



# RAINIER PROFESSIONAL PLAZA

*Bonney Lake Owner/User or Value-Add  
Opportunity For Sale*

18209 HIGHWAY 410, BONNEY LAKE, WA

*32,568 SF*  
BUILDING

*\$8.8M*  
SALE PRICE

*2024*  
RENOVATION

*\$207*  
PRICE PER PSF

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## *Exclusively Listed by*

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# EXECUTIVE SUMMARY





*Kidder Mathews is pleased to present the exclusive opportunity to showcase Rainier Professional Plaza in Bonney Lake.*

This is a rare opportunity to acquire an owner/user or value-add office/medical building in Bonney Lake. Rainier Professional Plaza is situated on the most active street in Bonney Lake, located next to the Park & Ride with great visibility and direct access to Highway 410.

**PROPERTY OVERVIEW**

|                   |                                    |
|-------------------|------------------------------------|
| ADDRESS           | 18209 Highway 410, Bonney Lake, WA |
| TYPE              | Office & medical office            |
| NET RENTABLE AREA | 32,586 RSF                         |
| SITE              | 60,548 SF   1.39 AC                |
| YEAR BUILT        | 2004                               |
| YEAR RENOVATED    | 2024                               |
| ZONING            | C2   Commercial                    |
| PARCEL NO.        | 5640001706                         |
| BUILDING          | Masonry                            |

**\$8.8M**

SALE PRICE

**\$270**

PRICE PER SF

**32,586**

RSF BUILDING

## OFFERING HIGHLIGHTS

*Rainier Professional Plaza is a premier asset located in Bonney Lake. Situated strategically next to Bonney Lake Park and Ride. Rainier Professional Plaza offers tenants immediate access to services and amenities as well as close proximity to Highway 410 and connecting highways.*

Owner/user ability to occupy up to 21,724 SF on the first and second floor or 2,890 SF on the third floor with income from the three third floor tenants

Located in the heart of Bonney Lake off of Highway 410

Ideal position in the middle of the suburban market, in a rapidly growing area

Deep labor and housing pool which provides strong demographics

Centralized location provides for access to amenities, housing and highway access

Diverse surrounding tenant mix from varying office, healthcare and retail groups, promoting strong relationships and referral business

**Rent roll to be provided upon signing of a Confidentiality Agreement**

## RECENT IMPROVEMENTS

- New HVAC RTU Replacement & VAV Upgrades
- New HVAC Controls
- Parking Lot upgrades
- New Exterior Paint
- New Interior Signage Upgrade
- New BRIVO Exterior door security/fob system
- Building Common Area & Exterior lighting upgrade
- New HVAC Controls
- New Monument Sign
- Main Entrance Parking Sign & Window Decals





# EXECUTIVE SUMMARY

**R**  
**RAINIER DENTAL**  
Suite 300

DALE L. VANDERKAMER, D.D.S.  
KARIM SHIRWAN, D.D.S.  
ANTHONY SPINALL, D.D.S.  
NADA ELKASSAB, D.D.S., D.M.P.  
MILADIA EUBANK, D.D.S.  
FRANZISKA JANDROVSKA, D.D.S.

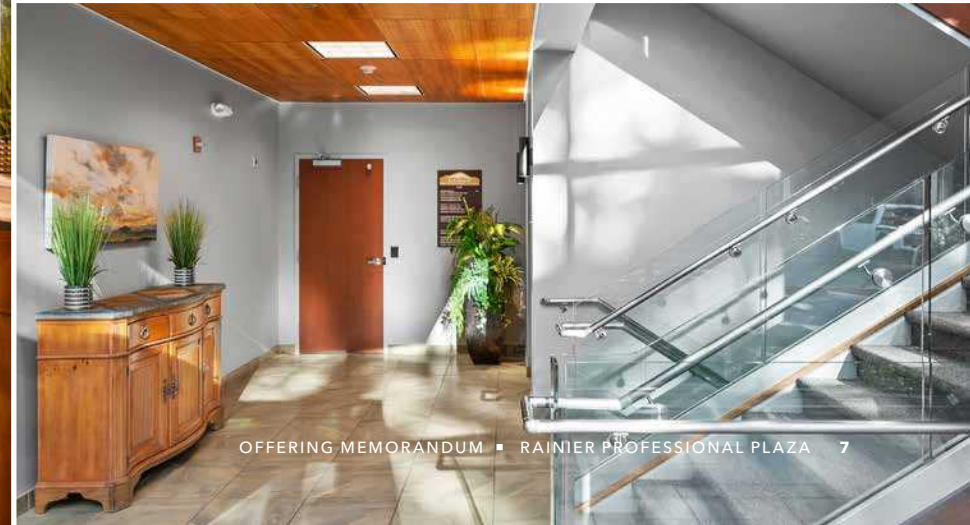
**NORTHWEST ORAL SPECIALISTS**  
BRYNCO JEN, D.M.D.  
REBEY RICOLO WONGWONGSA, D.D.S., M.S.

