



# StrykerBusinessCenter

AT PACIFIC GATEWAY - KENT, WA

*“Be at the Center”*

Development, Marketing & Management by:



REAL ESTATE GROUP



CLARION PARTNERS



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Visit the Stryker Business Center Website:

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





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## Project Scope

- Three buildings totalling 1.25M SF
- Project is 100% leased
- 70 acre rectangular site
- 90% of materials have been reused onsite or recycled

## Building Features

- ESFR Fire Protection System
- 30' Clear Heights
- 130' Truck Maneuvering
- 60' Shipping & Receiving Speed Bay
- 52' x 45' Typical Bay Spacing
- R-30 Roof Insulation
- Skylights
- R-19 Wall Panel Insulation
- 50' Concrete Truck Aprons
- T-5 Energy Efficient Lighting providing 20FC illumination
- 2,000 Amps, 277/480v, 3-phase
- 6" Reinforced Slab providing 350lb per square foot load
- Floor Flatness Tolerances - FF50 / FF135
- Dock seals at every dock high door

## Property Features

- Excellent freeway access to I-5, I-405 and SR-167
- Multiple ingress/egress points
- Dock High & Ground Level loading
- Generous concrete truck courts
- Plentiful parking
- Zoned Manufacturing & Industrial Park
- Institutional Management & Ownership

