

THE PREMIER OFFICE CAMPUS IN SEATTLE'S SOUTHEND MARKET



# CREEKSIDES AT CENTERPOINT

20415, 20425, 20435 72ND AVENUE SO., KENT, WA

- » Efficient move-in ready suites
- » Tenant Improvement allowances negotiable
- » Ample free parking
- » Infrastructure to support telecom and computer centers efficiently
- » Convenient access to I-5 and I-405
- » Minutes away from retail core, restaurants, and hotels
- » Prestigious office space with mountain views
- » Garden-style project setting



[www.creeksidesatcenterpoint.com](http://www.creeksidesatcenterpoint.com)

# CREEKSIDES AT CENTERPOINT

THE PREMIER OFFICE CAMPUS IN SEATTLE'S SOUTHEAST MARKET



## BRIGHT HORIZONS FAMILY SOLUTIONS CHILDCARE

- High quality national operator
- Infant - Kindergarten Programs
- 126 Student Capacity



## CONFERENCE CENTER & BOARD ROOM

- Scalable rooms seating 12-300
- Video teleconferencing
- On-site catering available
- Full A/V equipment



*“...offers a true first-class business environment with institutional-quality construction and design, flexible floorplates, an unsurpassed set of on-site amenities, and ample parking.”*

The Creeksides at CenterPoint is centrally located in the Puget Sound business community. With easy access to four major highways and the Seattle-Tacoma International Airport, Creeksides' tenants are perfectly positioned to conduct business on a regional, national or international basis.

The local public transportation system gives Creeksides' employees a dependable option for commuting to work. Metro bus transit service is located on campus. Other transit services serving The Creeksides are commuter rail, Amtrak, and light rail. For those who wish to drive to work, local traffic is more forgiving with a reverse commute from Seattle and the Eastside. And, with commuter rail and other high-capacity transit systems, getting to and from Creeksides is easier than ever before.

Statistics show that supportive workplaces tend to generate happier and more productive employees. With that in mind, Creeksides has been designed to give employees access to a wide-range of on-site and local amenities. Whether it's on-site childcare for the kids, a jogging path along the stream, dining at the onsite restaurant, meeting with a personal trainer or retail shopping centers nearby, Creeksides has everything to meet the needs of today's busy employee.

# CREEKSIDES AT CENTERPOINT

## CORPORATE NEIGHBORS



Seattle Tacoma International Airport

DRIVE TIMES:	
Southcenter	5 minutes
SeaTac	8 minutes
Seattle	20 minutes
Bellevue	25 minutes
Tacoma	28 minutes

CENTERPOINT

CREEKSIDES AT CENTERPOINT

Highline Community College

(South 246th) Meeker Street

Kent Events Center  
City Hall

Sound Transit Rail Stop  
Kent Station

REI World Headquarters

Boeing Space/Defense World Headquarters

Alaska Airlines World Headquarters

South 180th Street

South 212th Street

South 196th Street

South 204th Street

84th Avenue S

72nd Avenue S

Orilla Road

Sound Transit Commuter Rail

South 188th

(South 246th) Meeker Street

To Seattle

To Bellevue



# CREEKSIDES AT CENTERPOINT SITE MAP



Pedestrian bridge provides  
2-minute walk to on-site amenities:

- Alki Bakery
- Rachel's Body Shop
- Bright Horizons Childcare
- CenterPoint Conference Center

