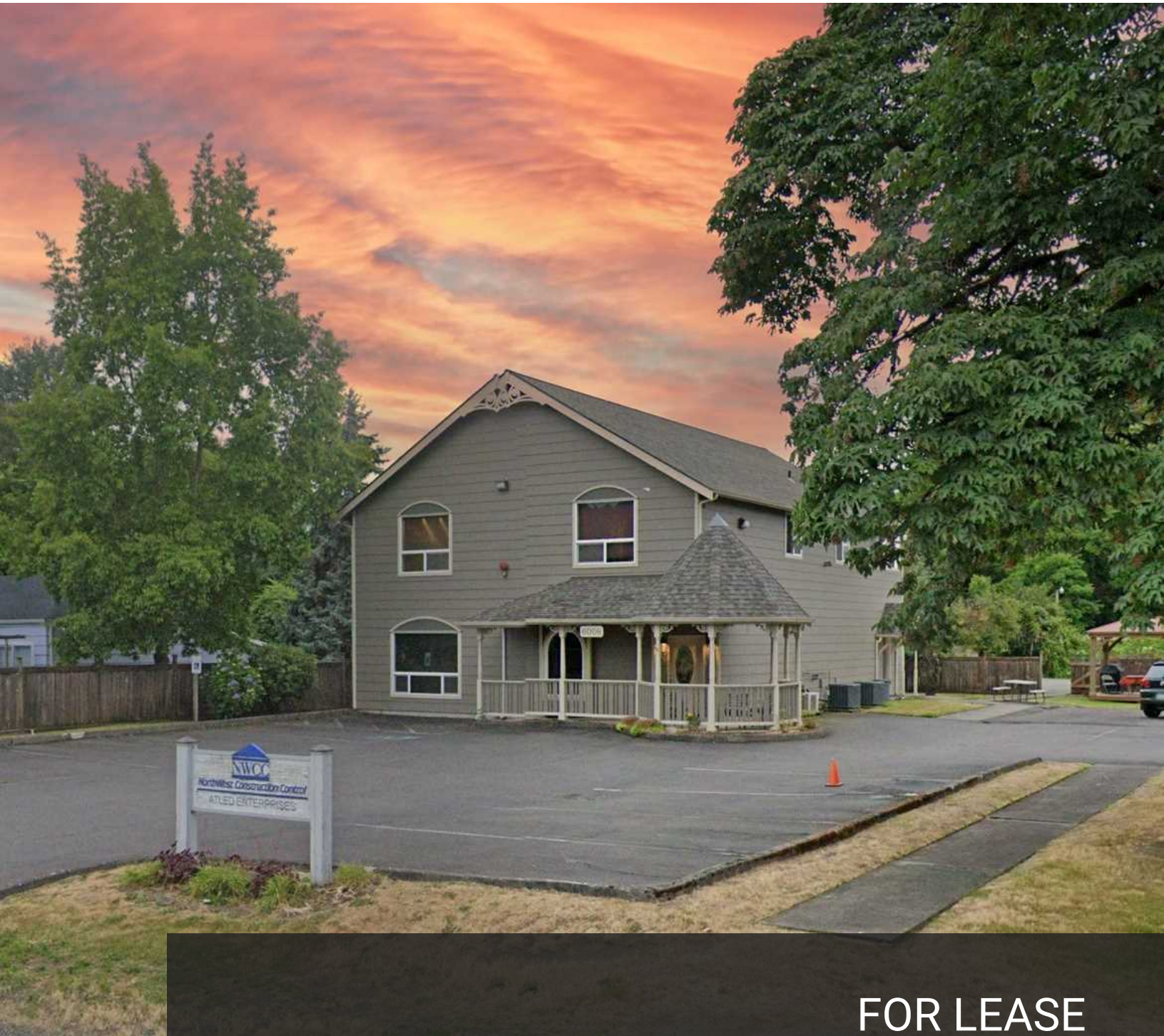


OFFICE FOR LEASE

SUMNER OFFICE BUILDING

6008 160TH AVENUE EAST, SUMNER, WA 98390



FOR LEASE

KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

PRESENTED BY:

RICK BROWN

Commercial Broker
O: (253) 840-5574
C: (253) 617-9460
rickbrown@kw.com
Lic: 27026, WA

SIMRANJIT KAUR

Commercial Broker
C: (425) 577-1347
simrankv@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DISCLAIMER

6008 160TH AVENUE EAST



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

PRESENTED BY:

RICK BROWN

Commercial Broker
O: (253) 840-5574
C: (253) 617-9460
rickbrown@kw.com
Lic: 27026, WA

