

**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 \$17-\$19 PSF \$8.05 NNN**

**2ND FLOOR: 1,445 SF \$8-\$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

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



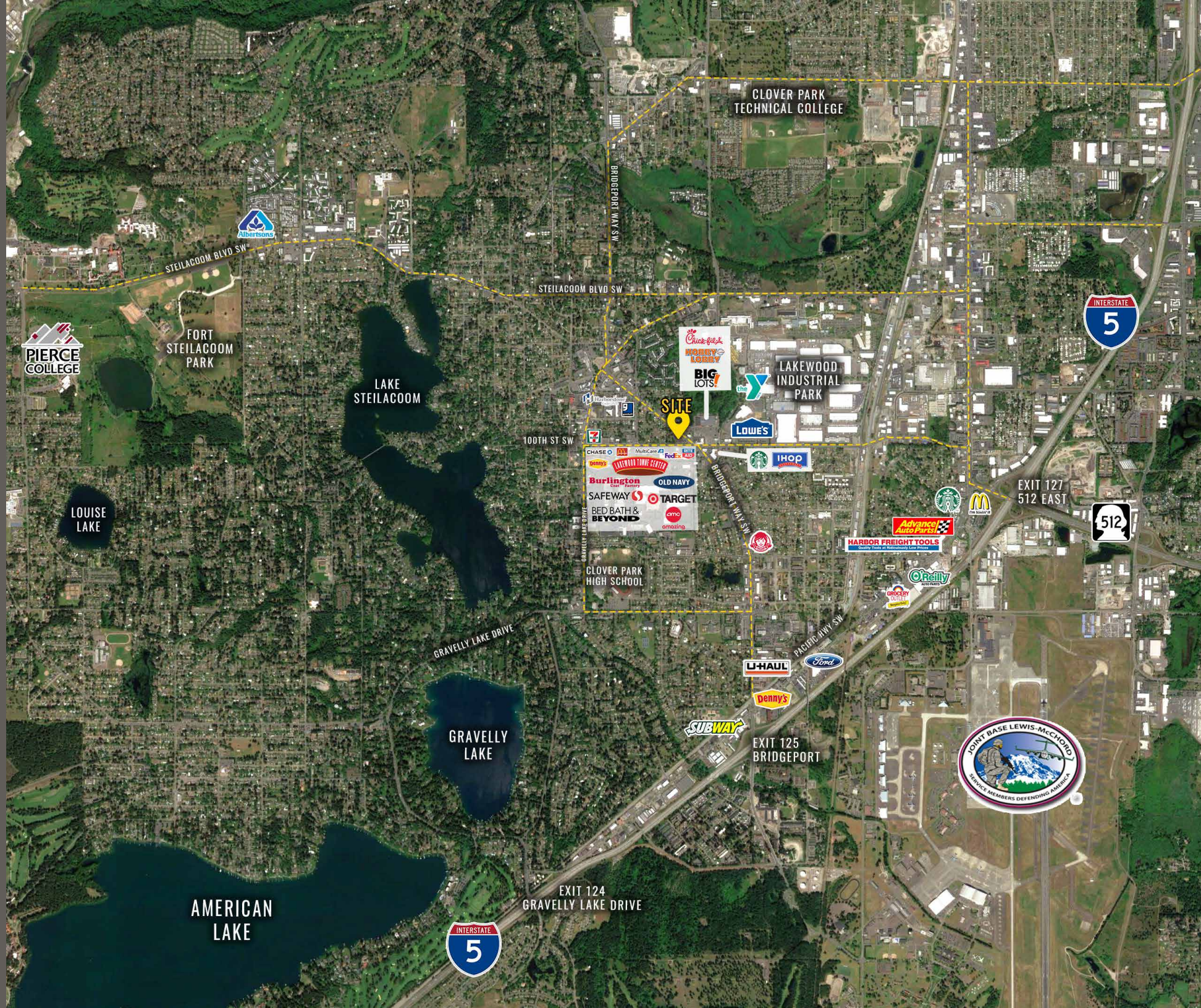
16,000 CPD 100th St SW



20,000 CPD Bridgeport Way SW



LOCATION AERIAL



FORT STEILACOOM PARK

LAKE STEILACOOM

LOUISE LAKE

GRAVELLY LAKE

AMERICAN LAKE

CLOVER PARK TECHNICAL COLLEGE



LAKWOOD INDUSTRIAL PARK