EDWARD JONES 303  
SHANE KLINGENFELDER 304  
SUNSHINE LAKE CONSULTING  
SHARON PANG, M.D., M.P.H.  
DAVID HOLTOM, M.D., M.P.H.  
KARIN CRAIG, M.D., M.P.H. C.M.P.





EXECUTIVE SUMMARY



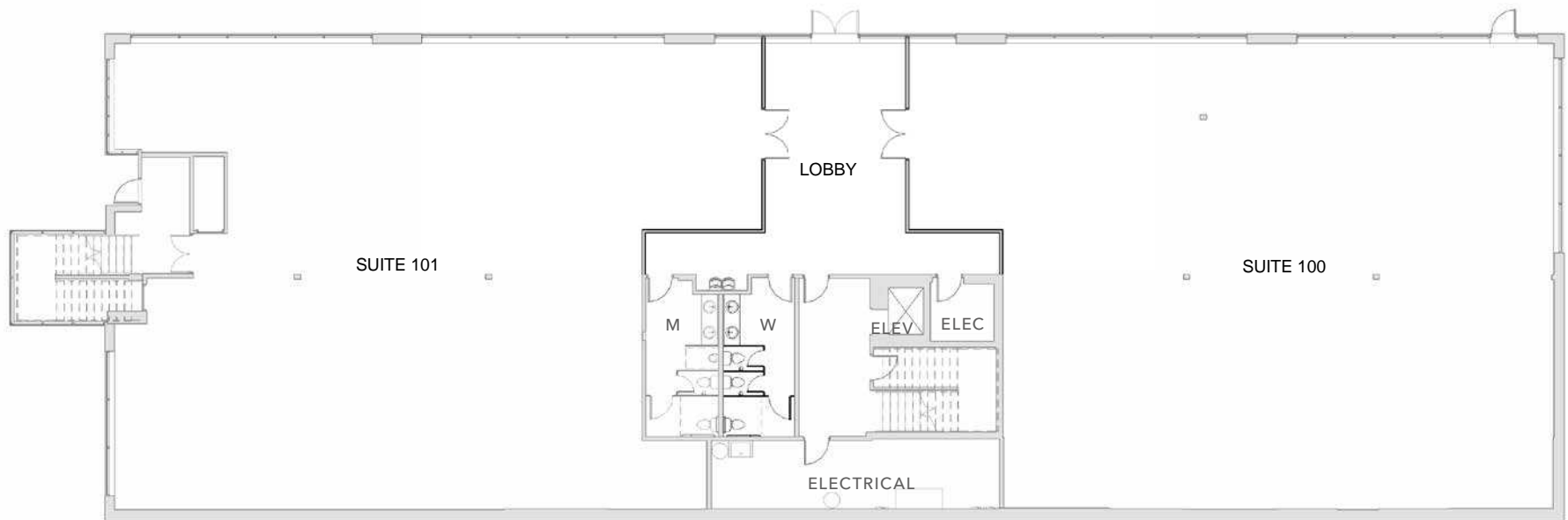


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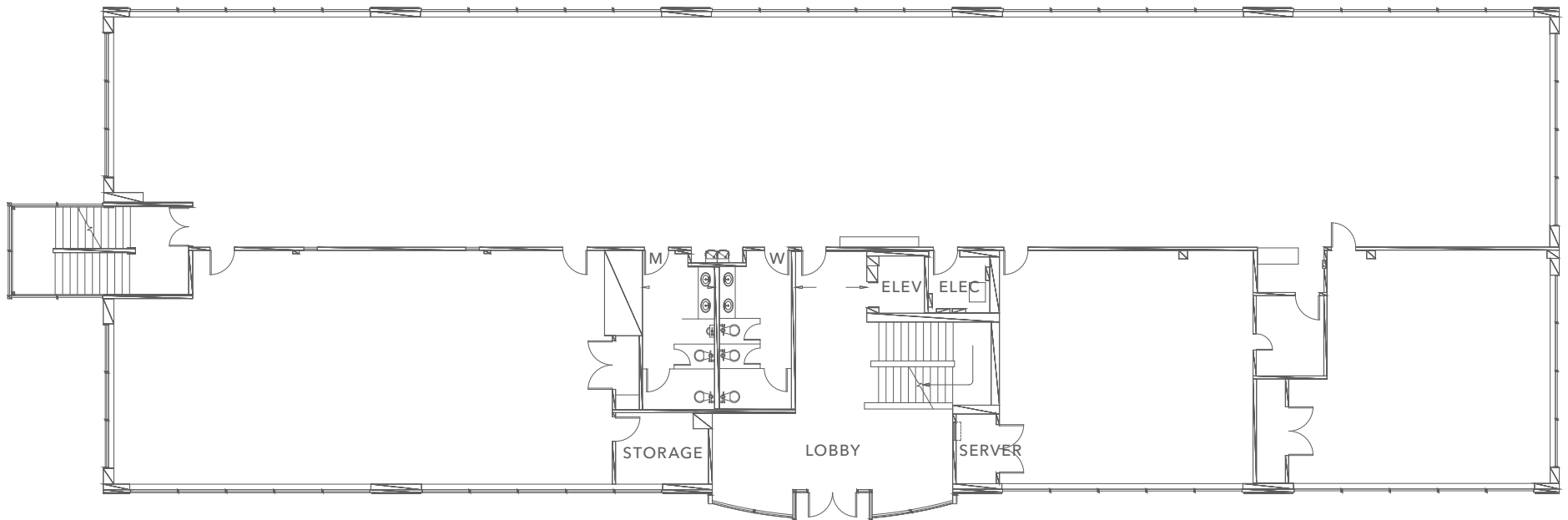


