

# CREEKSIDE

YOUR BUSINESS ADVANTAGE



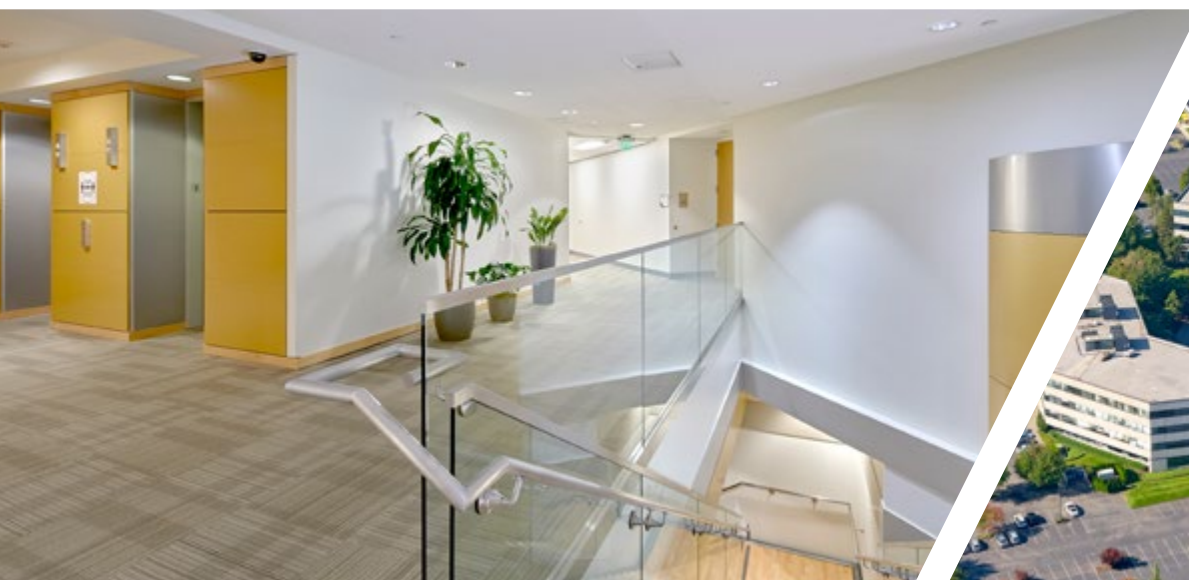
A CENTRALLY LOCATED, AMENITY-RICH OFFICE CAMPUS IN A PARK-LIKE SETTING



THREE 4 STORY BUILDINGS  
218,650 SF OFFICE CAMPUS







# WORK AND LIFE, RE-BALANCED

Creekside is strategically located in the center of Puget Sound's workforce. Easily accessible by 4 major highways and the Seattle-Tacoma International Airport, tenants can easily conduct business on a regional, national, or international basis. With convenient onsite amenities and ample parking, this serene location is the perfect setting for your workforce to thrive.

## ON-SITE AMENITIES



AVANTI  
SELF-SERVE MARKET



OUTDOOR  
RELAXATION AREAS



SHOWER  
FACILITIES



AMPLE PARKING  
(4/1,000 SF)



