












OFFICE SPACE Pierce & Thurston County

Last Updated
8/28/2019

Building Photo	Building Address	Suite	±Total SF (Office SF)	Rate PSF/Price (Shell/Office)	Comments	Contact
PIERCE COUNTY						
	Klauser Building 3625 Perkins Lane SW Lakewood, WA	Bldg	16,885	\$1,550,000	<ul style="list-style-type: none"> • NEW • Perfect for an owner/user • 3 floors + basement; building in 1981/1995 • Secured building with updated cameras • Plentiful parking (5/1,000) • Close to JBLM, St. Clara Hospital, Clover Park Tech College and Pierce Transit 	Debbie Gallinatti 253.779.2430 Briana Hickey 253.779.2424
	Summit Center North 10324 Canyon Road East Puyallup, WA	Bldg	14,561	\$3,571,525 Accepting Offers!	<ul style="list-style-type: none"> • Fully leased office building located on Canyon Road and 104th near Hwy 512 • Great 1031 Exchange property • 2018 NOI = \$208,050 • Great tenant mix; well-maintained office building 	Derrick Urquhart 253.779.2403
	Regents Building 1501 Regents Blvd Fircrest, WA		12,638	Sale \$3,660,000 NOI = \$259,925	<ul style="list-style-type: none"> • Multi-story office building across from Fircrest Golf Club along Regents Blvd • Two long-term tenants • Well maintained fully leased building 	Briana Hickey 253.779.2424 Blake Goldberg 253.732.1991
	Lakewood Industrial Park 100th St SW & 47th Ave Lakewood, WA www.lakewoodindpark.com	Bldg 24 Ste D	6,000	\$1.10	<ul style="list-style-type: none"> • 2-story, 6,000 SF office with 3,000 SF expansion • Great location on Lakewood Dr SW 	Bruce Valentine Theron Meier Scott Price 253.779.8400
	Bridgeport Professional Building 7424 Bridgeport Way W Lakewood, WA	201 101 207 204 304 102 307	5,321* 3,929 2,292* 1,632 1,588 1,119 921	\$23.00 Gross	<ul style="list-style-type: none"> • Well maintained professional building • Recently remodeled • Prominent monument sign • Many suites have creek front views • No B&O Tax • Ample parking (156 parking stalls total) <p>*Suites 201 & 207 can be combined. Recently built out turnkey medical space.</p>	Debbie Gallinatti 253.779.2430 Denise Davis 253.779.2423

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	Former Ruston School 5219 N Shirley St Tacoma, WA		4,000 Div to 1,000	\$15.00 NNN	<ul style="list-style-type: none"> • Free parking and easy access to Ruston Way • Within close proximity to local amenities • Northend location near Point Defiance 	Theron Meier 253.779.2426
	Jade Plaza 8811 S Tacoma Way Lakewood, WA	206	3,542	\$11.00 NNN	<ul style="list-style-type: none"> • Located in the heart of Lakewood's International District • Lobby, restroom, hallway reno underway • Ample parking • Easy access to I-5 	John DeHan 253.779.2433
		101	3,300	\$14.00 NNN		
		201	1,939	\$11.00 NNN		
		204	1,700	\$11.00 NNN		
		209	480	\$11.00 NNN		
		207	433	\$11.00 NNN		
	8312 Custer Road Lakewood, WA		3,076	\$499,000	<ul style="list-style-type: none"> • PENDING • Two 1,500 sf floorplates • 12 Individual offices with common break room and conference room • Common bathrooms on both floors • Owner-user can occupy all or part of building with income in place 	Amanda Bruce 253.779.2434 Debbie Gallinatti 253.779.2430
	Panorama Building 5408 Steilacoom Blvd SW Lakewood, WA		2,976	\$395,000	<ul style="list-style-type: none"> • Open concept retail or office building • Two driveways • New roof 	Derrick Urquhart 253.779.2403
	MK Professional Bldg 8820 59 th Ave SW Lakewood, WA	Ste 100	2,500	\$21.00 MG	<ul style="list-style-type: none"> • Floor to ceiling windows • In-suite kitchen • Fully sprinklered • Private suite entrance 	Max White 206 787 1463 Nick Ratzke 253.779.2424
	Columbia Bank Office Building 665 Woodland Sq Lp SE Lacey, WA	C	2,455	\$20.00 MG	<ul style="list-style-type: none"> • First floor space off main lobby with privates, open work area and break room • Many local amenities in walking distance • Fronting College St with close proximity to I-5 • Traffic counts over 44,655 vehicles per day 	Briana Hickey 253.779.2424 John Dehan 253.779.2433



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	Jerome Center 311 River Road Puyallup, WA	202	2,067	\$28.00 NNN	<ul style="list-style-type: none"> Mixed-use, two-story building Retail center anchored by Starbucks; shadow-anchored by Fred Meyer Located on busy River Road with exposure to approximately 35,000 cars per day 	Bruce Valentine 253.779.2400 Debbie Gallinatti 253.779.2430
	Linden Park 2120 East Main Ave Puyallup, WA	107	1,695	\$18.00 NNN	<ul style="list-style-type: none"> Newly completed brick facility Abundant parking Oversized roll-up doors in back of each space Suite 107 has a grease trap 	Debbie Gallinatti 253.779.2430 Nick Ratzke 253.779.2414
	Fife Business Park 5003 Pacific Hwy E Fife, WA	5005-10	1,509	\$1,207/Mo NNN=\$468/Mo	<ul style="list-style-type: none"> Retail frontage next to Burger King & BofA Two private offices and restroom 	Griffin Day Kermit Jorgensen 206.787.1800
		4905-2B	1,216	\$1,763/Mo NNN=\$377/Mo	<ul style="list-style-type: none"> Pacific Hwy E frontage; next to DOL, Bank of America, Burger King, etc. 	Nick Ratzke 253.779.2414
	Pearl Professional Plaza Condo 1919 N Pearl St Tacoma, WA	C-2	1,465	\$385,000	<ul style="list-style-type: none"> NEW Offices on two levels Located on busy intersection All furnishings can stay with property Newer roof and furnace Plenty of parking with overflow nearby 	Amanda Bruce 253.779.2434 Debbie Galinatti 253.779.2430
	Wapato Creek Place 4210 - 20 th Street East Fife, WA	F	1,413	\$12.50 NNN	<ul style="list-style-type: none"> LEASED 	Briana Hickey 253.779.2424 John DeHan 253.779.2433
	Kimball Professional Office Park 6565 Kimball Dr Gig Harbor, WA	103	1,265	Call for rate	<ul style="list-style-type: none"> Convenient access at Pioneer Way exit Building fronts Highway 16 Several amenities within blocks Above-average parking ratio Park-n-Ride with bus service across street 	Scott Price Joel Jones Pam Amann 253.779.8400

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	Trax at DuPont Station 1430/1460 Wilmington Dr DuPont, WA	E-2 / #160	1,088	\$20.00 NNN	<ul style="list-style-type: none"> • Urban concept retail/multi-family development • New construction in 180-unit apt development • Parking ratio 4.91/1000 • Adjacent to Joint Base Lewis-McChord with an estimated population of 48,000 	<p>Briana Hickey 253.779.2424</p> <p>Kyle Prosser First Western Properties 253.284.3633</p>
	7315 27th St W University Place, WA	3	1,100	\$16.00-\$18.00 MG	<ul style="list-style-type: none"> • Bright space with lots of windows • Open floor plan • Convenient access to Bridgeport Way and I-5 • High visibility location • Traffic counts over 19,000 vehicles per day 	<p>Debbie Gallinatti 253.779.2430</p>