




**COMPETITIVE PROPERTY ANALYSIS FOR O'BRIEN COMMERCE CENTER**  
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No.	Property Name & Address	Size % Occupied	Base Rent PSF	NNN PSF	Total * Per Mo.	Loading	Parking Stalls
1.	 <b>O'Brien Commerce Center</b> 7405 S. 212 <sup>th</sup> St. Kent	61,150 100%	\$474,880**  Unit 125 3000 sf 622 ofc	\$0.17	\$3,167	4 GL	9
2.	 <b>Tukwila Commerce Center</b> 631 Strander Blvd. Tukwila	475,629 77%	\$0.68	\$0.27	\$2,850	1 GL	3
3.	 <b>Century Commerce Center</b> 19612-19657 70 <sup>th</sup> Ave. S. Kent	102,119 65%	\$0.68	\$0.25	\$2,790	1 GL	4
4.	 <b>Cumberland Industrial Center</b> 22021 68 <sup>th</sup> Ave S. Kent	117,400 90%	\$0.71	\$0.20	\$2,730	1 GL	7
5.	 <b>West Valley Business Park</b> W. Valley Hwy & S. 190 <sup>th</sup> Kent	205,655 81%	\$0.70	\$0.28	\$2,940	1 GL	6
6.	 <b>Kent Business Center</b> 25400 74 <sup>th</sup> Ave. S. Kent	91,200 86%	\$0.66	\$0.27	\$2,790	1 GL	9

\* All prices are based on 3,000 s.f. of space with 700 s.f. of office.

\*\* Assume 20% down with 30-yr. fixed rate of 7.4%.

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