

# CENTURY COMMERCE CENTER

S 196TH ST & 70TH AVE S | KENT, WA

AVAILABLE FOR LEASE

## WAREHOUSE/OFFICE SPACE AVAILABLE



CALL BROKERS FOR RATES

Centrally located in Kent, this seven building, 113,166 square foot office and warehouse property offers easy access to I-5, I-405 and SR-167.

With units ranging between 1,900 and 11,000 square feet, Century Commerce Center is able to accommodate your business needs!

### PROPERTY FEATURES:

- Small bays with office area and restrooms
- Grade-level loading (12'x14')
- Flexibility for industrial users
- 208-V, 3-P power
- 14' - 20' ceiling height for most bays
- Insulated buildings
- Close proximity to major highways



**SPENCER MEAD**

206.787.1476

smead@neilwalter.com

**GRIFFIN DAY**

206.261.4012

gday@neilwalter.com

**JOHN BLEDSOE**

206.787.1460

jbledsoe@neilwalter.com

professionally  
managed/owned by:



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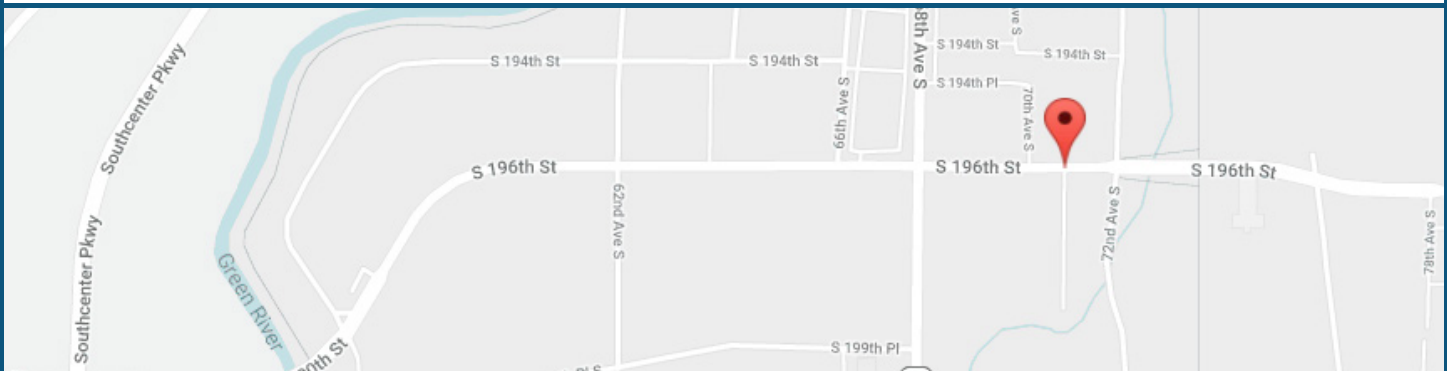
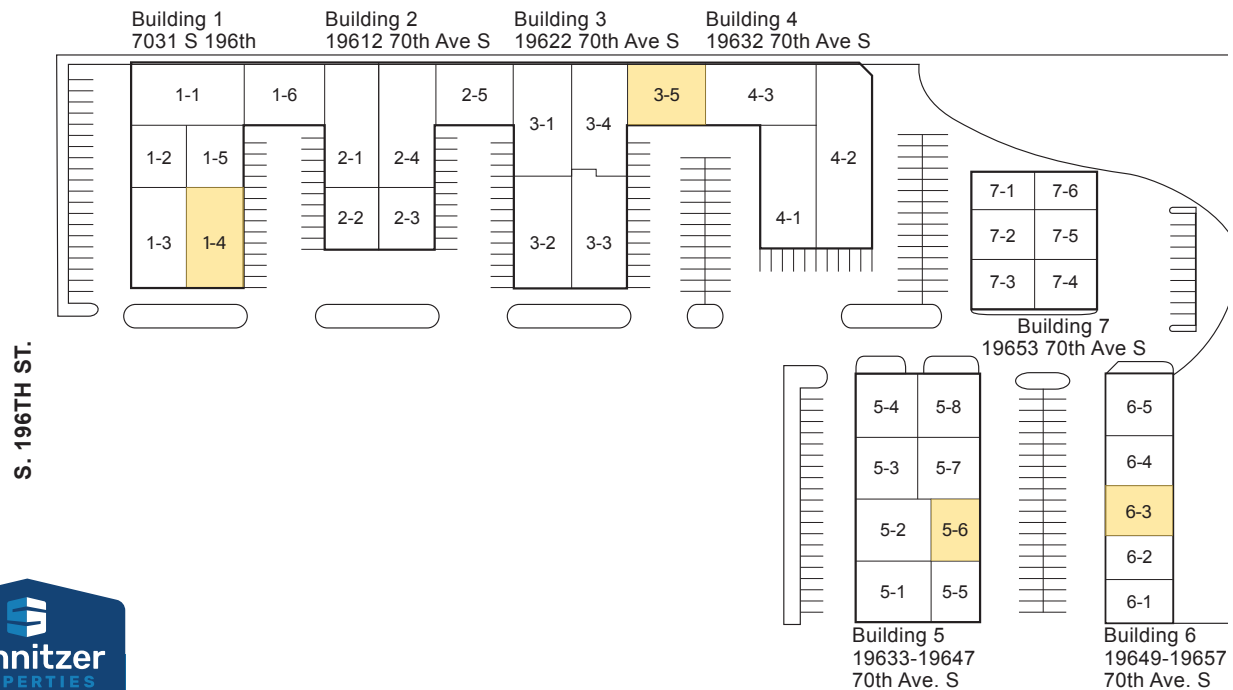
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## Current Lease Opportunities