CLOVER PARK HIGH SCHOOL



EXIT 124  
GRAVELLY LAKE DRIVE

EXIT 125  
BRIDGEPORT

EXIT 127  
512 EAST

GRAVELLY LAKE DRIVE

STEILACOOM BLVD SW

STEILACOOM BLVD SW

BRIDGEPORT WAY SW

BRIDGEPORT WAY SW

PACIFIC HWY SW

GRAVELLY LAKE DRIVE

100TH ST SW

EXIT 124

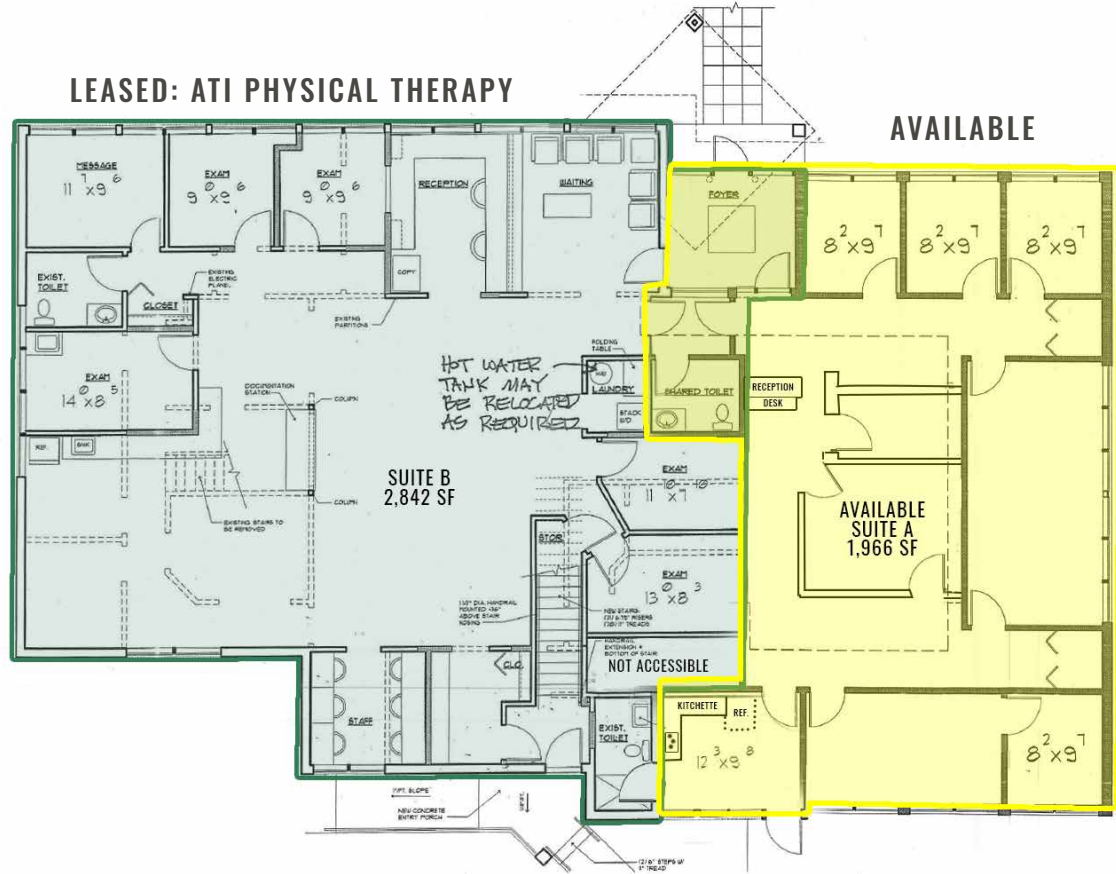
EXIT 125

EXIT 127

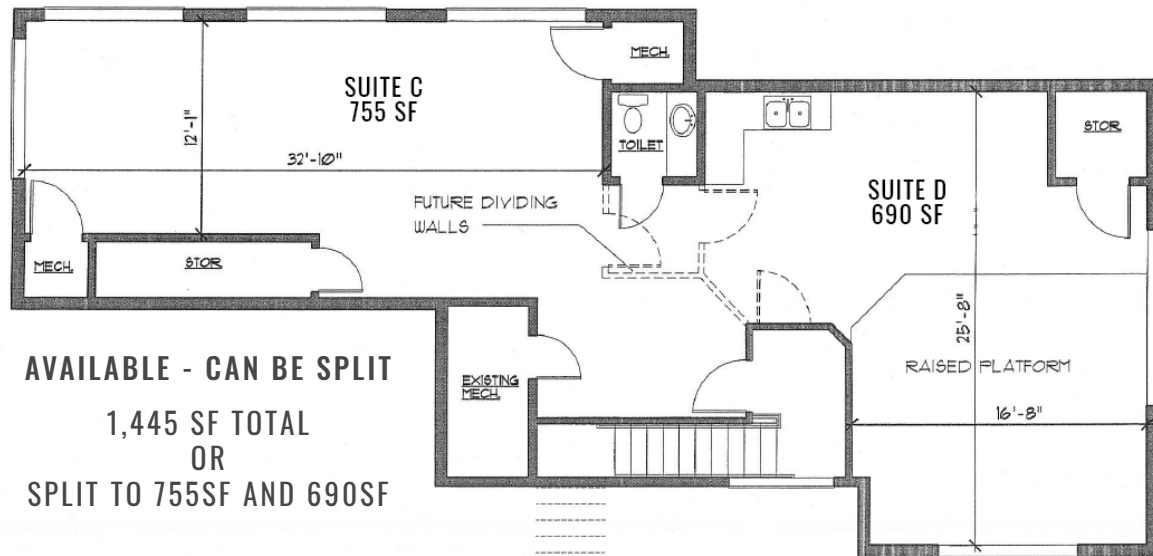
SITE



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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