

# PCS KENT

6004 S 190TH STREET, KENT, WA

# FOR LEASE



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# CURRENT AVAILABILITY

<b>Total Premises</b>	<b>30,531 RSF</b>
<b>Floor 1</b>	<b>2,487 RSF Office</b> <b>5,558 RSF Flex/WH/Production</b>
<b>Floor 2</b>	<b>22,486 RSF Office</b>
<b>Load Factor</b>	<b>1.0062</b>

# SPACE FEATURES

Move in Ready

Two-story lobby with corporate image

High-end finishes throughout

Multiple team/collaboration areas

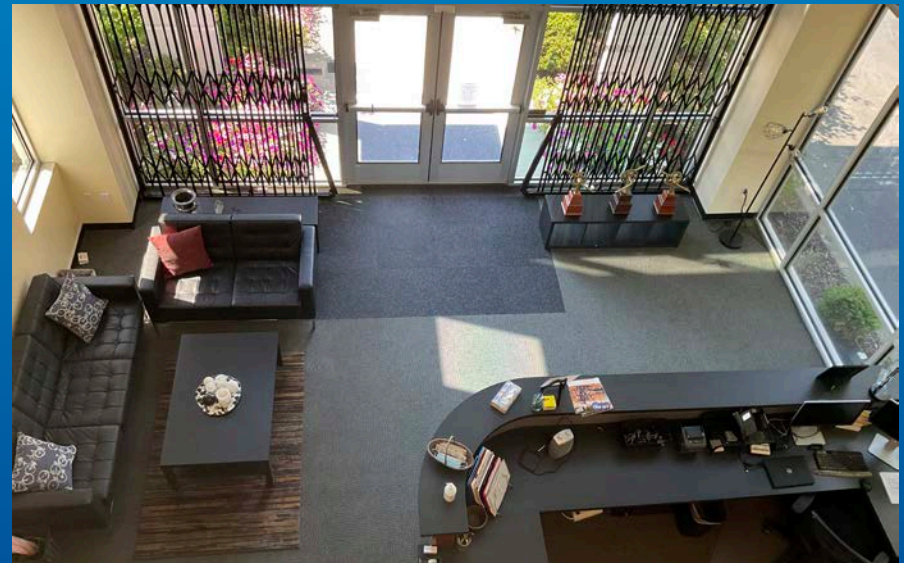
Efficient mix of private offices & conference rooms