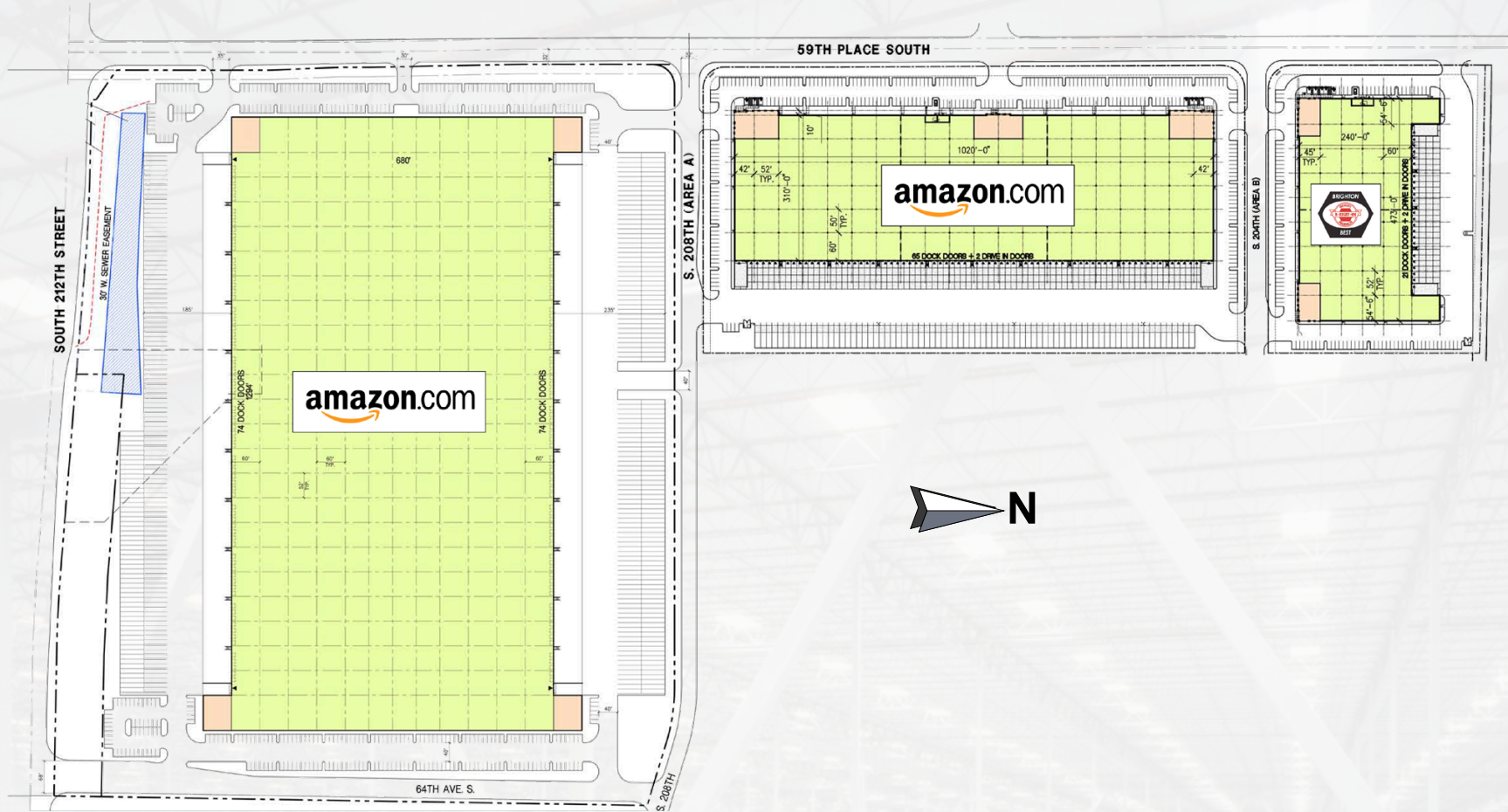
## Distance to Significant Connections

- |                        |            |
|------------------------|------------|
| • Port of Seattle      | 20.9 miles |
| • Port of Tacoma       | 21.0 miles |
| • SeaTac Int'l Airport | 3.7 miles  |
| • I-5                  | 2.4 miles  |
| • SR-167               | 2.1 miles  |
| • I-405                | 3.6 miles  |
| • SR-18                | 7.4 miles  |

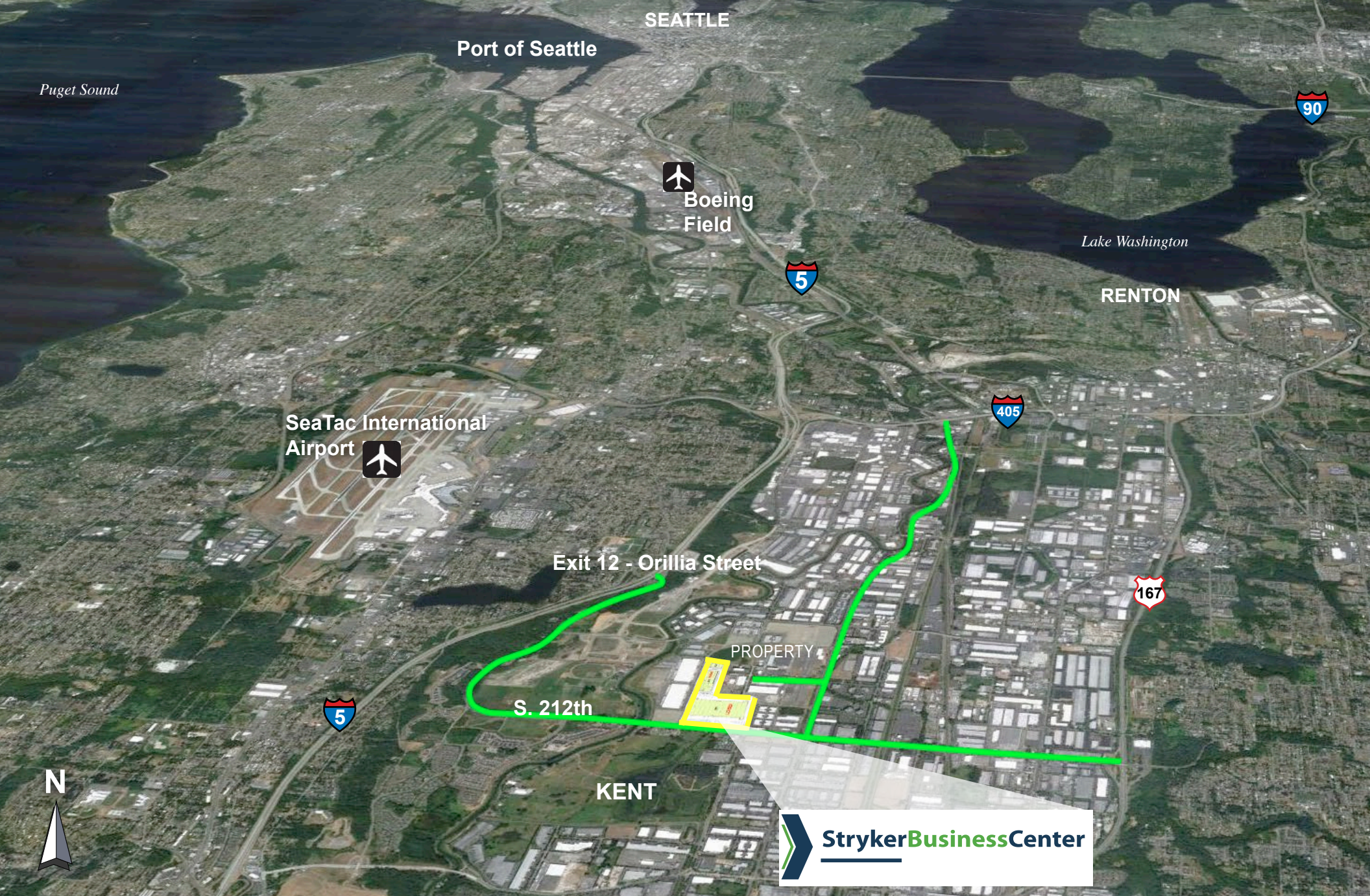


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