



SOUND MACHINE BUILDING

*22,224 RSF Total Building with 3,712 SF of Office
Space and 3,456 SF of Mezzanine Available for Sale
or for Lease in Kent, WA*

22645 76TH AVE S | KENT, WA

15,312 SF
OWNER/USER PORTION

2,560SF
OWNER/USER OFFICE



Sound Machine Building is a rare stand-alone building for sale in Kent. An Owner/ User can occupy approximately 2/3 of the building while receiving income from the remaining portion of the building (Seller to lease back for 3 to 5 years). Excellent location near SR-167 with close proximity to I-5, I-405 & SR-18.

\$5,100,000 Sale Price

PROPERTY INFORMATION

RSF	Total Rentable	22,224 SF
	1st Floor	18,432 SF (2,585 SF Office)
	Mezzanine	2,304 SF
	2nd Floor Office	1,488 SF
SUITE A	Total Rentable	15,312 SF (2,585 SF Office)
	1st Floor	11,520 SF (1,433 SF Office)
	2nd Floor Mezzanine Storage	2,304 SF
	2nd Floor Office	1,152 SF
SUITE B	Total Rentable	6,912 SF (1,488 SF Office)
	Bonus Mezzanine Storage	1,068 SF
YEAR BUILT	1981 / Effective 2000	
OCCUPANCY	Owner/User Ready April 1st, 2026	
LAND AREA	43,795 SF / 1.01 AC	
SITE COVERAGE	42.09%	
PARKING	30 parking stalls	
ZONING	I-1 Industrial Business	
POWER	1,200 Amps 208 Volt Power (to be verified by Buyer)	
2024 TAXES	\$41,924	
LEASE BACK RATES	Call Broker for rates	

22645 76TH AVE S

PROPERTY STRENGTHS

FUNCTIONAL

Sound Machine offers 1,200 amps of power and the building can accommodate manufacturing and distribution uses. Located on a hard corner, this property offers unique identity with an excellent location for an owner/user.

LOGISTICS

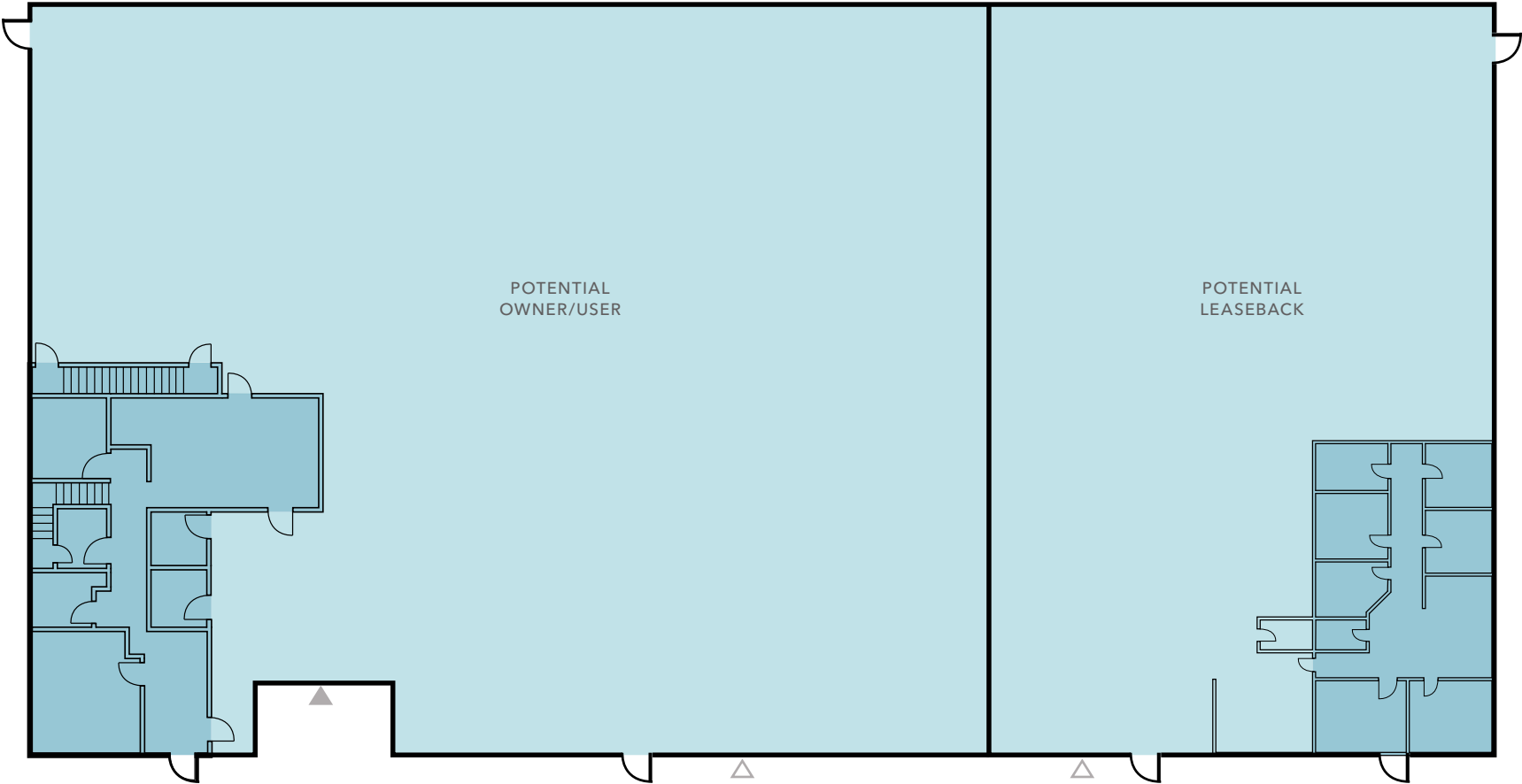
The location is second to none offering visibility off 228th and 76th Ave S. Minutes from I-5 and SR-167, you are central to all Kent Valley locations.