PROPERTY  
MANAGEMENT



CONFERENCE  
ROOM

## NEARBY AMENITIES



CHILD  
CARE



FITNESS  
CENTER



CAFES  
AND RESTAURANTS

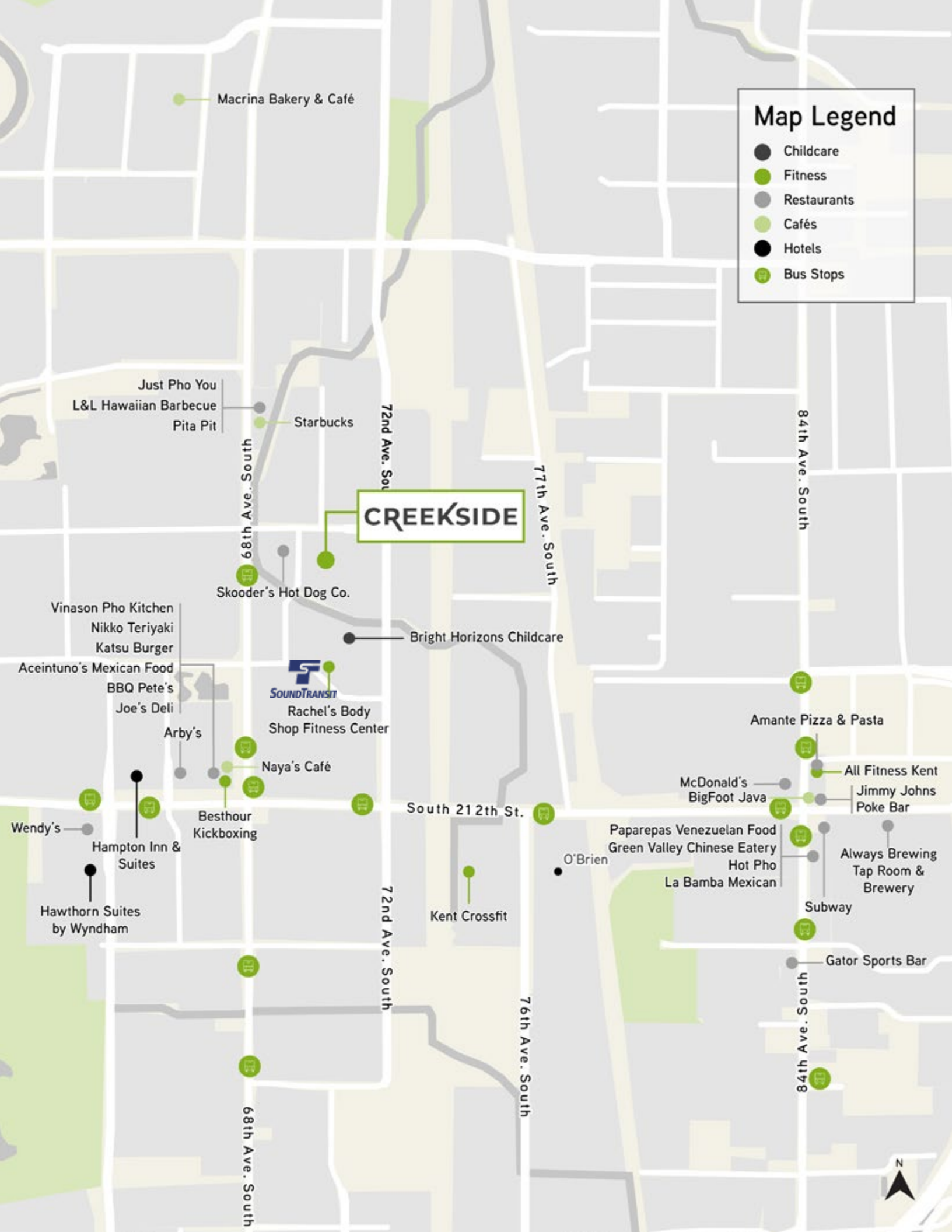


SOUTHCENTER  
MALL



METRO  
STOPS





### Map Legend

- Childcare
- Fitness
- Restaurants
- Cafés
- Hotels
- Bus Stops

## CREEKSIDE

- Macrina Bakery & Café
- Just Pho You
- L&L Hawaiian Barbecue
- Pita Pit
- Starbucks
- Skooder's Hot Dog Co.
- Bright Horizons Childcare
- Vinason Pho Kitchen
- Nikko Teriyaki
- Katsu Burger
- Aceintuno's Mexican Food
- BBQ Pete's
- Joe's Deli
- Arby's
- Rachel's Body Shop Fitness Center
- Naya's Café
- Besthour Kickboxing
- Wendy's
- Hampton Inn & Suites
- Hawthorn Suites by Wyndham
- Kent Crossfit
- Amante Pizza & Pasta
- All Fitness Kent
- Jimmy Johns
- Poke Bar
- McDonald's
- BigFoot Java
- Paparepas Venezuelan Food
- Green Valley Chinese Eatery
- Hot Pho
- La Bamba Mexican
- O'Brien
- Always Brewing Tap Room & Brewery
- Subway
- Gator Sports Bar



