

OFFICE FOR LEASE

WESTGATE OFFICE BUILDING

5929 WESTGATE BOULEVARD, TACOMA, WA 98406



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
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C: (253) 617-9460
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Lic: 27026, WA

SIMRANJIT KAUR

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5929 WESTGATE BOULEVARD



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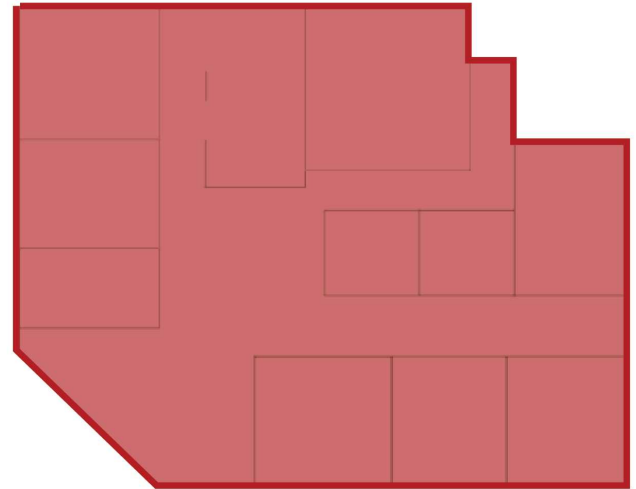
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EXECUTIVE SUMMARY

5929 WESTGATE BOULEVARD



OFFERING SUMMARY

LEASE RATE:	\$30.00/SF/YR, MG
LEASE TERM:	3 - 5 Years
BUILDING SF:	8,024
AVAILABLE SF:	2,370
YEAR BUILT:	1993
BUILDING CLASS:	B
PARKING:	Surface
PARKING RATIO:	4.61
ZONING:	CCX

PROPERTY OVERVIEW

Nice office build out with 7 private offices, conference room, break room and large open area for cubicles.



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LOCATION & HIGHLIGHTS

5929 WESTGATE BOULEVARD



LOCATION INFORMATION

Building Name: Westgate Office Building

Street Address: 5929 Westgate Boulevard

City, State, Zip Tacoma, WA 98406

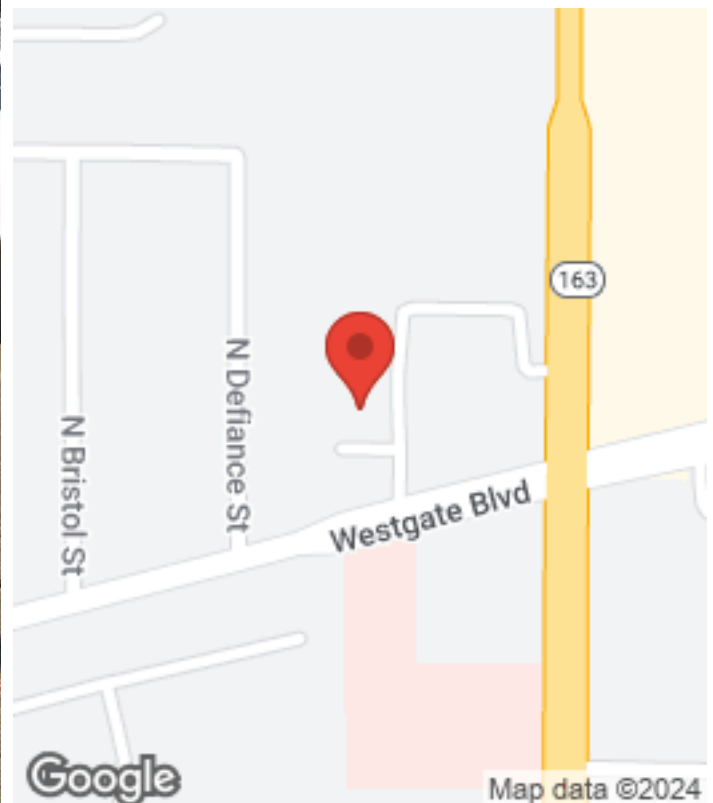
County: WA - Pierce

Market: Pierce County

Sub-market: Tacoma

LOCATION OVERVIEW

Beautifully located in North Tacoma.