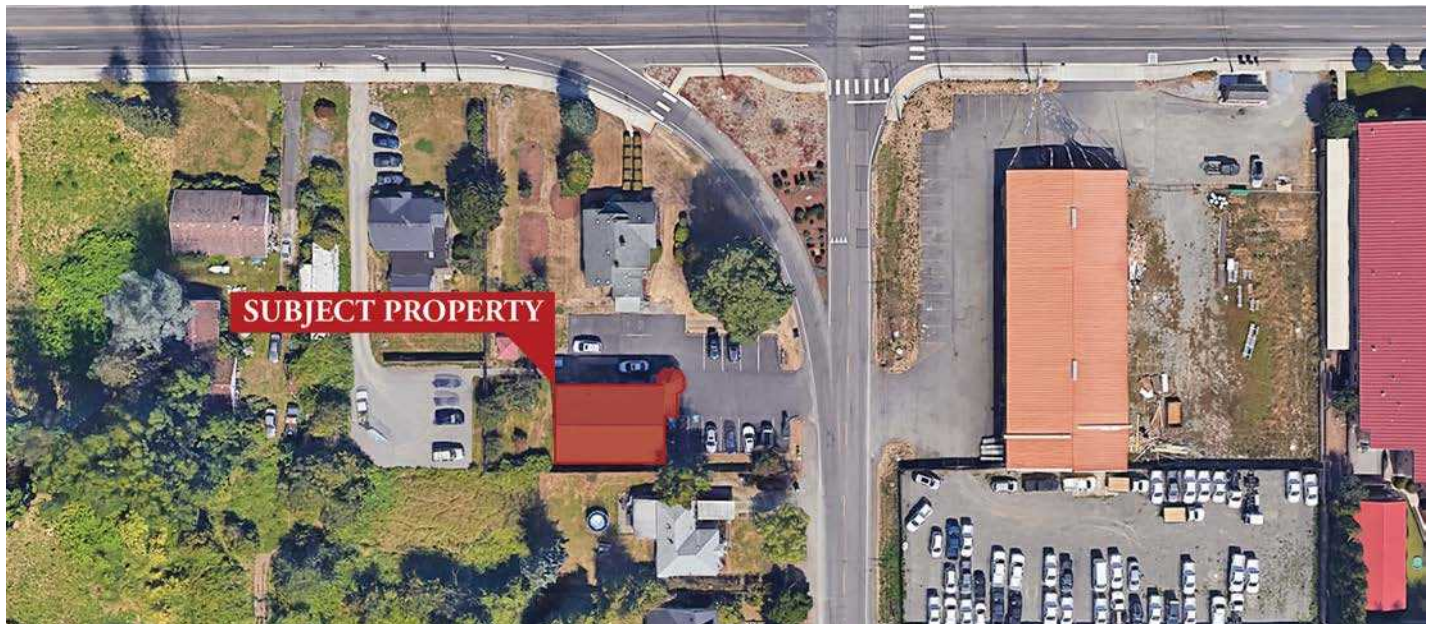
SIMRANJIT KAUR

Commercial Broker
C: (425) 577-1347
simrankv@kwcommercial.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

6008 160TH AVENUE EAST



OFFERING SUMMARY

LEASE RATE:	\$24.00 - \$26.00/SF/YR + NNN
NNN RATE:	\$5.00/SF
LEASE TERM:	36 - 60 Months
BUILDING SF:	4,000
RENTABLE SF:	2,000 - 4,000
YEAR BUILT:	2000
BUILDING CLASS:	C
FLOORS:	2
PARKING:	Surface
PARKING RATIO:	2.96/1,000
ZONING:	GC - General Commercial

Property Overview

Office Space just off Main St in Sumner, close to SR 410 on ramp, excellent exposure, up to 4,000 square feet available, could be split. Private offices, conference room, break room, and two restrooms.



KELLER WILLIAMS COMMERCIAL
1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

RICK BROWN
Commercial Broker
O: (253) 840-5574
C: (253) 617-9460
rickbrown@kw.com
Lic: 27026, WA

SIMRANJIT KAUR
Commercial Broker
C: (425) 577-1347
simrankv@kwcommercial.com

LOCATION & HIGHLIGHTS

6008 160TH AVENUE EAST



LOCATION INFORMATION

Building Name: Sumner Office Building
Street Address: 6008 160th Avenue East
City, State, Zip: Sumner, WA 98390
County: WA - Pierce
Market: Pierce County
Sub-market: Sumner
Signal Intersection: Main Street & 160th Avenue East



Location Overview

5 min drive to Sumner Station Commuter Rail (Sounder South Line).



