



## Professional Office Space for Lease

Surprise Lake Professional Center • 2748 Milton Way, Milton, WA 98354

### Property Overview

Join fine tenants including Franciscan Medical Center (building anchor), Ideal Dental, and Edward Jones at Surprise Lake Professional Center. Now leasing several quality office spaces on the second floor. Spaces have a maximum contiguous space of 10,458 sf.

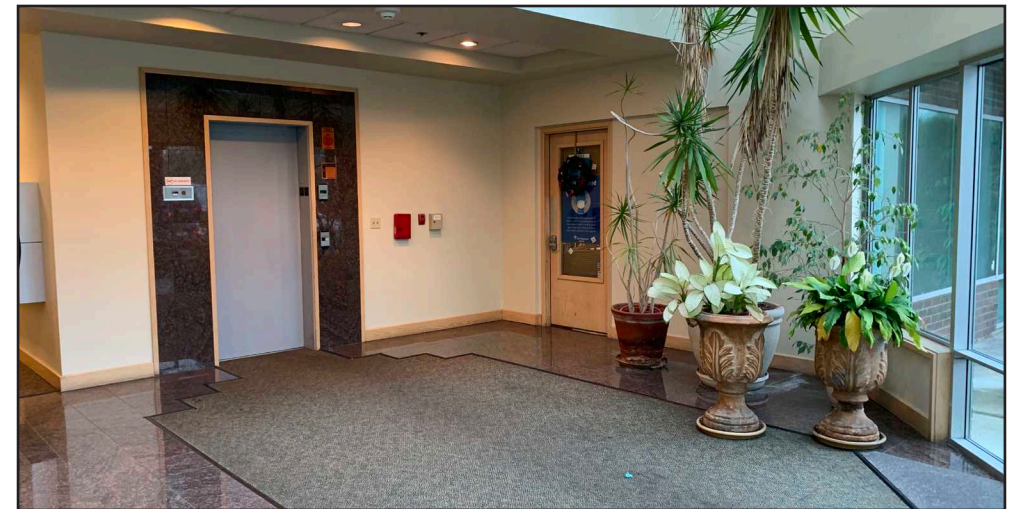
Located on Milton Way, just one block west of Meridian, the building traffic counts are approximately 24,000 CPD, providing excellent exposure to the building. Shopping and services are nearby, with easy access to I-5, Hwy 18, and Hwy 167.

This well-maintained, professional building features ample parking, a drive-up patient entrance, a bright entryway with floor to ceiling windows, and an elevator. Building is ADA accessible.



### Property Highlights

- Ample parking
- Excellent location
- Anchored by Franciscan Medical Center
- ADA Accessible
- Second floor spaces available from 1,229 to 2,975 sf
- 7,726 sf contiguous space available
- Lease rates \$17.00-21.45 sf/yr plus \$8.50/sf/yr NNN



DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.