# IN THE CENTER OF IT ALL

Centrally located in the growing Kent Valley at the nexus of Seattle, Bellevue, and Tacoma, Creekside is easily accessible via the I-5, I-405 & SR-167 highways, allowing your business to attract talent from many areas.




An aerial photograph of the Creekside office complex, featuring three interconnected, multi-story office buildings with grey roofs and large windows. The complex is surrounded by lush green trees and several large parking lots filled with cars. In the background, there are industrial buildings, a large sports field, and a highway interchange. The word "CREEKSIDE" is overlaid in white, bold, sans-serif capital letters across the middle of the image.

CREEKSIDE



# CREEKSIDE

ONE

SUITE	FLOOR PLAN	TOUR	SIZE	COMMENTS	AVAILABLE
220	<a href="#">VIEW FLOOR PLAN</a>		4,391 SF	Southwest corner suite with extensive window line. Open work space with large kitchen / break room, work room, three private offices, and two conference rooms	Vacant
240	<a href="#">VIEW FLOOR PLAN</a>		1,147 SF	Northeast facing suite with open workspace, one private office and a kitchenette	7/1/2025
250	<a href="#">VIEW FLOOR PLAN</a>		1,542 SF	Northeast facing suite with six private offices	6/1/2025
260	<a href="#">VIEW FLOOR PLAN</a>		1,687 SF	Three private offices and open work area	8/1/2025
270	<a href="#">VIEW FLOOR PLAN</a>		1,125 SF	North facing suite with three private offices	Vacant
290	<a href="#">VIEW FLOOR PLAN</a>		2,486 SF	Market ready northwest corner suite with open workspace, two private offices and kitchen	Vacant
260/270/290	<a href="#">VIEW FLOOR PLAN</a>		4,247 SF	Suites 260, 270, and 290 can be combined for a total of 5,310 SF	8/1/2025
350	<a href="#">VIEW FLOOR PLAN</a>		3,388 - 6,850 SF	Southwest facing suite with an extensive window line and open work space. Can be demised into 3,388 SF and 3,462 SF suites.	5/1/2025
400	<a href="#">VIEW FLOOR PLAN</a>		1,836 SF	Seven private offices, open work area, and a kitchenette.	2/1/2026
450	<a href="#">VIEW FLOOR PLAN</a>		2,896 SF	Southwest corner suite, open workspace, four private offices and a kitchenette	Vacant
470	<a href="#">VIEW FLOOR PLAN</a>		2,020 SF	Open workspace with a conference room and kitchen	11/1/2025