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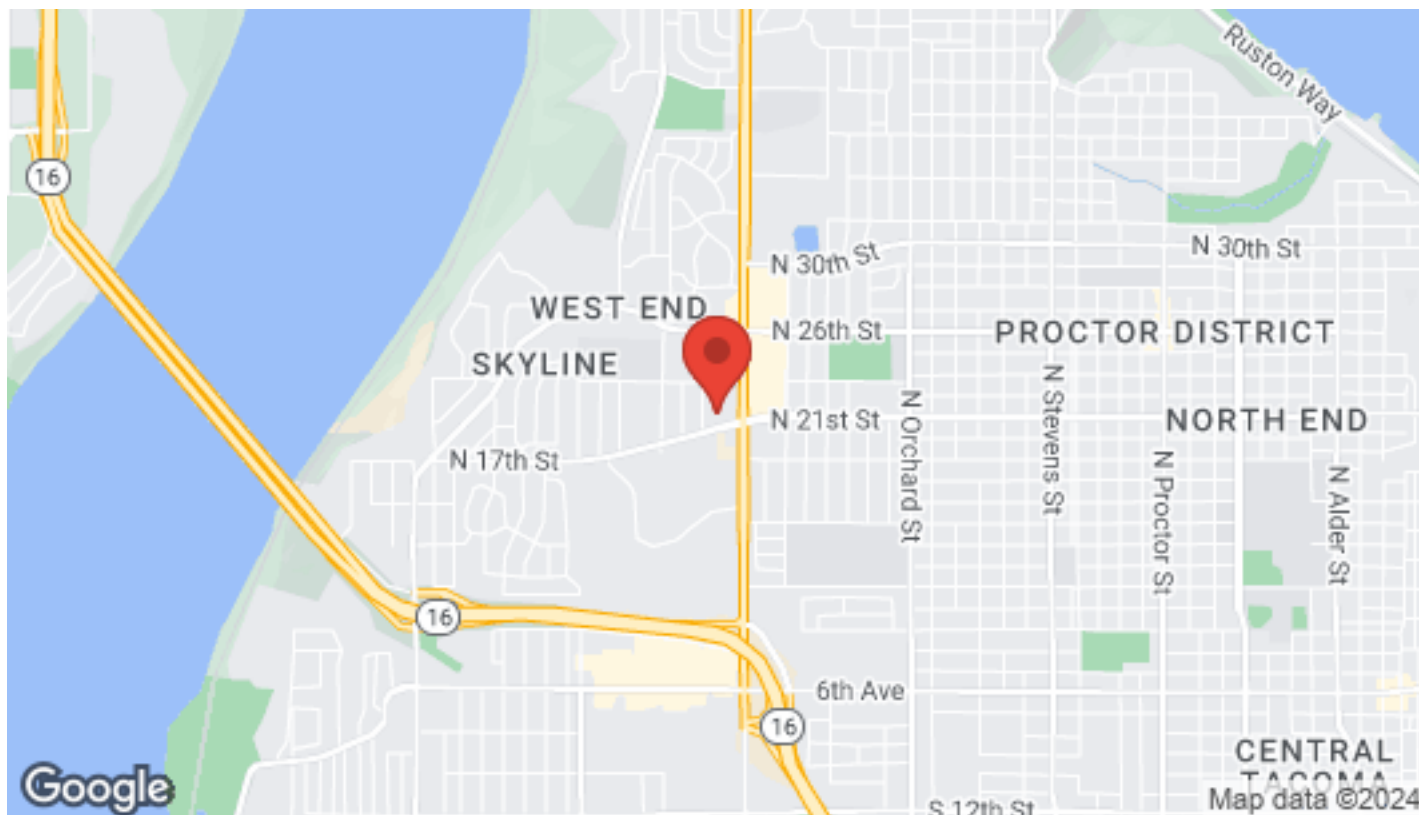