CREEKSIDES AT CENTERPOINT  
20415, 20425 & 20435-72nd Avenue  
Kent, WA 98032

## FOR LEASING INFORMATION CONTACT:

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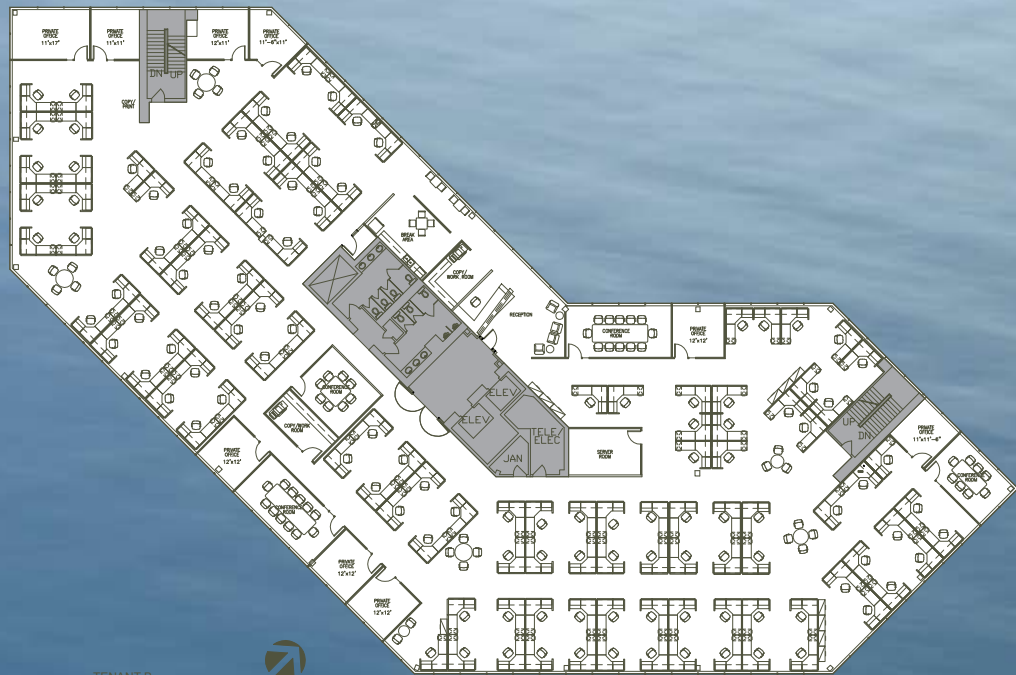
**ALKI BAKERY CAFE**

- Breakfast and lunch
- Espresso and desserts
- Catering to tenant's suite
- Exclusive Catering Services



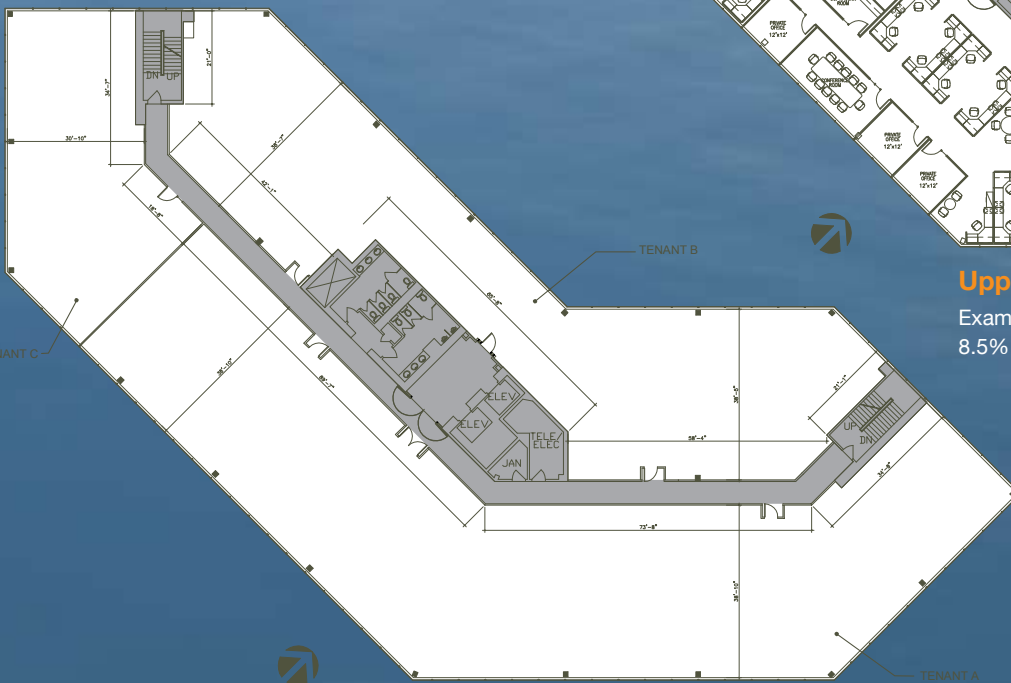
**RACHEL'S BODY SHOP**

- 24/7 access to fitness
- Personal Training
- Showers, towels and lockers



**Upper Floor - Single Tenant**

Example Full Floor Tenant Layout  
8.5% BOMA Load Factor / Typical Floor Plate 19,458 RSF



**Upper Floor - Multi Tenant**

Multi Tenant Configuration - Floors 2-4

Seattle

Bellevue

SEATAC AIRPORT

**DRIVE TIMES:**  
 Southcenter 5 minutes  
 SeaTac 8 minutes  
 Seattle 20 minutes  
 Bellevue 25 minutes  
 Tacoma 28 minutes



SOUTHCENTER MALL

4 Way Interchange

ORILLA ROAD

S. 196TH ST

S. 204TH ST

CREEKSIDES AT CENTERPOINT

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Proud to be an Energy Star rated project and Energy Star award-winning ownership

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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Orion Commercial Partners LLC. The above information, while not guaranteed, has been secured from sources we believe to be reliable.