PROPERTY HIGHLIGHTS

- Close to SR 410 on ramp
- Private Offices
- Conference Room
- Break Room
- Adequate Parking

KELLER WILLIAMS COMMERCIAL
1011 E Main, Suite 420
Puyallup, WA 98372



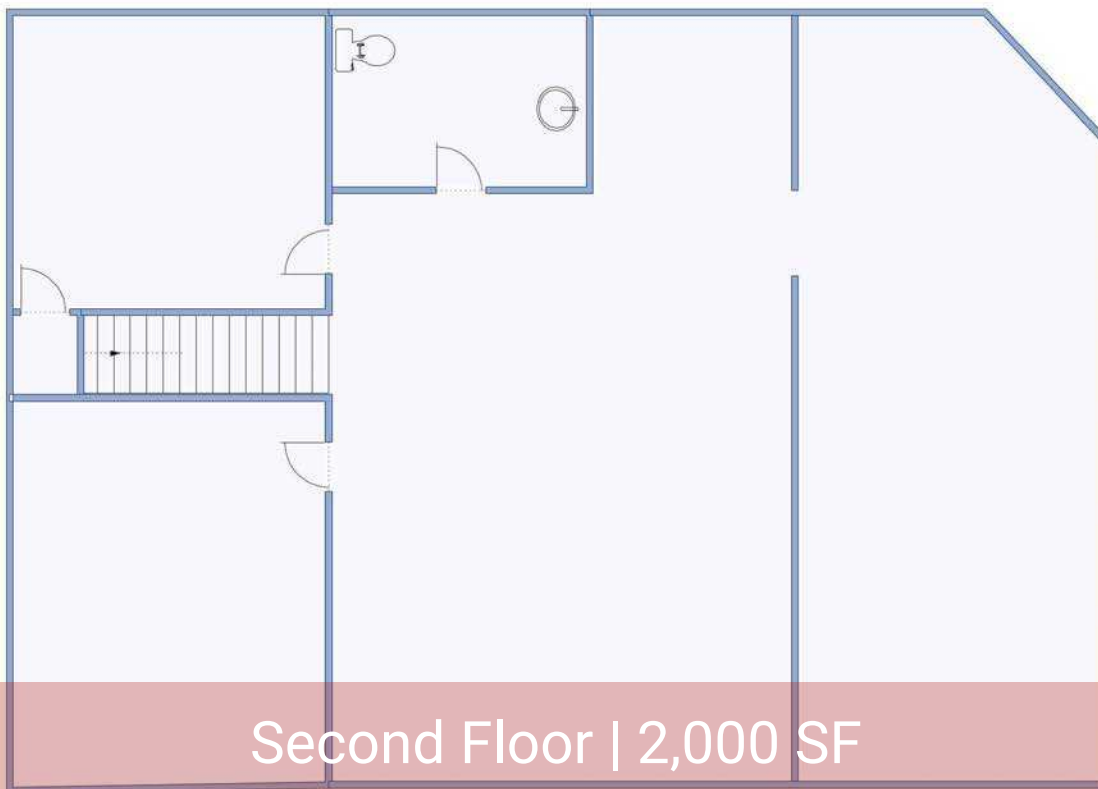
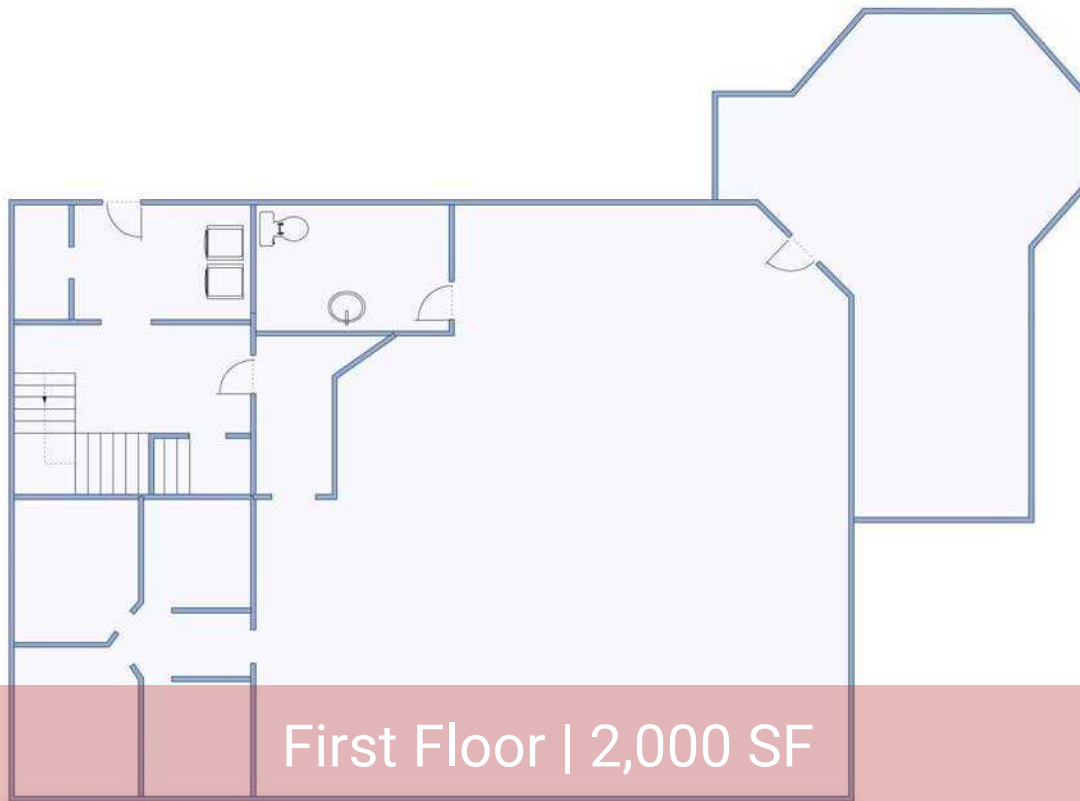
Each Office Independently Owned and Operated

