

Report for Office Building 10305 196th Street Court East, Graham, WA

Presented By



Kathleen Stanford

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(253) 283-5336

Graham WA Office

10219 - 10305 196th Street Court East, Graham, WA, 98338

Office: General Sublease

Prepared on July 18, 2023



Listing Details | Office Sublease

Suite	-	Vacant	Yes
Sublease, Exp. Date	Yes, 7/31/2024	Available Date	12/09/2022
Total Available Space	3,147 SF	Days On Market	221 days
Min Div/Max Contig	1500/3,147 SF	Date Listed	12/09/2022
Asking Rate	\$4,011 Monthly	Last Modified	7/18/2023
Lease Type	NNN	Listing ID	33241578
Expenses	\$10.50 (NNN)	Parking Spaces	-


Description

Two office suites across the hall from each other on the first floor. One is furnished and the second is unfurnished. Both are vacant. There is elevator access, plenty of parking, and well-kept grounds, and overseen by a management company. The owner is on-site with his chiropractic office on the second floor. Tucked behind the ownership's retail mall.

Property Details

Building Class	B	Year Built	2008
Elevators	1	Primary Construction	-
Property Type	Office	Occupancy Type	Multi-tenant
Sub Type	General	Percent Occupied	79.55%
Zoning	-	Parcels	6024410050
Building Status	Existing	Legal Owner	Chin Cho
Building Size	21,988 SF	Submarket	-
Land Size	1.82 Acres / 79,279 SF	County	Pierce
Number of Buildings	2	Office Space	21,988 SF
Floors	2		

Contact

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Commercial Advantage Real Estate

Second Floor Office With Elevator Access

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Office: General For Lease

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Listing Details | Office For Lease

Suite	E	Show Instructions	Call broker
Secondary Uses	Specialty	Rent Esc. Type	Annual Percentage
Sublease	-	Rent Esc. Desc.	3%
Total Available Space	1,350 SF	Vacant	Yes
Min Div/Max Contig	Not present/1,350 SF	Vacant Date	4/19/2023
Asking Rate	\$20.00 Annual/SF	Available Date	4/19/2023
Monthly Rate	\$2,250	Days On Market	90 days
Lease Type	NNN	Date Listed	4/19/2023
Expenses	\$10.50	Last Modified	7/12/2023
Possession	Now	Listing ID	34287673
Lease Terms	3-5 years w/set annual ...	Parking Spaces	-
Signage	None		

Description

Join the established professional businesses, Advanced Spinal Care, Inc., and Manulife Investment Forest Management, Inc., in this professionally managed building.

Property Details

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Sub Type	General	Number of Buildings	2
Zoning	-	Floors	2

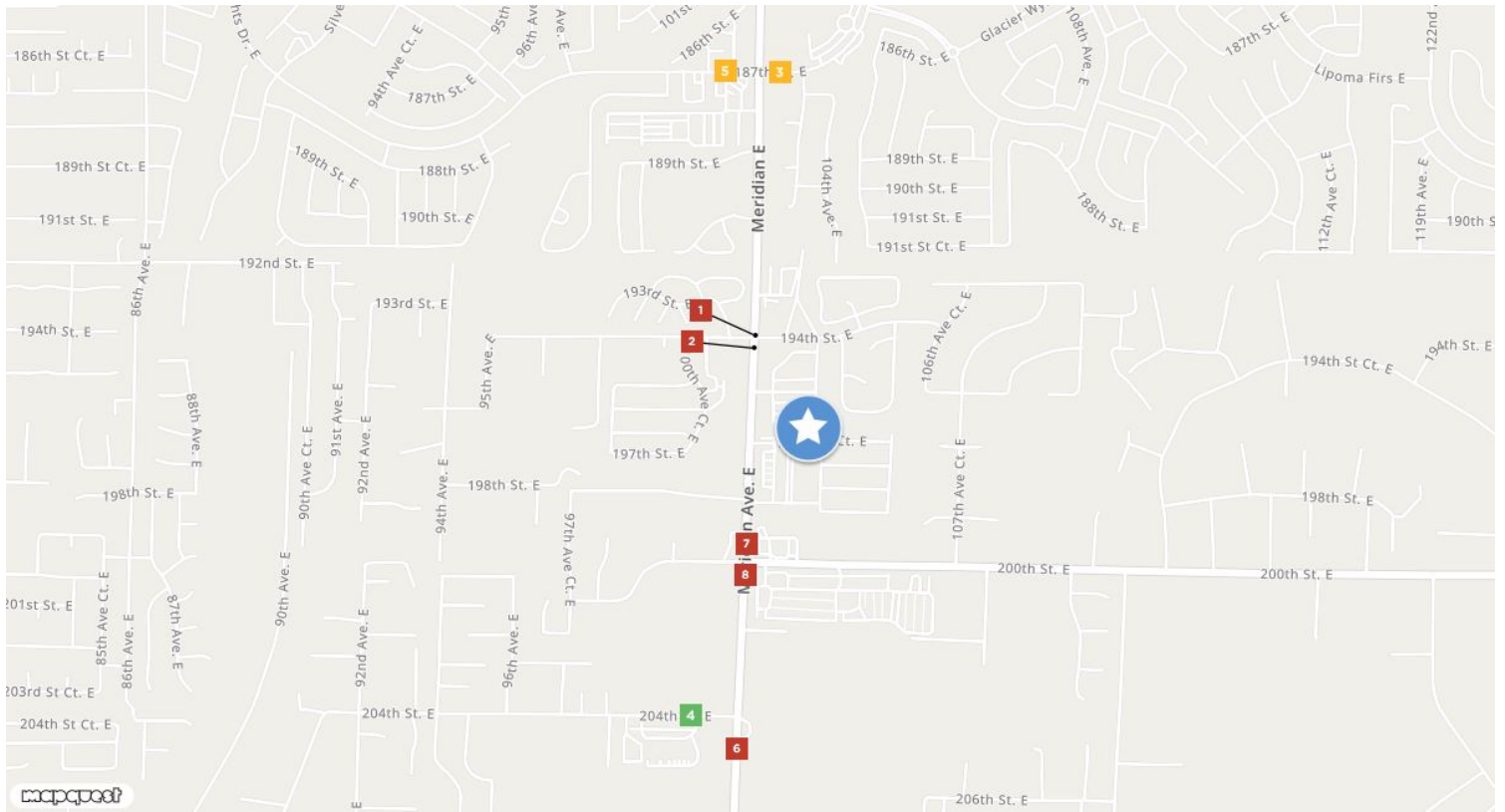
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Commercial Advantage Real Estate