# SUITE 100



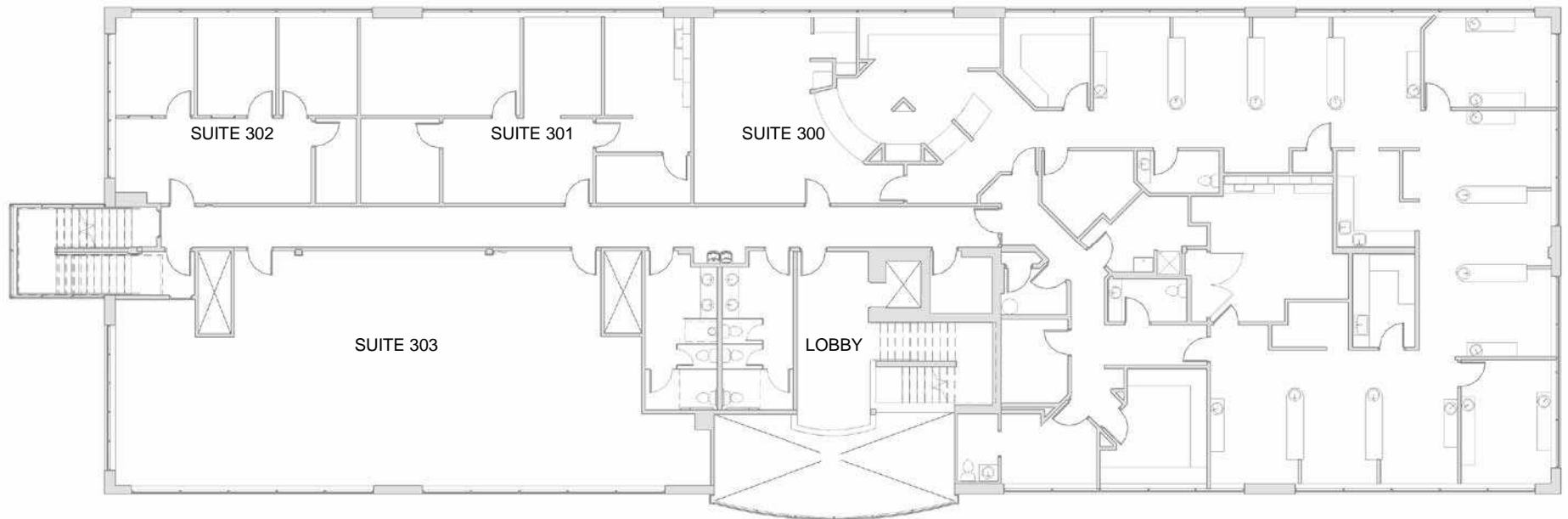


# SUITE 200





# FLOOR 3





# EXECUTIVE SUMMARY



**RAINIER  
PROFESSIONAL  
PLAZA**

PARK AND RIDE

410




















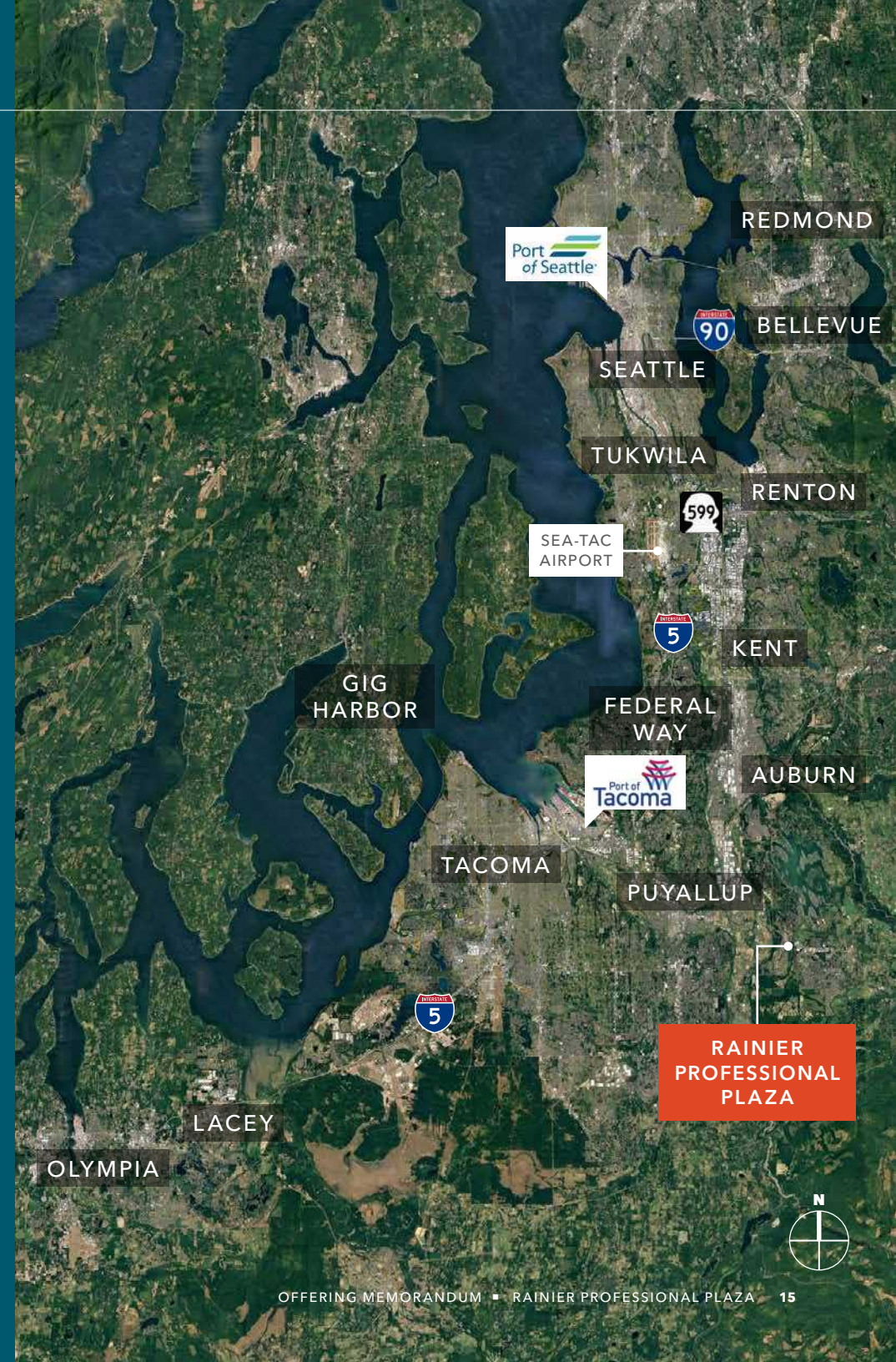
# DEMOGRAPHICS

## DRIVE TIMES TO RAINIER PROFESSIONAL PLAZA

|                              |                          |                                  |
|------------------------------|--------------------------|----------------------------------|
| <i>15 MIN</i><br>PUYALLUP    | <i>20 MIN</i><br>AUBURN  | <i>25 MIN</i><br>KENT            |
| <i>30 MIN</i><br>FEDERAL WAY | <i>30 MIN</i><br>TACOMA  | <i>35 MIN</i><br>SEA-TAC AIRPORT |
| <i>35 MIN</i><br>RENTON      | <i>50 MIN</i><br>SEATTLE | <i>55 MIN</i><br>BELLEVUE        |

## PIERCE COUNTY MAJOR EMPLOYERS

|   |   |   |
|---|---|---|
|  |  |  |
|  |  |  |
|  |  |  |







# MARKET OVERVIEW

## MARKET OVERVIEW

*Bonney Lake and Pierce County, Rainier Professional Plaza is in a prime position to take advantage of the positive market dynamics.*

The City of Bonney Lake has seen an explosion in population growth over the last several years, with multifamily and single family development at an all time high. Nearly 10,000 apartment units or single family homes have been completed in the last twenty four months with a focus on the downtown core where the Rainier Professional Plaza is located. Bonney Lake has been a strong medical office market over the years, with a significant presence from both MultiCare and Virginia Mason Franciscan.

Bonney Lake will continue to be a leader in the Pierce County market as it is a cost alternative to King County and an extraordinary place to live. Rainier Professional Plaza provides an owner/user the opportunity to live and work in the same city or provides an investor with the confidence they need to commit to a value add opportunity.