RICK BROWN
Commercial Broker
O: (253) 840-5574
C: (253) 617-9460
rickbrown@kw.com
Lic: 27026, WA

SIMRANJIT KAUR
Commercial Broker
C: (425) 577-1347
simrankv@kwcommercial.com

FLOOR PLANS

6008 160TH AVENUE EAST



KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

RICK BROWN

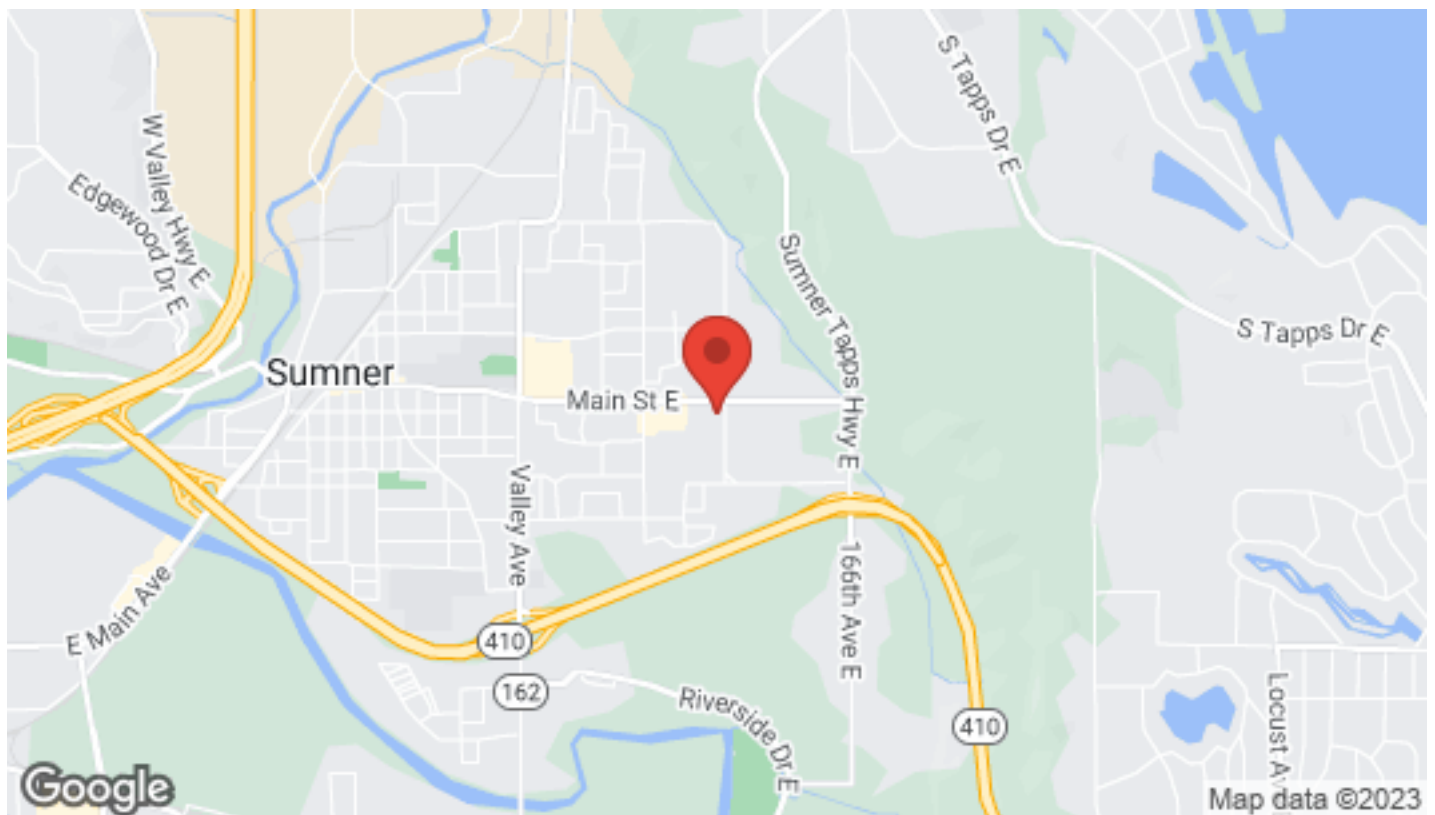
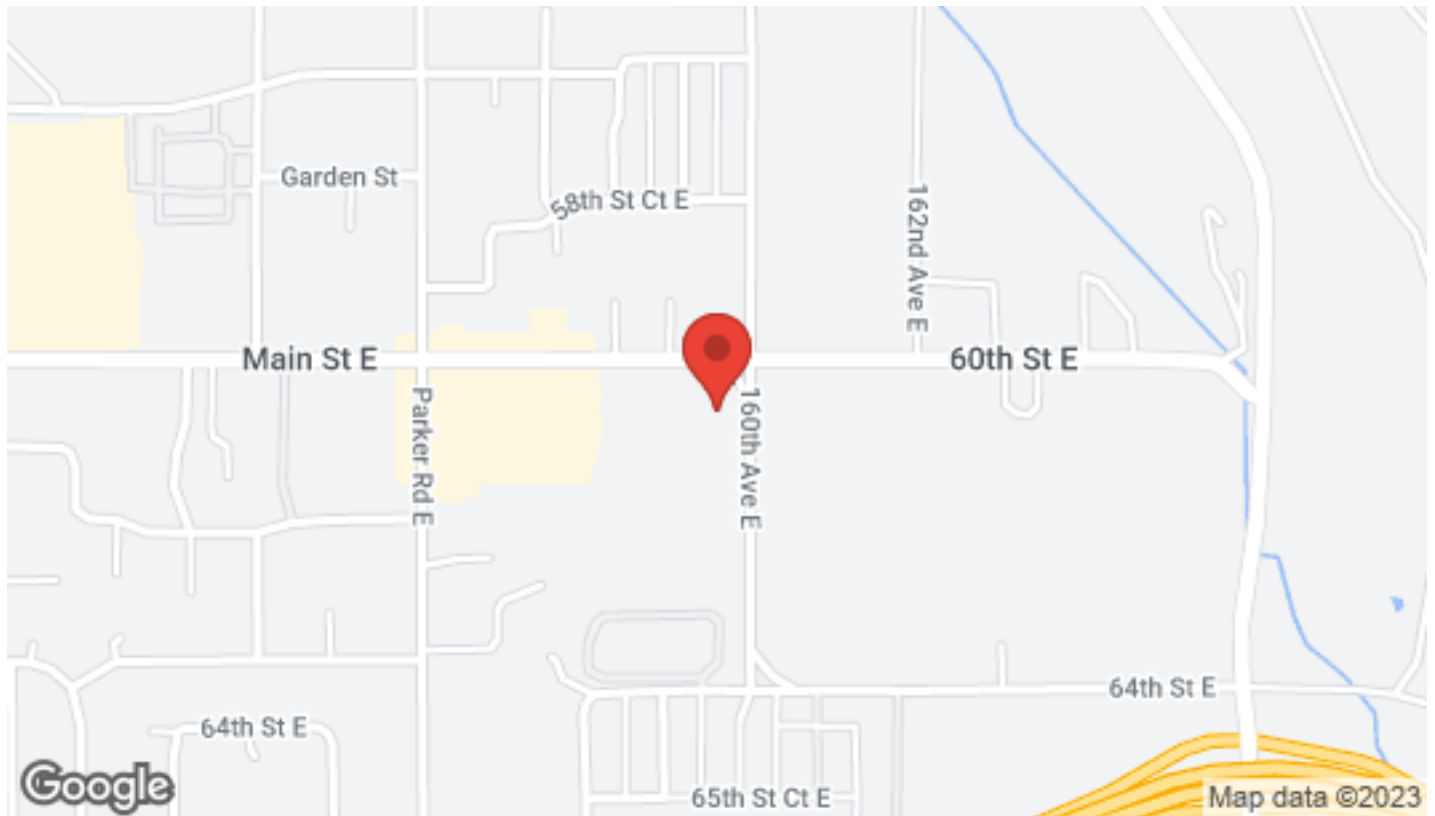
Commercial Broker
O: (253) 840-5574
C: (253) 617-9460
rickbrown@kw.com
Lic: 27026, WA