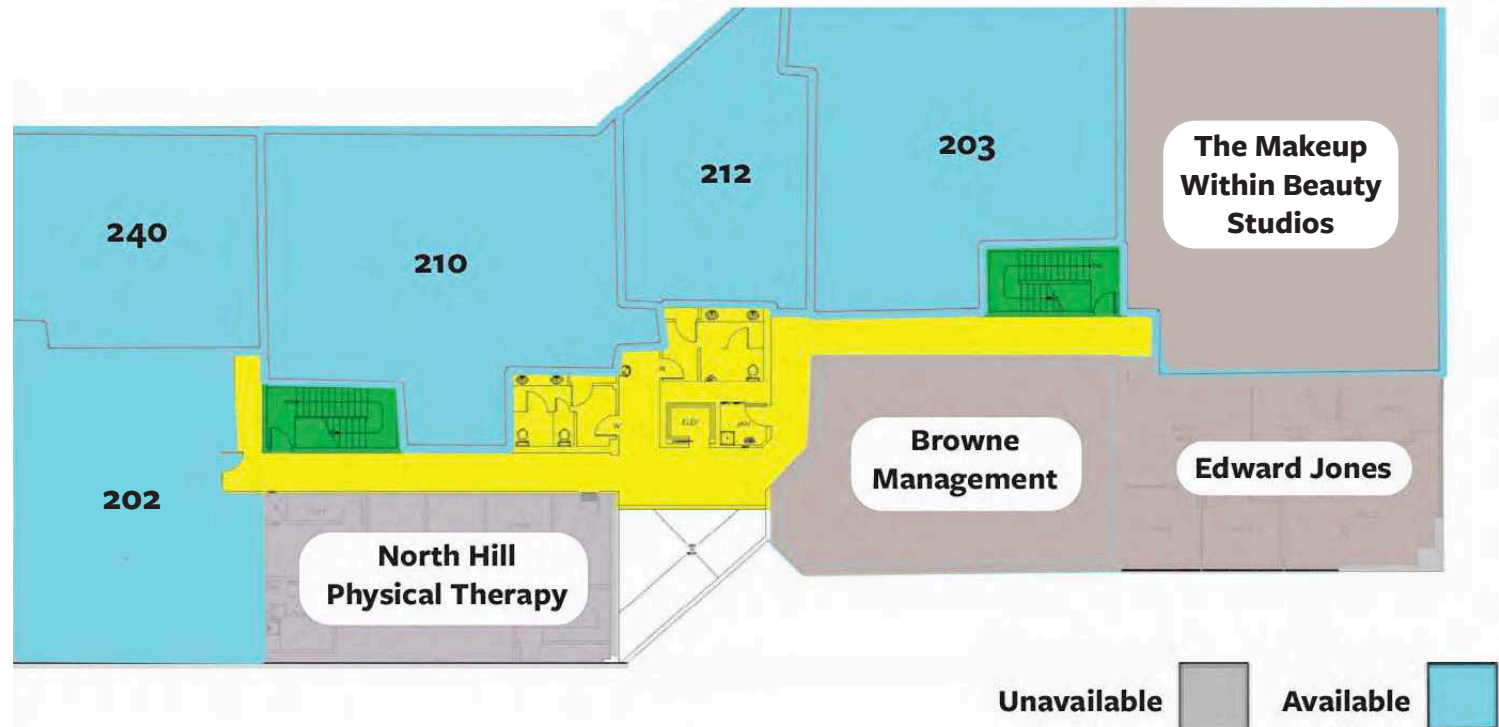


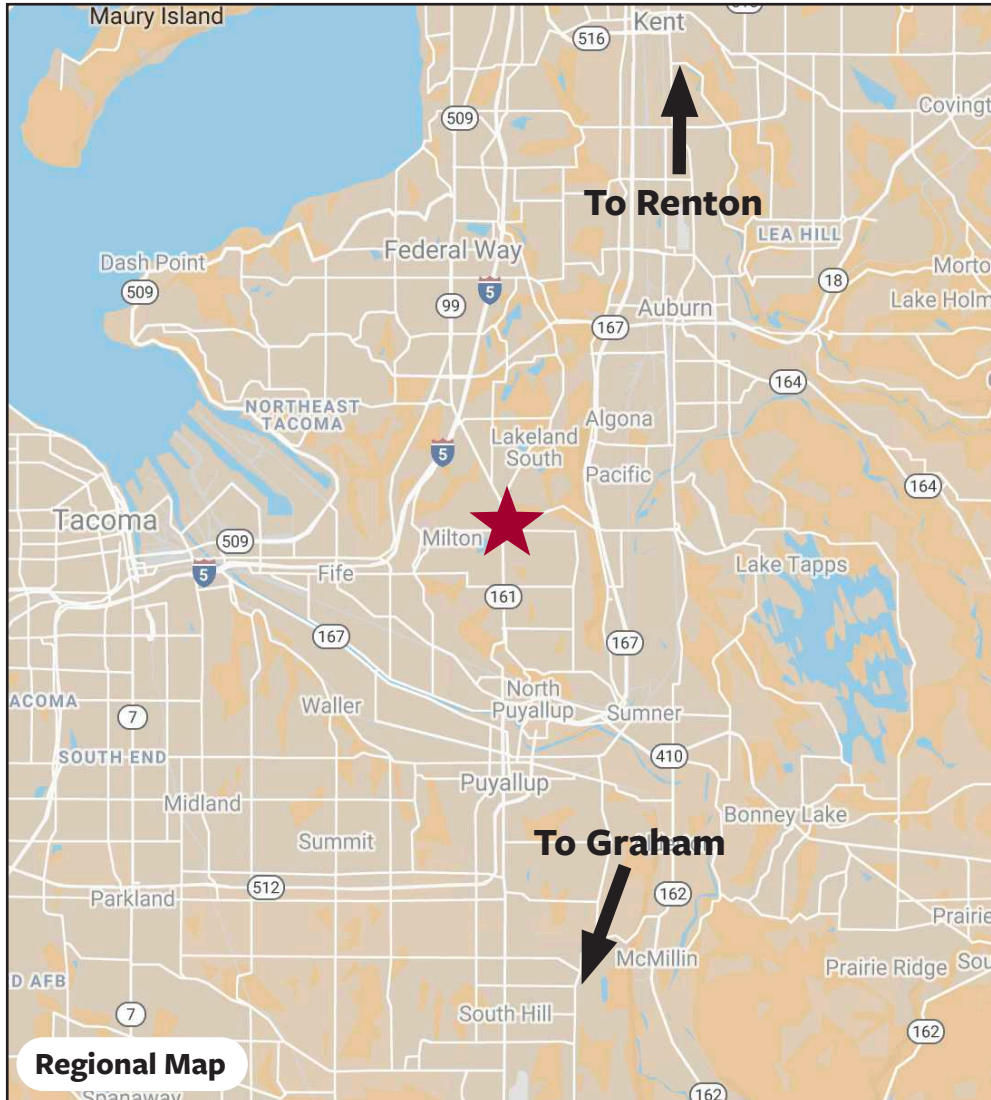


Suite	Size	Rate	Type	Available
201	1,229 sf	\$21.45 sf/yr	NNN	Now
202	2,732 sf	\$21.45 sf/yr	NNN	July 1
203	2,317 sf	\$21.45 sf/yr	NNN	Now
210	2,473 sf	\$17.00 sf/yr	NNN	Now
240	1,707 sf	\$21.45 sf/yr	NNN	Now

### 2nd Floor Space Plan

Maximum Contiguous Space 10,458 sf





### Demographics

Population	1 Mile	3 Miles	5 Miles
	10,675	53,905	184,945
Median Household Income 1 Mile	3 Miles	5 Miles	