36.8

MEDIAN AGE

21,951

POPULATION

5,552

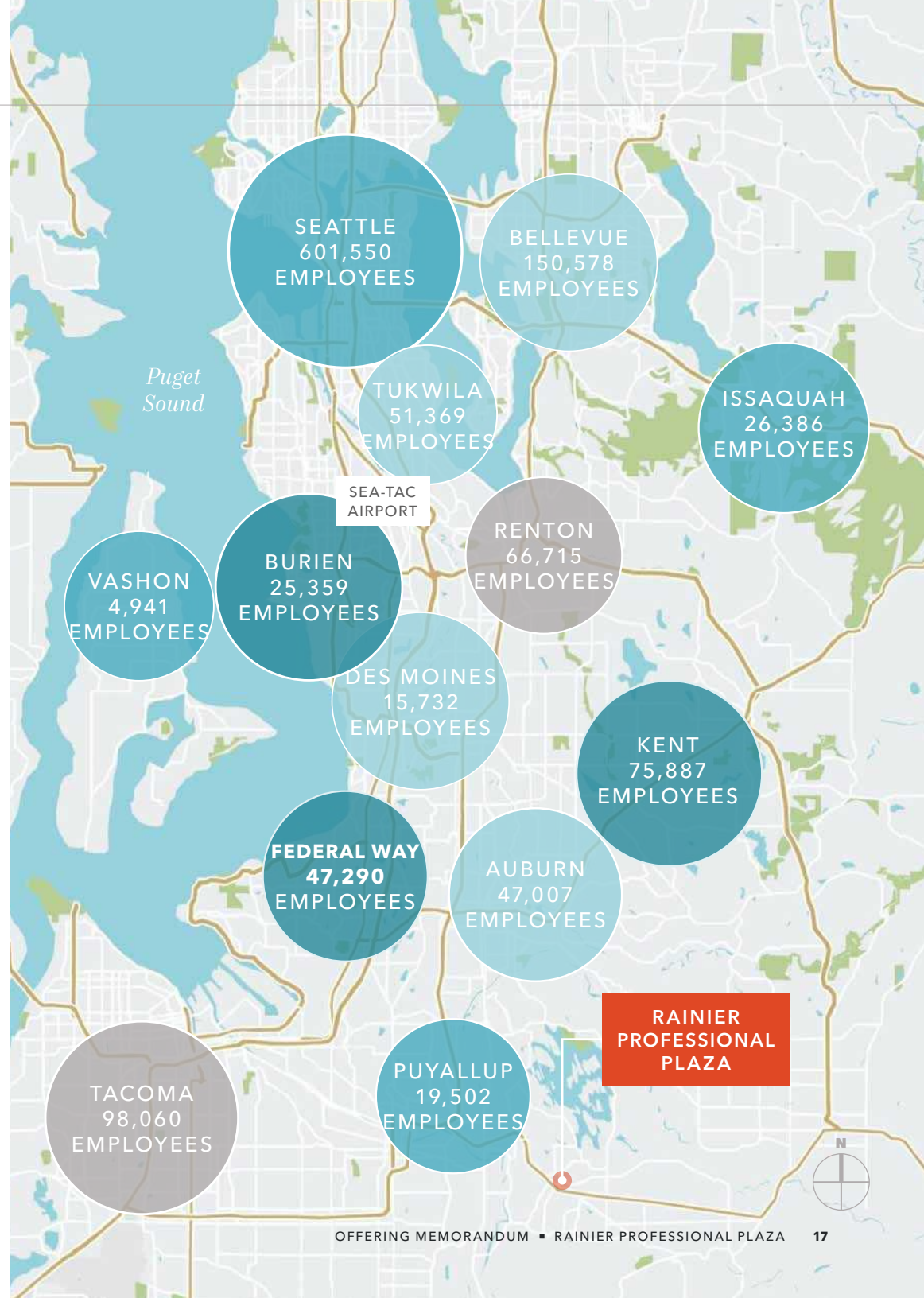
NUMBER OF  
EMPLOYEES

\$104,642

MEDIAN HOUSEHOLD  
INCOME

\$421,335

MEDIAN HOME VALUE







## REGIONAL OVERVIEW

### PIERCE COUNTY

**Pierce County has been one of the fastest growing counties in the state of Washington since the 1960's and has consistently exceeded the state's overall rate of growth.** Pierce County supports manufacturers such as Boeing, Milgard Manufacturing, James Hardie Building Products, Toray Composites (America), Inc., and Medallion Foods. Recreational Equipment, Inc. (REI), Whirlpool, and Costco also have major distribution centers here.

The majority of population increase has been due to the migration of people into the County. This continued migration is the result of Pierce County's relatively stable economy and exceptional quality of life. The more affordable cost of living, award-winning education, and lifestyle opportunities, combined with the area's competitive cost of doing business, create an outstanding environment for businesses and residents to work, play, and live.

## BONNEY LAKE OVERVIEW

Bonney Lake, WA is a city within pierce county located 38 miles south from the center of downtown Seattle. The city has a population of 21,951 and a higher median household income of \$104,642. While Bonney Lake is a rather small community, the people who move to there stick around for a long time. The median age of residents is 36.8 years old, and the population has more than doubled since the early 2000's. The city is known for being a hot destination for those who love the outdoors. Bonney Lake is situated between the Cascade Mountains and one of the main gateways to Mt. Rainier national park. Within the city there is Allan Yorke Park where residents can find massive amount of green space with playgrounds, skate parks, and kayaking on Lake Tapps. Located just a short drive from Seattle, Tacoma, and the neighboring Puyallup, Sumner, and Enumclaw, the region has the best of both big city and community living. Bonney Park has easy access to the Sounder train allowing for easy commutes throughout the Puget Sound Area.