SIMRANJIT KAUR

Commercial Broker
C: (425) 577-1347
simrankv@kwcommercial.com

LOCATION MAPS

6008 160TH AVENUE EAST



KELLER WILLIAMS COMMERCIAL
1011 E Main, Suite 420
Puyallup, WA 98372



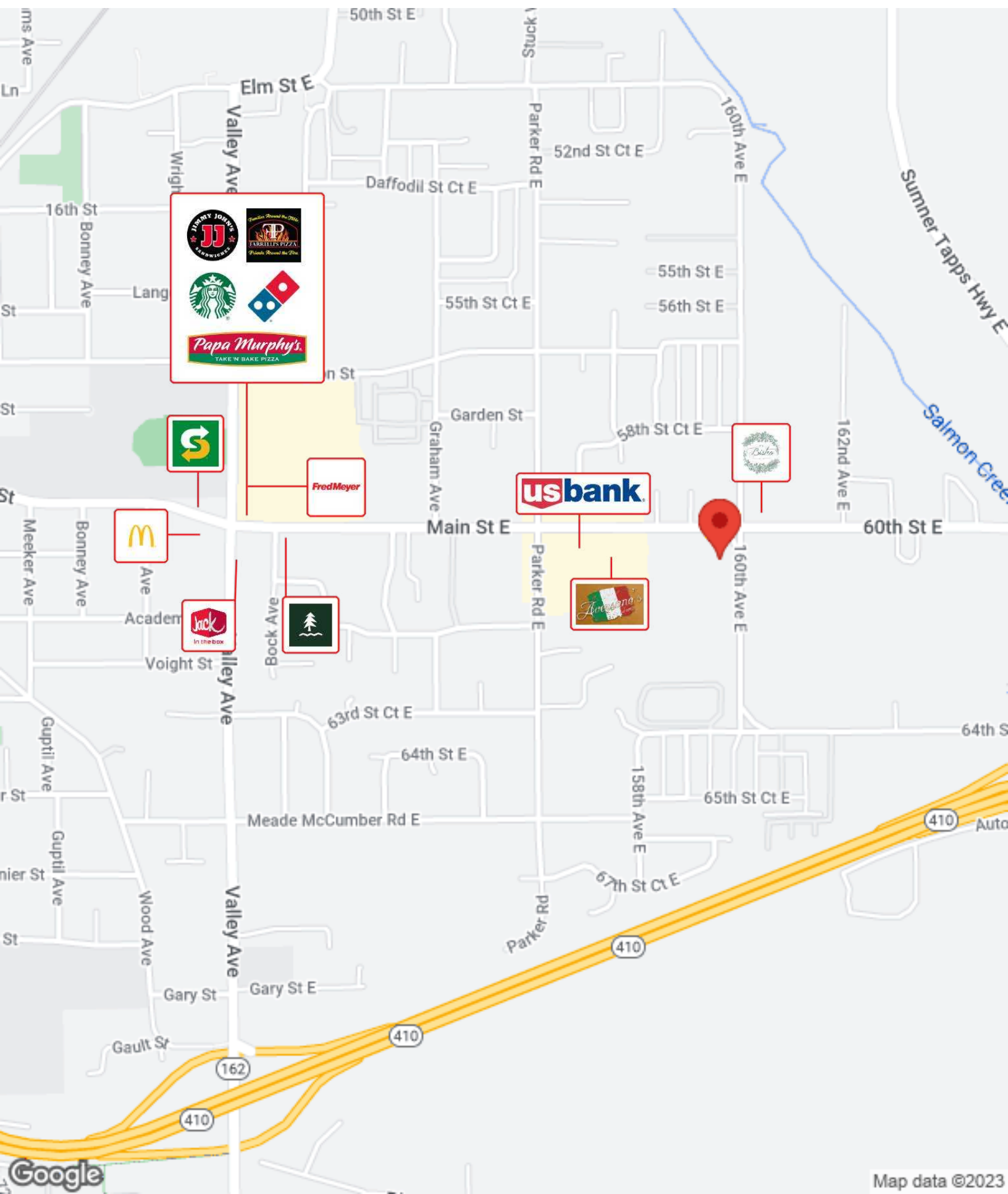
Each Office Independently Owned and Operated

RICK BROWN
Commercial Broker
O: (253) 840-5574
C: (253) 617-9460
rickbrown@kw.com
Lic: 27026, WA