	\$94,499	\$84,870	\$76,293



11120 Gravelly Lake Dr SW Ste 2  
Lakewood, Washington 98499  
johnson-commercial.com

**Tim Johnson**  
timothy@johnson-commercial.com  
(253) 209-9999

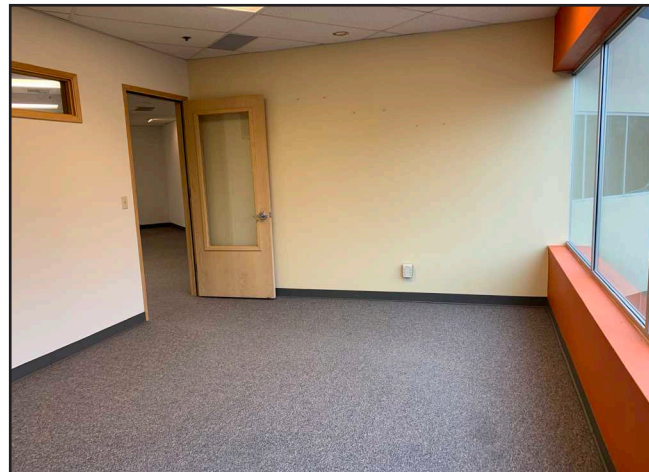
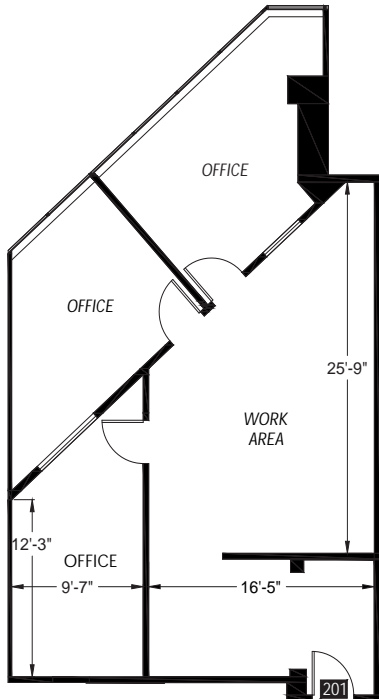
# JOHNSON COMMERCIAL



## Suite 201

Suite 201 is 1,229 sf and features three spacious offices, a large reception desk, and a handwashing counter area. Large bay of windows overlooking the front parking lot and nice flowing space plan.