MARKET DYNAMICS

The building is located in one of the most sought after investor markets in the country. It divides into two spaces offering lease flexibility into sizes that are highly desirable. Move into 15,000 SF and enjoy the seller leasing back the smaller suite for passive income.



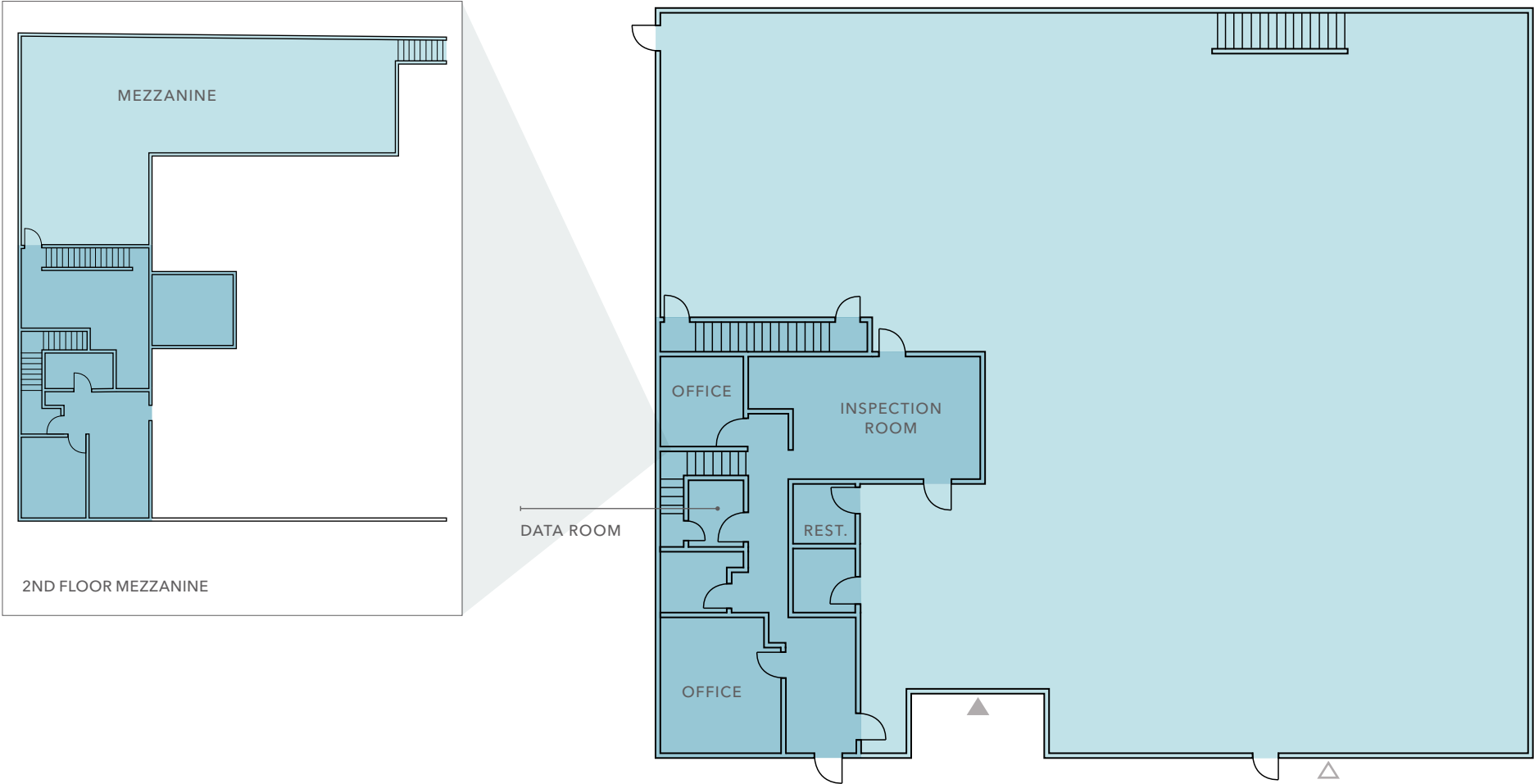
BUILDING SITE PLAN



LEGEND

- Office
- Warehouse
- Drive-In Loading
- Dock-High Loading

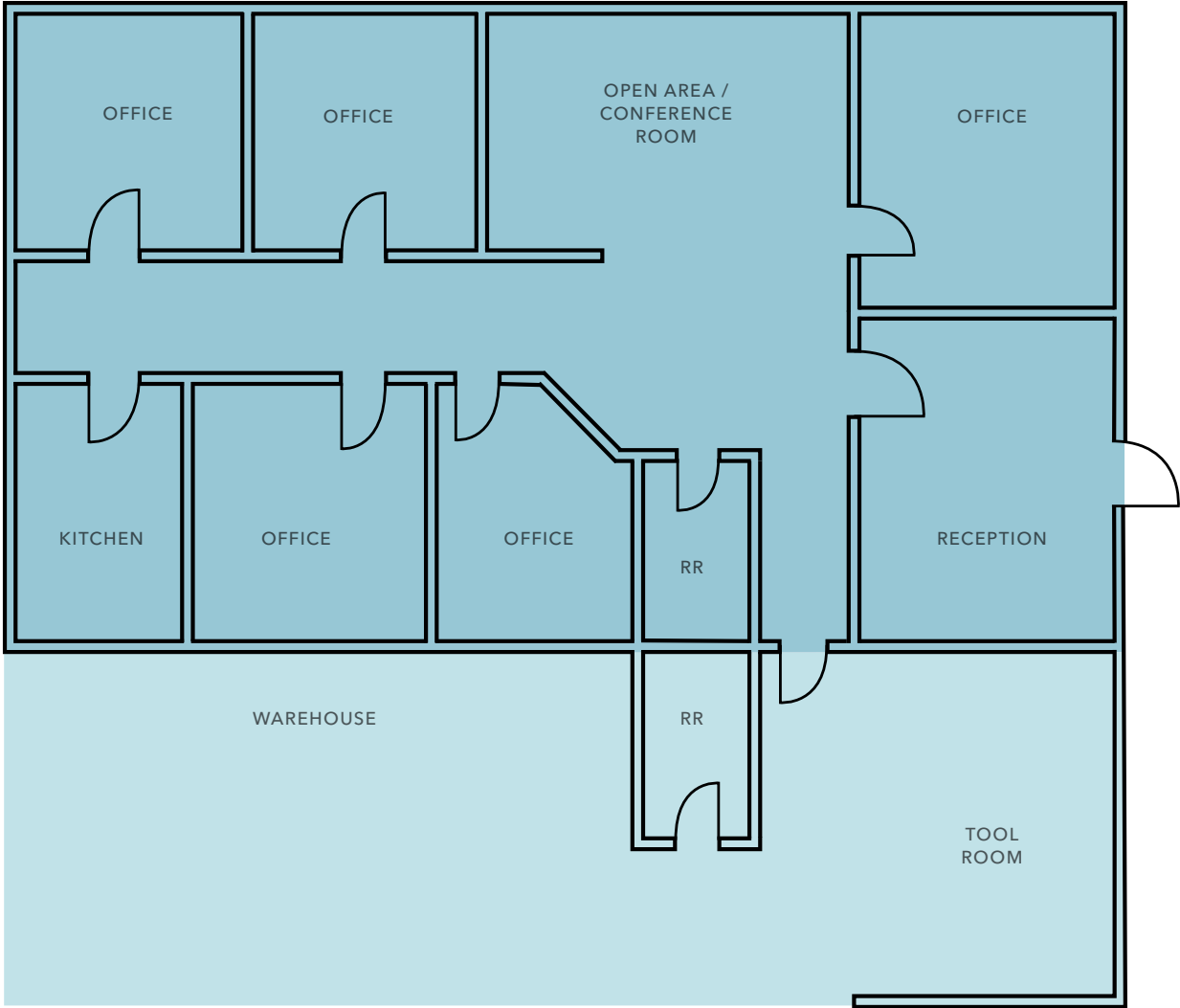
SUITE A OWNER/USER FIRST FLOOR PLAN



LEGEND