SIMRANJIT KAUR
Commercial Broker
C: (425) 577-1347
simrankv@kwcommercial.com

BUSINESS MAP

6008 160TH AVENUE EAST



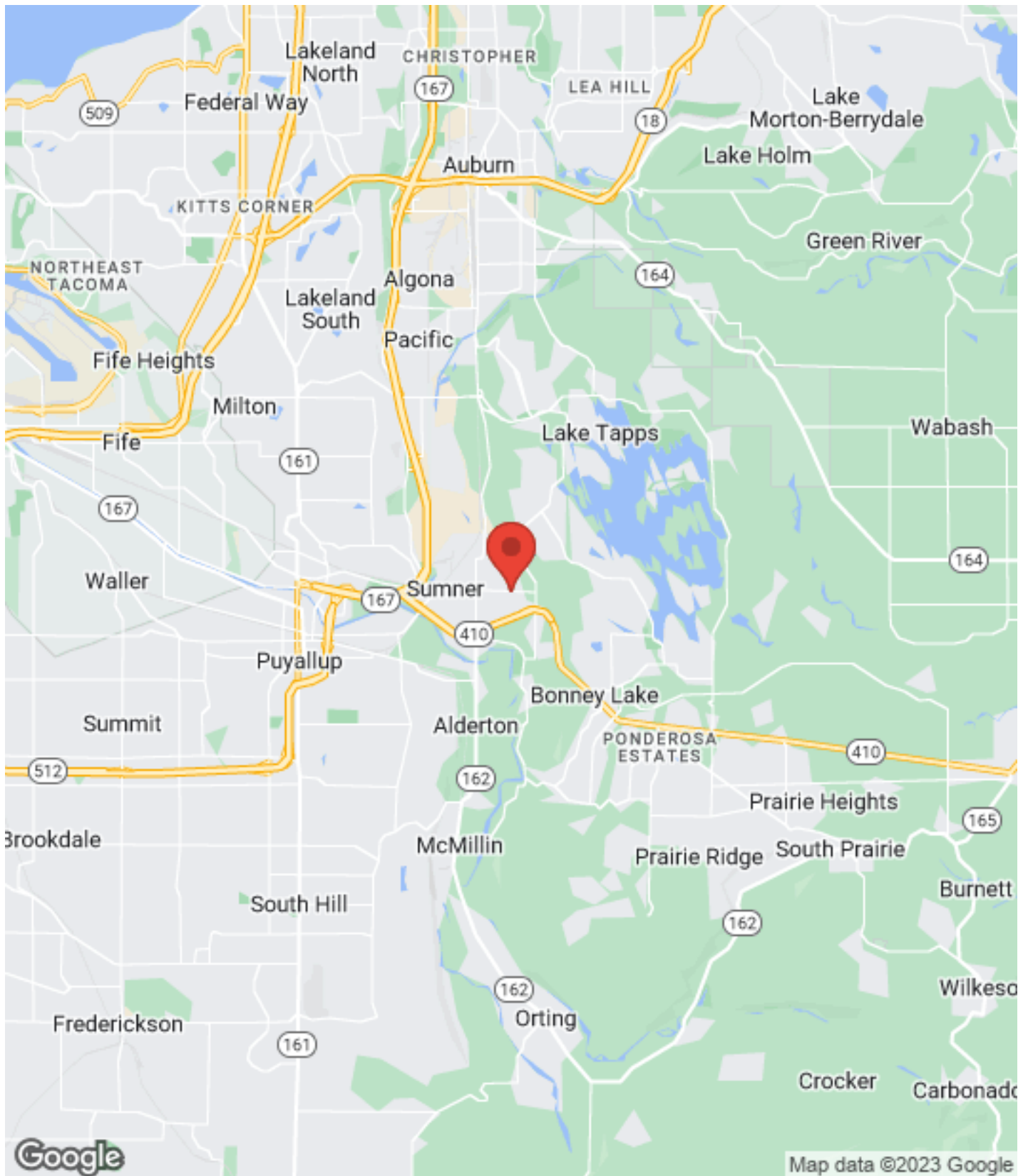
Businesses in red box:

- Jimmy John's
- Starbuck's
- Domino's
- Papa Murphy's



REGIONAL MAP

6008 160TH AVENUE EAST



KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

RICK BROWN

Commercial Broker
O: (253) 840-5574
C: (253) 617-9460
rickbrown@kw.com
Lic: 27026, WA

