai Thai & Pho
- 7 ELEVEN**
- Oakesdale Ave SW
- S 180th St
- CHESTNUT CAFÉ

Map of Zone 2 (pink box) showing amenities:

- 2** (Zone number)
- 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
- Interurban Trail
- CENTERPOINTE BUSINESS PARK**

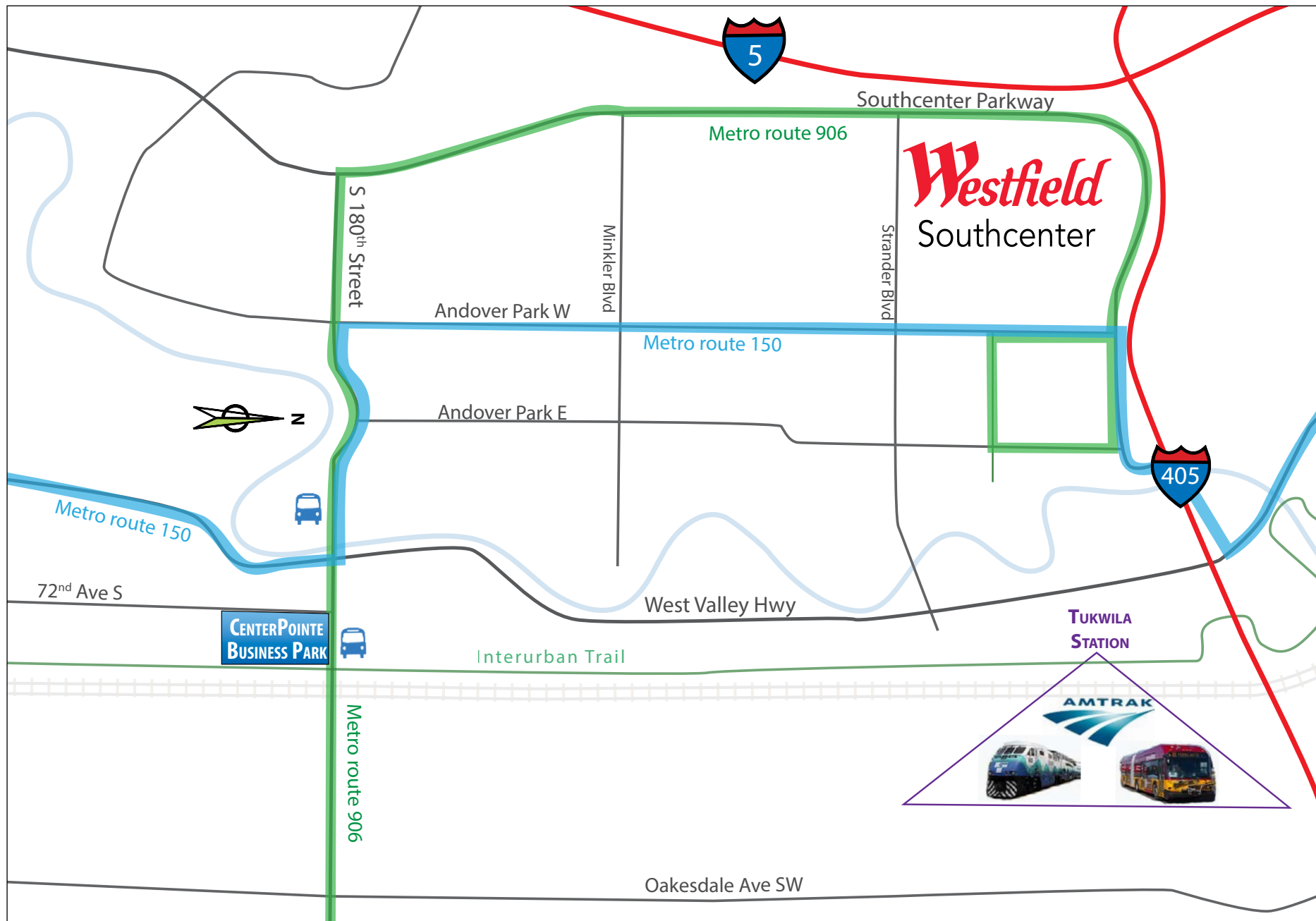
Map of Zone 4 (purple box) showing amenities:

- 4** (Zone number)
- IKEA**
- S 180th St
- Lind Ave SW
- JOJO'S**
- Sushi Today
- Three Deal Pops
- Herfy's Burgers
- ROUND TABLE**
- ALOHA GRILL**
- Little China
- Everest Himalayan Cafe
- THE SPOT**
- Baja Fresh MEXICAN GRILL**
- STARBUCKS COFFEE**
- Jack & Box**
- Chevron**
- 76**
- JOJO'S**
- 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

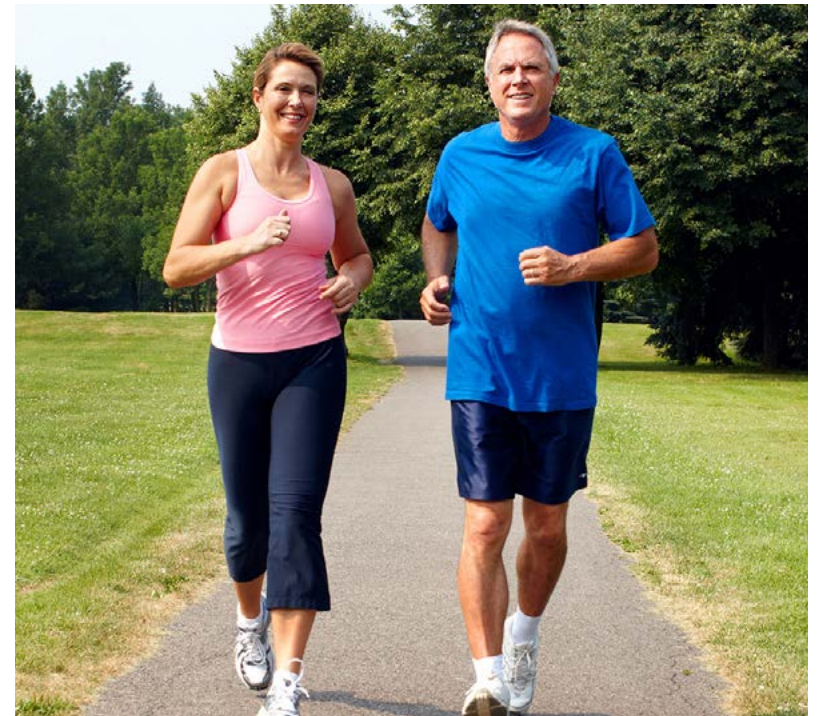
Map of Zone 1 (green box) showing amenities:

- 1** (Zone number)
- Westfield Southcenter**
- Target**
- McDonald's**
- Sizzler**
- OUTBACK STEAKHOUSE**
- DOUBLE TREE**
- KOHL'S**
- FIVE GUYS**
- ihop**
- Panera**
- NORDSTROM**
- rack**
- Best Buy**
- Michael's**
- Applebee's**
- SPORTS AUTHORITY**
- OLD NAVY**
- REGAL CINEMAS**
- CLAIM JUMPER**
- Costco WHOLESALE**
- THE HOME DEPOT**
- LOWE'S**
- LA FITNESS**
- REI**
- BED BATH & BEYOND**
- BARNES & NOBLE**
- Office DEPOT**
- COURTYARD**
- total Wine**
- extended STAY AMERICA**
- AMTRAK**
- Interurban Trail**
- West Valley Hwy**
- Southcenter Parkway**
- Strander Blvd**
- Minkler Blvd**
- Andover Park W**
- Andover Park E**
- S 180th Street**
- 72nd Ave S**
- CENTERPOINTE BUSINESS PARK**

CENTERPOINTE AREA TRANSIT ROUTES



ADJACENT TO THE INTERURBAN TRAIL



BIRD'S EYE VIEW



WEST VALLEY HIGHWAY

S 180th STREET

72nd AVENUE S

Interurban Trail



CENTERPOINTE BUSINESS PARK



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

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