

502 54TH AVE E  
FIFE, WA

6,820 SF OF  
OFFICE SPACE

FOR  
LEASE

AVAILABLE

NOW



## PROPERTY HIGHLIGHTS

- CURRENTLY BUILT-OUT AS A MEDICAL FACILITY WITH OVER A DOZEN EXAM ROOMS AND OFFICE AREAS
- PERFECT FOR A LAB, VETERINARIAN OFFICE OR OCCUPATIONAL DRUG TESTING SERVICE
- 50 EXCLUSIVE PARKING STALLS
- BRAND NEW ROOF AND HVAC SYSTEM
- CLOSE TO BUSLINES
- POTENTIAL FOR BILLBOARD SIGNAGE . THE ALMOST COMPLETED WSDOT HWY 509 SPUR IN CLOSE PROXIMITY TO PROPERTY WILL SIGNIFICANTLY INCREASE TRAFFIC AND VISIBILITY.
- AVAILABLE NOW
- \$16.00/SF/YR + NNN

The information contained herein has been obtained from reliable sources, but is not guaranteed. A prospective buyer/tenant should verify each item relating to this property and all information contained herein.

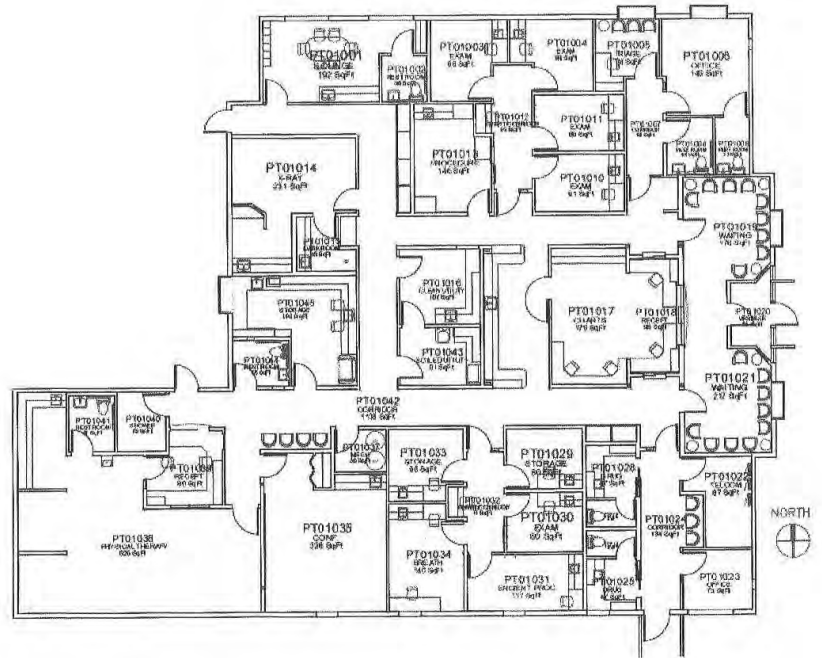
**BRUCE CLARKSON**  
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 **THE ANDOVER  
COMPANY, INC.**  
CORFAC INTERNATIONAL



# FLOOR PLAN

- FULLY BUILT-OUT EXAM ROOMS EACH WITH SINK AND SPECIALIZED LIGHTING
- CAN BE DEMISED AND MULTI-TENANTED
- OPEN AREAS FOR ATHLETIC STUDIOS AND INSTRUCTION
- BRING YOUR USE – WE CAN MAKE IT FIT



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