**\$21.45 sf/yr NNN**



11120 Gravelly Lake Dr SW Ste 2  
Lakewood, Washington 98499  
johnson-commercial.com

**Tim Johnson**  
timothy@johnson-commercial.com  
(253) 209-9999

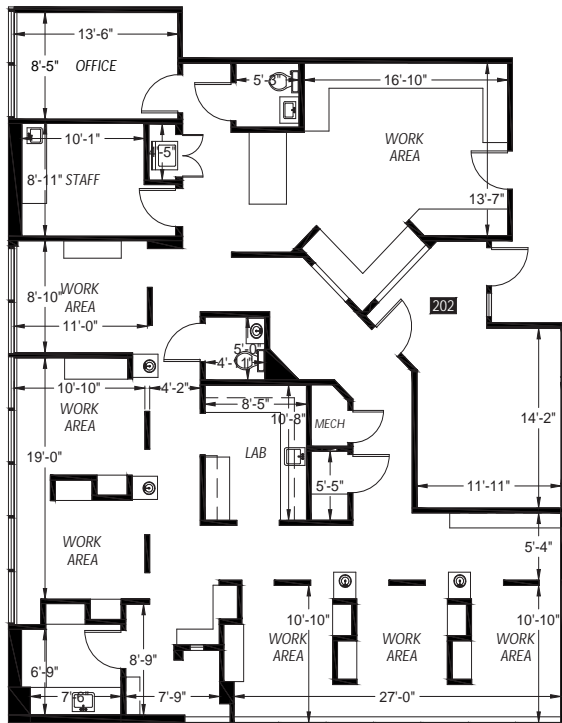
# JOHNSON COMMERCIAL



## Suite 202

Suite 202 is 2,732sf and features a turn-key dental office space with six operatories and plenty of natural light.

**\$21.45 sf/yr NNN**



Photos Coming Soon

Photos Coming Soon



11120 Gravelly Lake Dr SW Ste 2  
Lakewood, Washington 98499  
johnson-commercial.com

**Tim Johnson**  
timothy@johnson-commercial.com  
(253) 209-9999

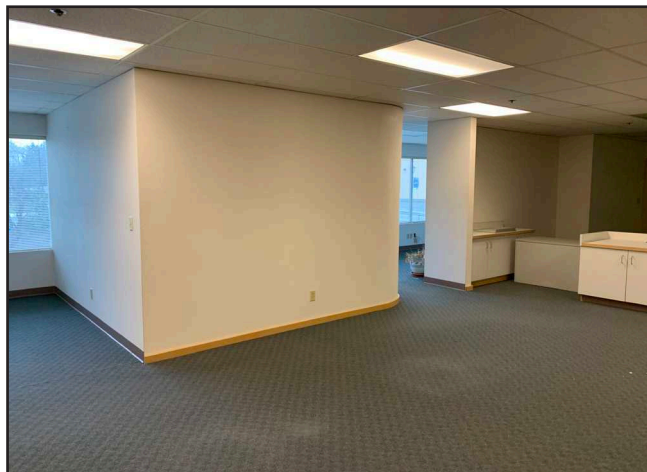
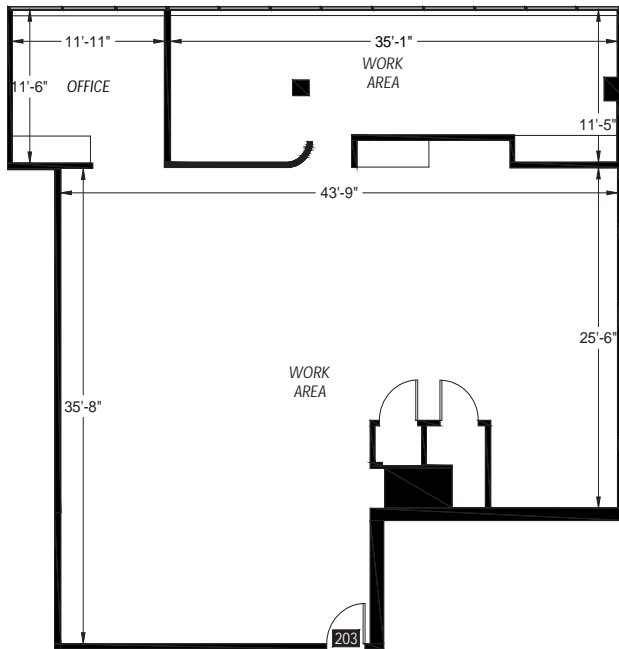
# JOHNSON COMMERCIAL



## Suite 203

Suite 203 is 2,317 sf and includes one private office and two spacious work areas that could be used as cubicle bullpens. Large windows overlook the parking lot and add lots of natural light.