Functioning photography studio

Fitness center with lockers and showers

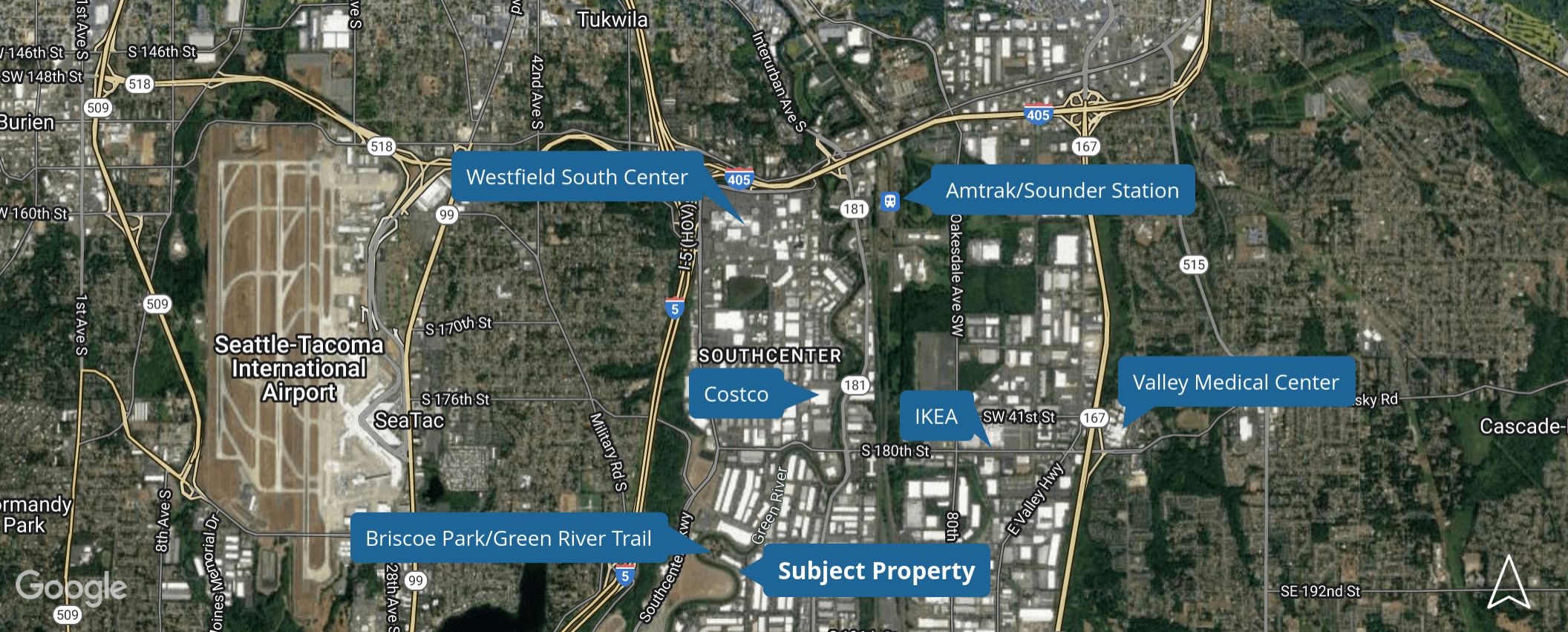
96 parking stalls

New exterior paint, exterior LED lighting system, asphalt paving, and landscaping.



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# LOCATION

## AMENITIES

- Adjacent to Briscoe Park with running, biking, and walking trails
- Serene views of Mount Rainier and immediate access to the Green River Trail
- Close proximity to Westfield Southcenter
- Centrally located between Seattle, Bellevue, and Tacoma and only minutes away from SeaTac International Airport

## TRANSIT

- Easy Freeway access to I-5, I-405, and West Valley Highway (SR-181)
- Walking distance to Metro 150 (Downtown Seattle/Southcenter), and Rapid Ride F Line



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# LEASE AVAILABLE

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AVAILABLE NOW | 30,531 RSF

Open work space with modern kitchen, private offices, conference rooms and group collaboration areas. Features secure entry and abundant natural light throughout space.

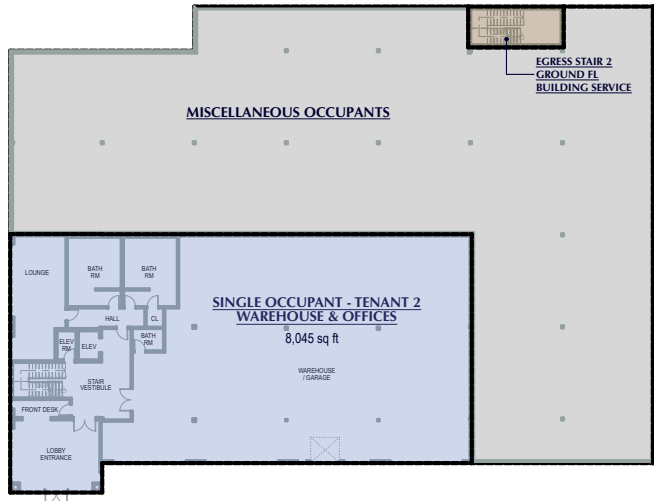
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Well capitalized ownership with local decision making

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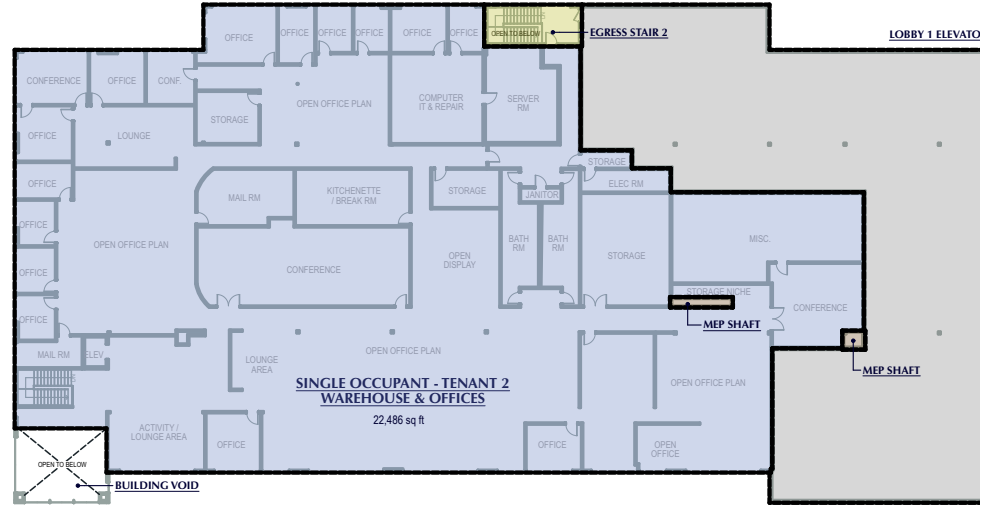


# FLOOR 1



Available

# FLOOR 2



Available

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