

**AVAILABLE**

5605 100th St SW  
Lakewood, WA 98499



# LAKWOOD OFFICE BUILDING

Woody Harris | Jeremiah Durr

First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

**LAKWOOD OFFICE BUILDING** is located in the heart of Lakewood's East Commercial District. Location is everything and this is it! Extremely convenient access to the city and close to I-5 for commuters. Monument signage available.

**FOR LEASE**

**1ST FLOOR: 1,966 SF \$16-\$18 PSF \$8.05 NNN**

**2ND FLOOR: 1,445 SF \$7-\$9 PSF \$8.05 NNN  
(WITH PRIVATE ENTRANCE)**

**FOR SALE \$1,195,000**

Building SF	6,253 SF	\$191/SF
Land SF	23,640 SF	-
Parcel #	6450000271	-
Built	1982/1995	-
NOI	\$99,325	-



Population



Average HH Income



Daytime Population

Regis - 2018

	Population	Average HH Income	Daytime Population
Mile 1	11,955	\$66,216	12,592
Mile 3	95,822	\$71,998	68,383
Mile 5	231,056	\$74,181	158,573



LOCATION DETAILS



Less than 1.5 miles to I-5 at Bridgeport or 512 East (S. Tacoma Way)



Seconds from Lakewood Towne Center

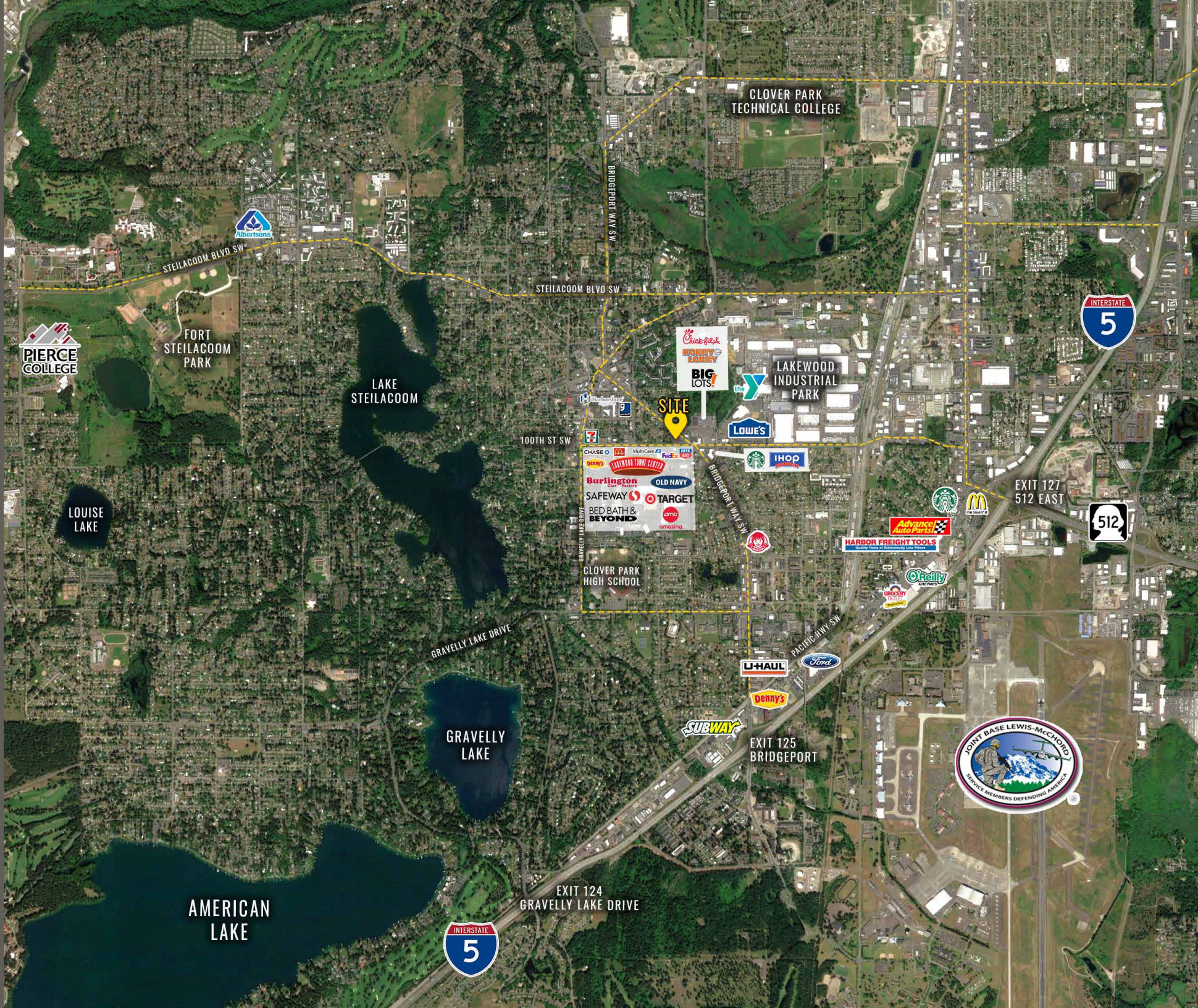


16,000 CPD 100th St SW

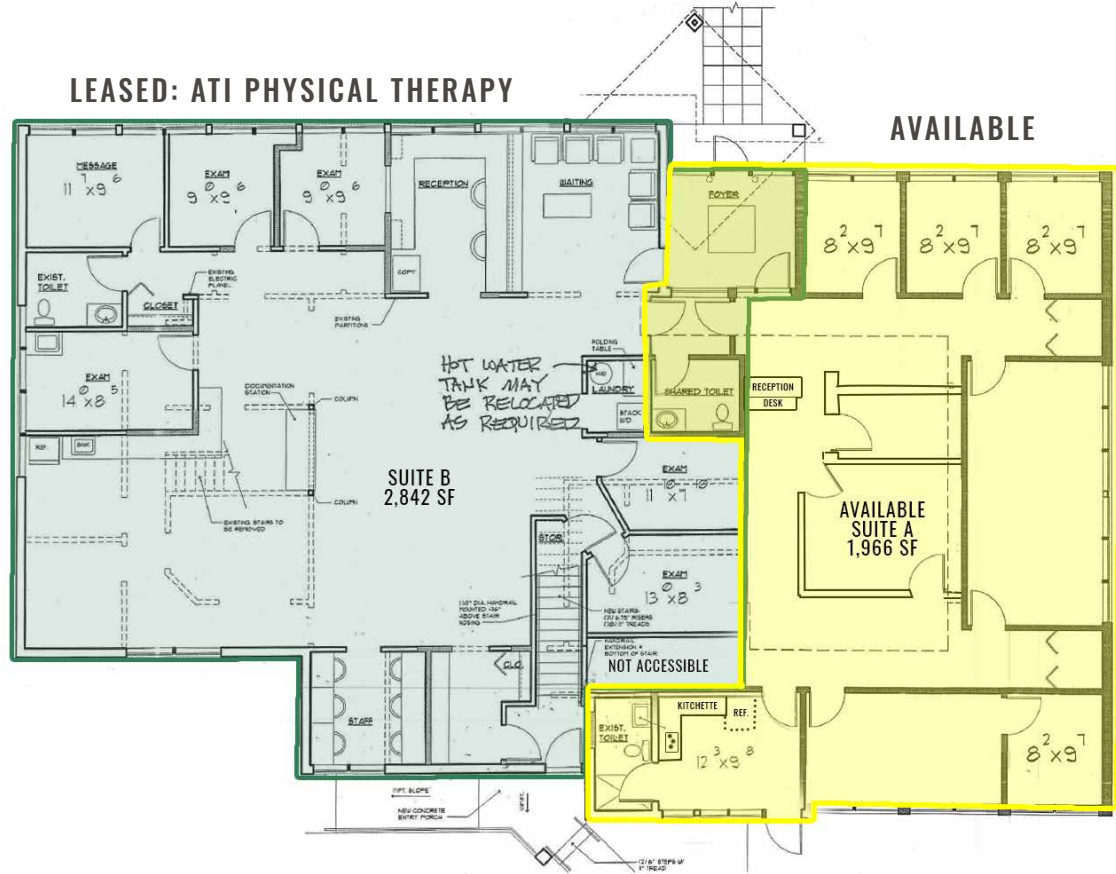


20,000 CPD Bridgeport Way SW

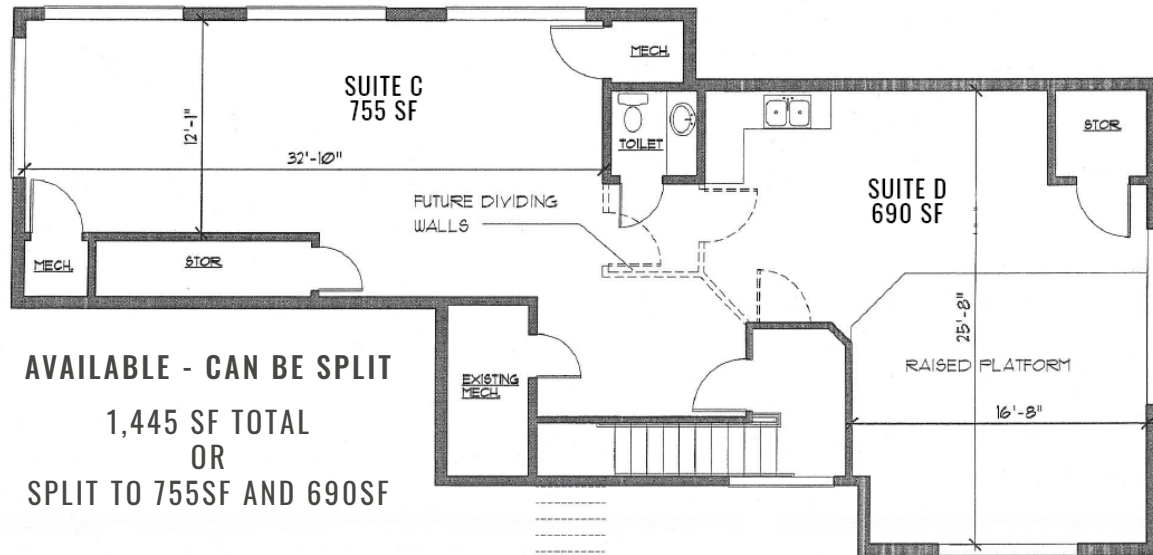
LOCATION AERIAL



FIRST FLOOR PLAN



SECOND FLOOR PLAN





**LAKWOOD, WA** is a patriotic community that plays host to Joint Base Lewis-McChord, the largest joint base on the West Coast and one of the largest in the U.S. Lakewood has a great mix of commerce with one of the largest Industrial Parks in Washington and boasts one of the only true "International Districts" in Pierce County. If you're not visiting for work, it will be for recreation at one of the four golf courses, the lakes or number of parks.

TACOMA | KIRKLAND | PORTLAND | SEATTLE



# RETAIL FOCUSED. RESULTS DRIVEN.

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