**\$21.45 sf/yr NNN**



11120 Gravelly Lake Dr SW Ste 2  
Lakewood, Washington 98499  
johnson-commercial.com

**Tim Johnson**  
timothy@johnson-commercial.com  
(253) 209-9999

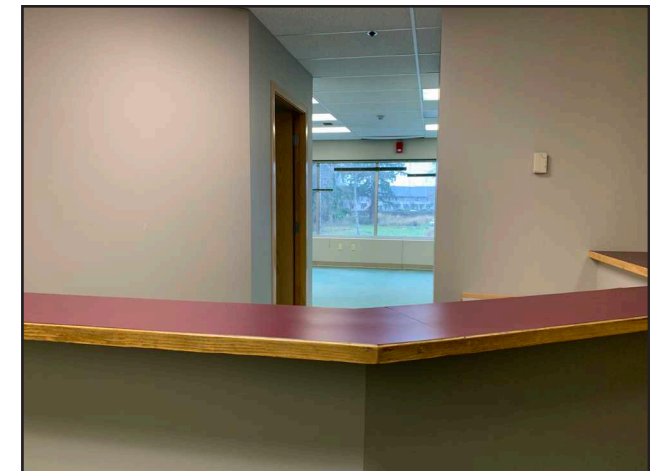
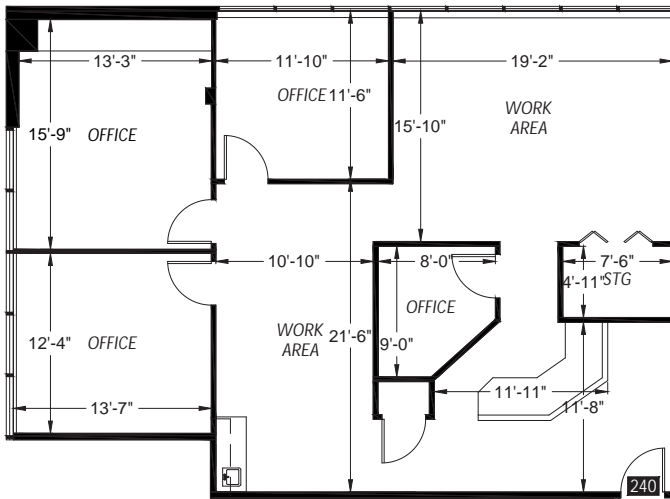
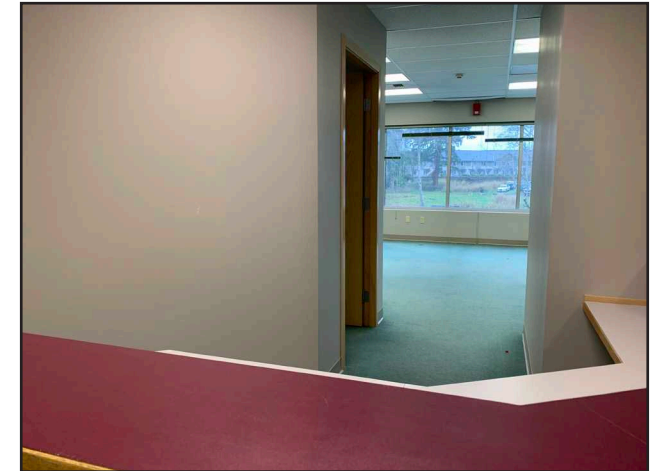
# JOHNSON COMMERCIAL



## Suite 240

Suite 240 is 1,707 sf and features four spacious offices, two work areas, and a waiting area with reception desk. Handwashing sink conveniently located in the work area and ample storage.

**\$21.45 sf/yr NNN**



11120 Gravelly Lake Dr SW Ste 2  
Lakewood, Washington 98499  
johnson-commercial.com

**Tim Johnson**  
timothy@johnson-commercial.com  
(253) 209-9999



Suite 210 is 2,473 sf of unfinished space. Bay of windows along the north wall gives ample natural light and a broad view of rear parking.

**\$17.00 sf/yr NNN**