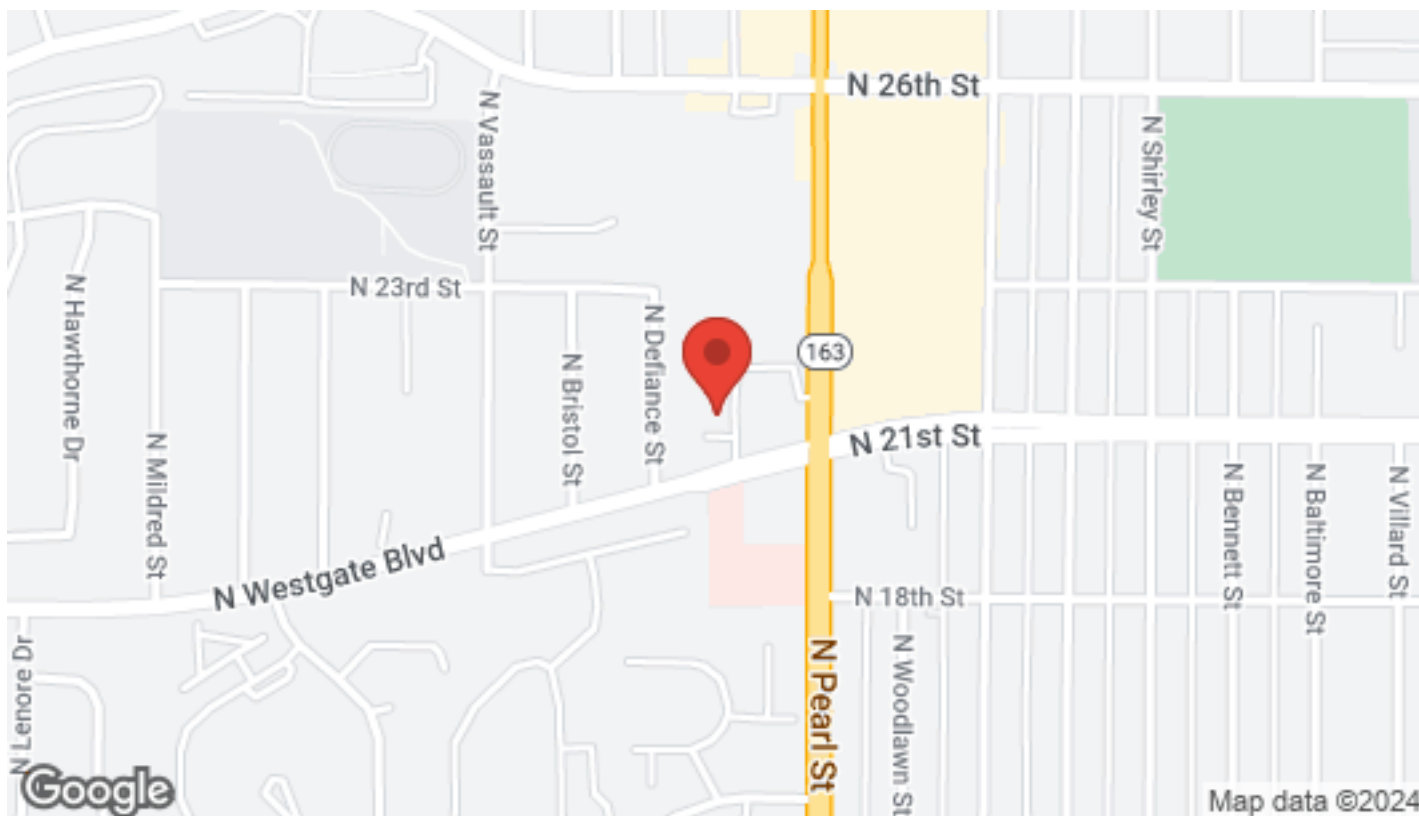
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LOCATION MAPS