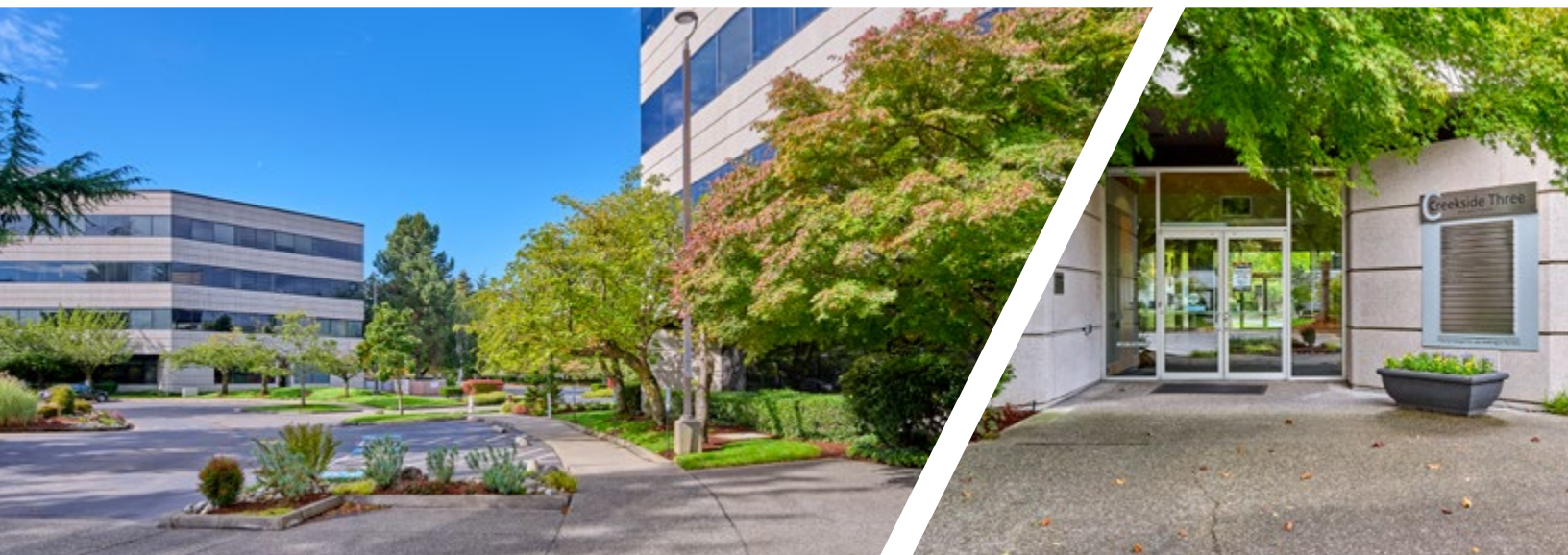
TWO

SUITE	FLOOR PLAN	TOUR	SIZE	COMMENTS	AVAILABLE
210	<a href="#">VIEW FLOOR PLAN</a>		5,230 SF	Market ready northeast corner suite with seven private offices, three conference rooms, open workspace	Vacant
220	<a href="#">VIEW FLOOR PLAN</a>		1,787 SF	Market ready suite with open workspace, one private office, one meeting room, and a kitchenette	Vacant
250	<a href="#">VIEW FLOOR PLAN</a>		1,485 SF	Market ready suite with two private offices, a conference room, and open work space	Vacant
300	<a href="#">VIEW FLOOR PLAN</a>		19,506 SF	White box condition, ready for tenant improvements	Vacant
210/220/250/300	<a href="#">VIEW FLOOR PLAN</a>		28,008 SF	Suites 210, 220, and 250 can be combined with Suite 300 for a total of 28,008 SF	Vacant

THREE

SUITE	FLOOR PLAN	TOUR	SIZE	COMMENTS	AVAILABLE
201	<a href="#">VIEW FLOOR PLAN</a>		5,479 SF	Northeast corner suite with elevator lobby exposure, nine private offices, a kitchen with a break room, and a conference room. Modern glass finishes	Vacant
300	<a href="#">VIEW FLOOR PLAN</a>		8,800 SF	South facing suite with majority open workspace, two private offices, a conference room and storage	Vacant
301	<a href="#">VIEW FLOOR PLAN</a>		3,240 SF	East facing with five private offices, kitchen, work area, open space, and three conference rooms	Vacant
350	<a href="#">VIEW FLOOR PLAN</a>		5,945 SF	Northwestern facing suite with open workspace along window line, reception area, five private offices, and two conference rooms	Vacant
300/350	<a href="#">VIEW FLOOR PLAN</a>		14,745 SF	Suites 300 and 350 can be combined for a total of 14,745 SF	Vacant
400	<a href="#">VIEW FLOOR PLAN</a>		19,529 SF	Full floor with a mix of private offices, conference rooms, open workspace, and kitchen	6/1/2025









# CREEKSIDE

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