Unit #	Total SF	Office SF	Monthly NNN (Estimated)	Comments
5-6	1,901 SF	417 SF	\$741	Available 5/1/25; 1 GL door
6-3	2,200 SF	398 SF	\$858	Available Now; 1 GL door
3-5	3,098 SF	352 SF	\$1,208	Available Now; 1 GL door
1-4	3,620 SF	392 SF	\$1,412	Available 5/1/25; 2 GL doors
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jbledsoe@neilwalter.com

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Unit #	Total SF	Office SF	Monthly NNN (Estimated)	Comments
5-6	1,901 SF	417 SF	\$741	Available 5/1/2025; 1 GL door

The diagram is a main floor plan for Unit 6. It shows a large rectangular space divided into an 'OFFICE' area and a 'WAREHOUSE' area. The 'OFFICE' area is located in the upper left portion of the unit and contains several desks, chairs, and a 'UTIL.' (utility) room. The 'WAREHOUSE' area occupies the lower right portion and is a large open space. Dimensions are provided for various sections: 5'-7" for a small section on the left, 19'-4" for the office width, 20'-8" for the office depth, 19'-10" for the utility room, 40'-0" for the warehouse width, and 50'-0" for the warehouse length. A 'PLATFORM ABOVE' is indicated on the left side. A north arrow is located in the upper right corner of the plan.

**UNIT 6 MAIN FLOOR PLAN**

# CENTURY COMMERCE CENTER

S 196TH ST & 70TH AVE S | KENT, WA



Unit #	Total SF	Office SF	Monthly NNN (Estimated)	Comments
6-3	2,200 SF	398 SF	\$858	Available Now; 1 GL door

MEZZANINE FLOOR PLAN

The mezzanine floor plan shows a rectangular area with a door on the left wall and a circular staircase on the right wall. The word 'OFFICE' is written in the center.

UNIT 3 MAIN FLOOR PLAN

The main floor plan shows a large rectangular area with a door on the left wall and a circular staircase on the right wall. The word 'WAREHOUSE' is written in the center. There is a dashed rectangular area on the right side of the plan.

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Unit #	Total SF	Office SF	Monthly NNN (Estimated)	Comments
3-5	3,098 SF	352 SF	\$1,208	Available Now; 1 GL door

The diagram is a main floor plan for Unit 5. It shows a large rectangular area labeled 'WAREHOUSE' with dimensions 63'-10" on the left and 50'-0" at the bottom. In the top right corner, there is an 'OFFICE' area with dimensions 17'-4" and 20'-4". The office contains several desks and chairs. A north arrow is located to the right of the warehouse area. A circular icon with a crosshair is positioned below the plan.

**UNIT 5 MAIN FLOOR PLAN**

<b>SPENCER MEAD</b> 206.787.1476 smead@neilwalter.com	<b>GRIFFIN DAY</b> 206.261.4012 gday@neilwalter.com	<b>JOHN BLEDSOE</b> 206.787.1460 jbledsoe@neilwalter.com
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SOUTH 196TH ST & 70TH AVE S | KENT, WA



Unit #	Total SF	Office SF	Monthly NNN (Estimated)	Comments
1-4	3,620 SF	392 SF	\$1,412	Available 5/1/2025; 2 GL doors

MEZZ. FLOOR PLAN

UNIT 4 MAIN FLOOR PLAN