- Office
- Warehouse
- Drive-In Loading
- Dock-High Loading

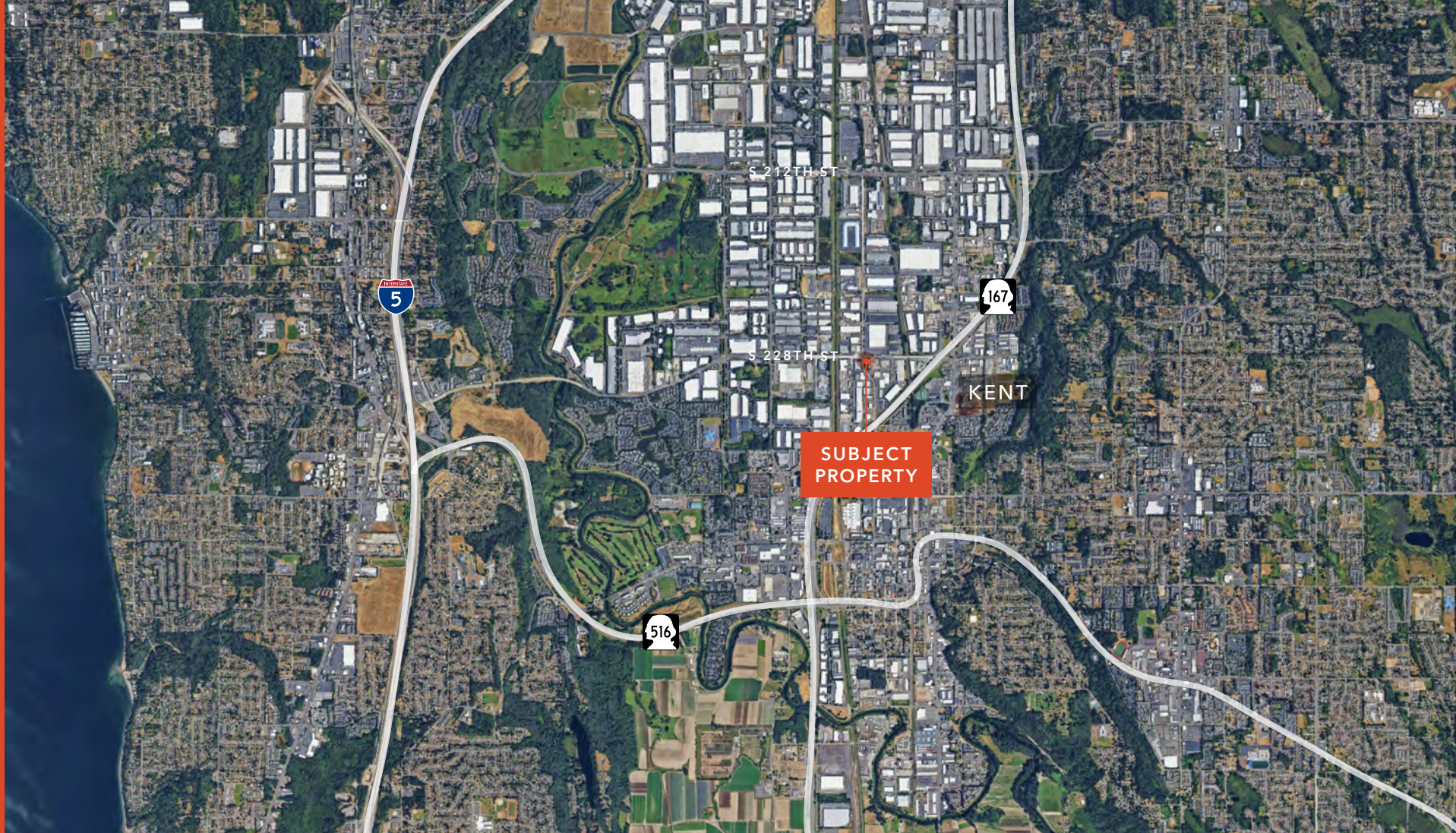
SUITE B NORTH SUITE OFFICE FLOOR PLAN



LEGEND

- Office
- Warehouse





For more information, contact

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