SIMRANJIT KAUR

Commercial Broker
C: (425) 577-1347
simrankv@kwcommercial.com

AERIAL MAP

6008 160TH AVENUE EAST



KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

RICK BROWN

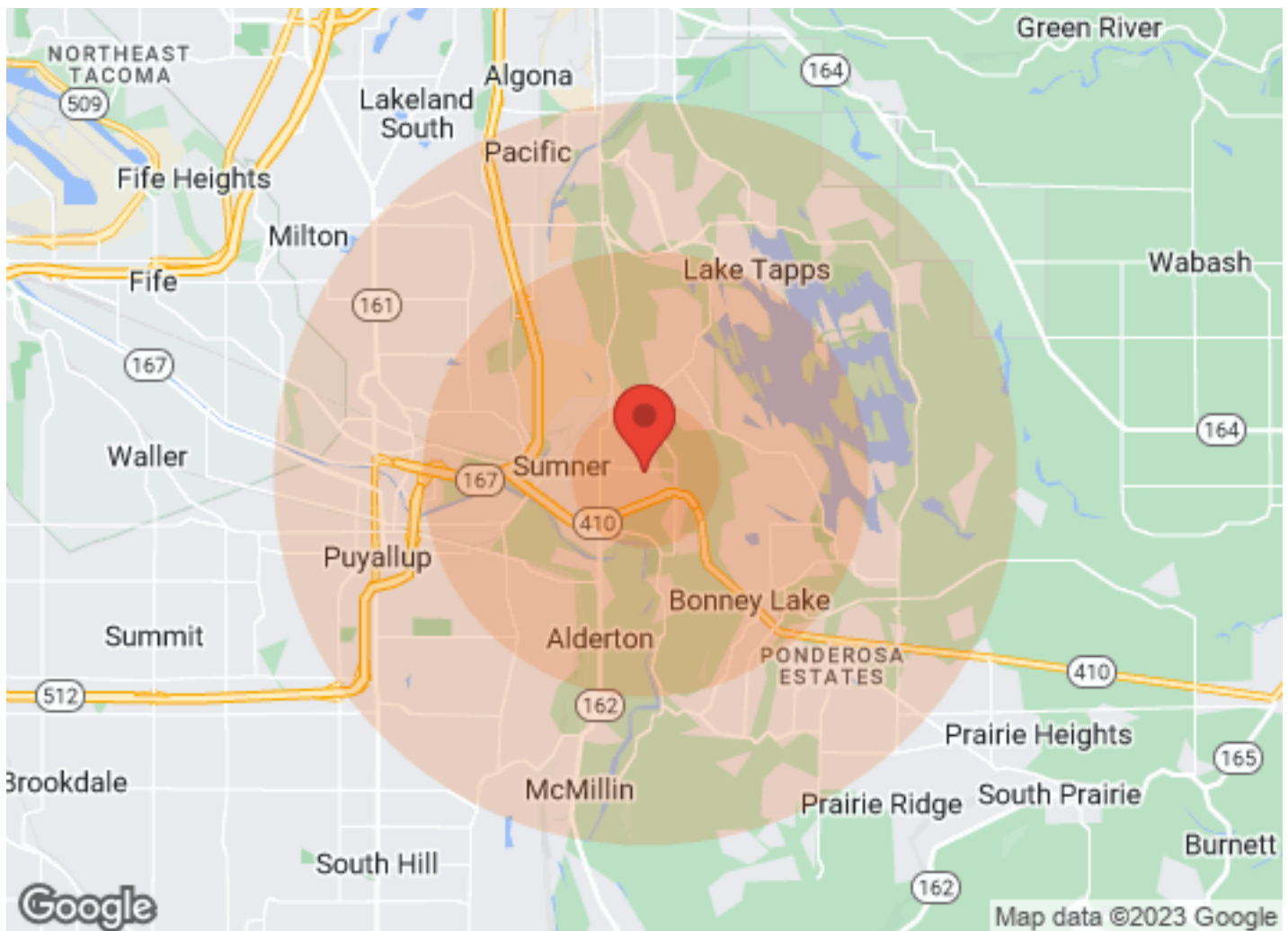
Commercial Broker
O: (253) 840-5574
C: (253) 617-9460
rickbrown@kw.com
Lic: 27026, WA

SIMRANJIT KAUR

Commercial Broker
C: (425) 577-1347
simrankv@kwcommercial.com

DEMOGRAPHICS

6008 160TH AVENUE EAST



Population	1 Mile	3 Miles	5 Miles
Male	3,197	18,662	60,568
Female	3,821	19,652	63,110
Total Population	7,018	38,314	123,678

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,373	7,241	24,534
Ages 15-24	958	5,269	17,484
Ages 25-54	2,504	14,254	46,790
Ages 55-64	841	5,283	15,738
Ages 65+	1,342	6,267	19,132

Race	1 Mile	3 Miles	5 Miles
White	6,467	35,167	108,522
Black	26	137	1,394
Am In/AK Nat	6	57	403
Hawaiian	N/A	44	321
Hispanic	616	2,356	8,898
Multi-Racial	898	4,350	17,772

Income	1 Mile	3 Miles	5 Miles
Median	\$65,308	\$70,636	\$70,259
< \$15,000	255	790	2,794
\$15,000-\$24,999	316	934	3,148
\$25,000-\$34,999	232	1,078	4,085
\$35,000-\$49,999	485	2,451	6,649
\$50,000-\$74,999	339	2,835	9,268
\$75,000-\$99,999	418	2,267	7,596
\$100,000-\$149,999	567	3,018	8,895
\$150,000-\$199,999	190	1,009	3,117
> \$200,000	70	487	1,598

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,079	16,676	51,115
Occupied	2,911	15,494	47,725
Owner Occupied	1,718	10,695	31,999
Renter Occupied	1,193	4,799	15,726
Vacant	168	1,182	3,390

KELLER WILLIAMS COMMERCIAL
1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

RICK BROWN
Commercial Broker
O: (253) 840-5574
C: (253) 617-9460
rickbrown@kw.com
Lic: 27026, WA

SIMRANJIT KAUR
Commercial Broker
C: (425) 577-1347
simrankv@kwcommercial.com