### UNIVERSITY OF WASHINGTON - TACOMA

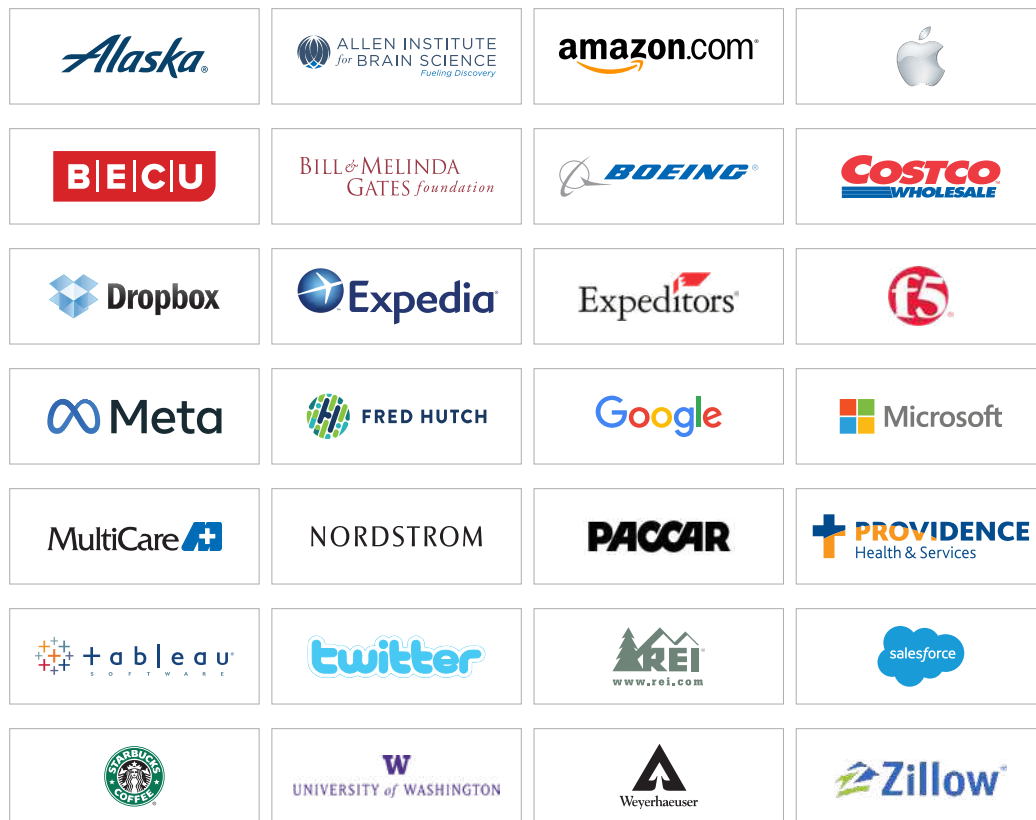
The University of Washington - Tacoma (UWT) branch campus anchors the southerly end of the Tacoma CBD. The University owns about 46 acres, including much of the land extending west to Tacoma Ave. S. UW-T became a four-year degree in 2007 and now has an annual enrollment over 5,100 students. The resulting urban campus has become a focal point in the Downtown CBD and the driving force behind present day revitalization efforts.

**UWT plans for 2020 growth - Over the course of the next six years, UWT anticipates steady year-over-year growth.**

**W**  
UNIVERSITY of  
WASHINGTON



# PUGET SOUND BASED LARGE EMPLOYER



## Washington State Venture Capital (VC)

|                    | 2017           | 2016           | 2015           |
|--------------------|----------------|----------------|----------------|
| Dollars Invested   | \$1.57 Billion | \$1.50 Billion | \$1.21 Billion |
| Number of VC Deals | 164            | 282            | 116            |

## SEATTLE RANKINGS

- #1 FASTEST-GROWING BIG CITY  
US CENSUS BUREAU
- #1 MOST SOFTWARE JOB OPENINGS (U.S.)  
GLASSDOOR
- #1 BEST CITY IN THE U.S. TO FIND A JOB  
WALLET HUB
- #2 TOP CITY FOR TECH JOBS  
GEEKWIRE
- #2 HIGHEST CONCENTRATION OF  
ADVANCED INDUSTRY JOBS  
CNN MONEY
- #2 BEST CITY FOR RECENT COLLEGE GRADS  
NERDWALLET.COM
- #5 BEST U.S. CITY FOR TECH STARTUPS  
ENTREPRENEUR.COM
- #5 BEST CITY TO LIVE IN  
INSIGNIA
- #6 BEST CITY FOR BUSINESS AND CAREERS  
INSIGNIA
- #7 BEST INVESTMENT MARKET IN THE  
WORLD FOR COMMERCIAL REAL ESTATE  
ASSOCIATION OF FOREIGN INVESTORS



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