Traffic Counts



East Meridian Avenue 1	E Meridian Ave 2	187th St E 3	204th St E 4	187th St E 5
168th St E	194th St E	E Meridian Ave	E Meridian Ave	100th Ave Ct E
Year: 2021 38,903 est	Year: 2021 34,464 est	Year: 2021 4,472 est	Year: 2021 3,834 est	Year: 2021 7,010 est
Year: 2019 37,000	Year: 2018 36,000	Year: 2018 5,375	Year: 2017 4,175	Year: 2017 7,750
Year: 2018 40,000	Year: 2017 35,000	Year: 2014 4,450	Year: 2015 3,750	Year: 2015 7,225
E Meridian Ave 6	E Meridian Ave 7	E Meridian Ave 8		
204th St E	200th St E	200th St E		
Year: 2021 27,399 est	Year: 0 est	Year: 0 est		
Year: 2012 27,000	Year: 1997 22,000	Year: 1997 19,000		
Year: 1997 18,000	Year: 1996 22,000	Year: 1996 19,000		



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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 10219-10305 196th Street Court East, Graham, WA 98338

CITY, STATE

Graham, WA

POPULATION

53,752

AVG. HHSIZE

3.01

MEDIAN HH INCOME

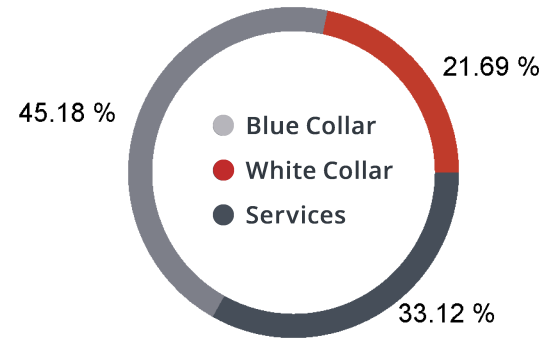
\$79,234

HOME OWNERSHIP

Renters: **3,486**

Owners: **14,116**

EMPLOYMENT



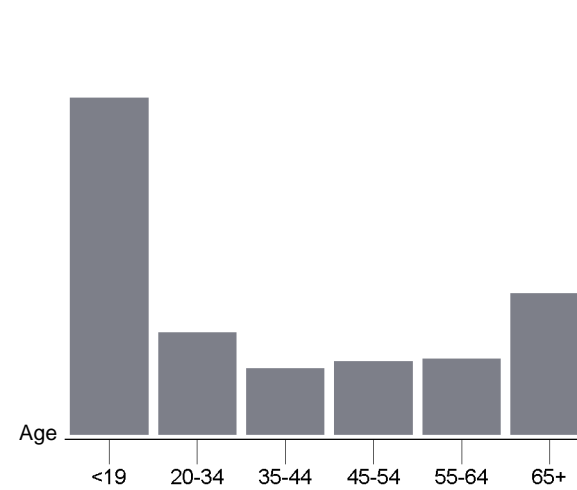
47.22 % Employed
1.99 % Unemployed

EDUCATION

High School Grad: **30.92 %**
Some College: **30.07 %**
Associates: **8.85 %**
Bachelors: **23.41 %**

GENDER & AGE

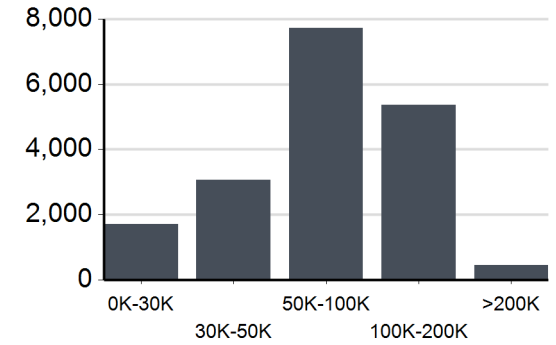
50.25 % **49.75 %**



RACE & ETHNICITY

White: **70.58 %**
Asian: **4.56 %**
Native American: **0.20 %**
Pacific Islanders: **0.80 %**
African-American: **4.40 %**
Hispanic: **9.14 %**
Two or More Races: **10.33 %**

INCOME BY HOUSEHOLD



HH SPENDING