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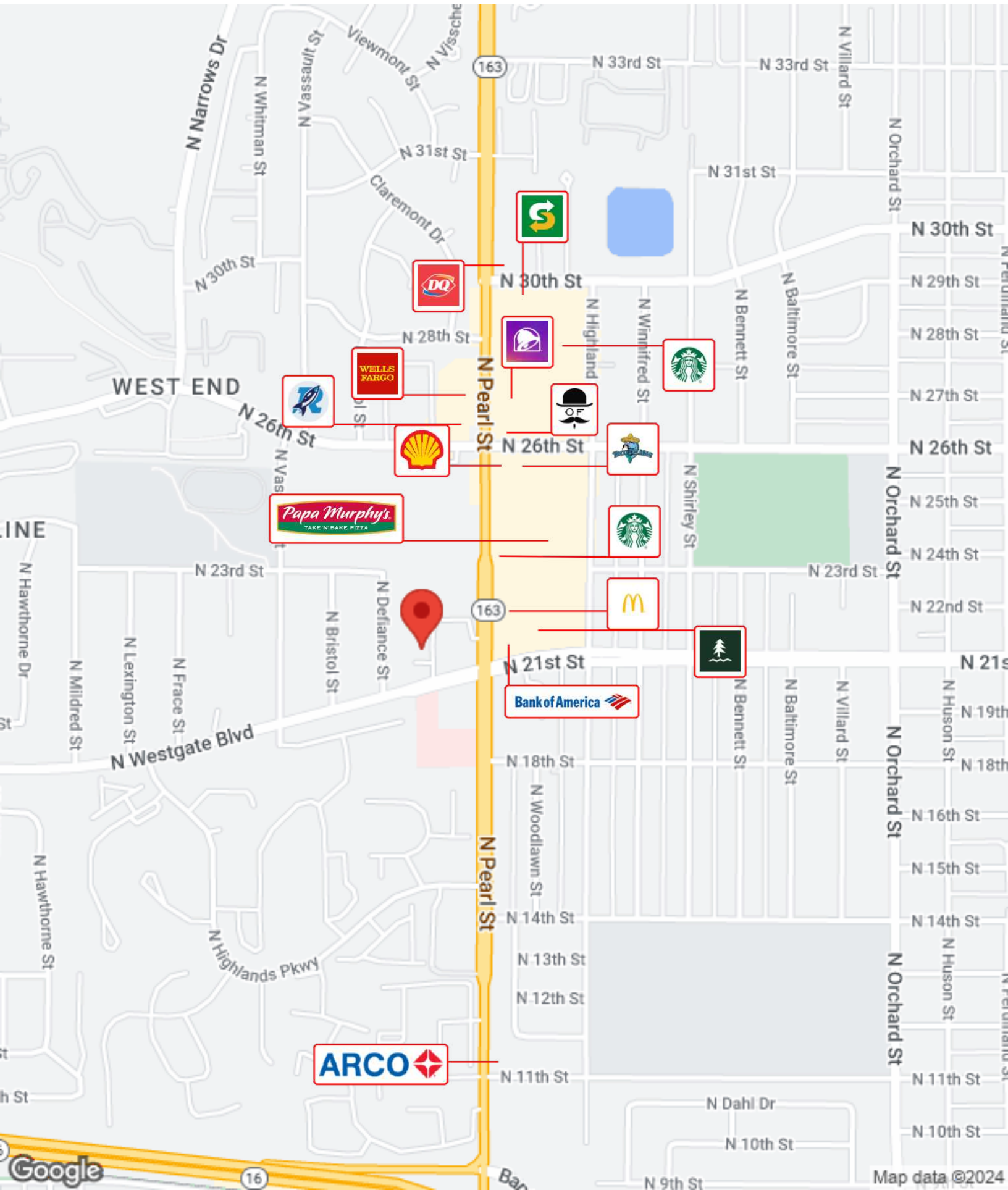
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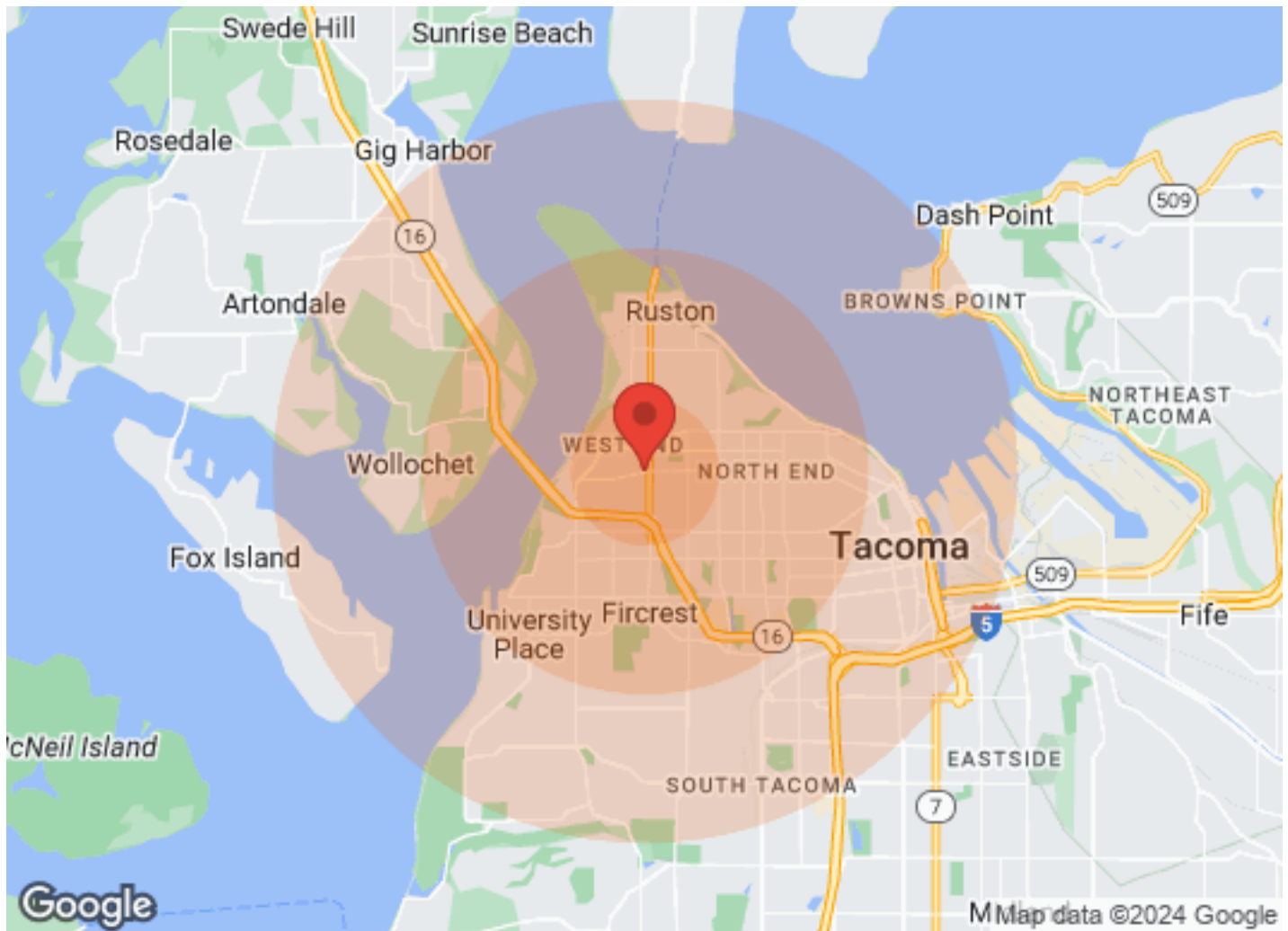
BUSINESS MAP

5929 WESTGATE BOULEVARD



DEMOGRAPHICS

5929 WESTGATE BOULEVARD



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	6,802	41,040	80,983	Median	\$59,089	\$60,647	\$58,142
Female	7,497	44,820	87,300	< \$15,000	1,329	3,969	9,896
Total Population	14,299	85,860	168,283	\$15,000-\$24,999	775	3,854	7,289
				\$25,000-\$34,999	799	3,852	8,074
Age				\$35,000-\$49,999	854	5,584	10,368
Ages 0-14	2,194	14,768	30,524	\$50,000-\$74,999	1,098	6,846	13,346
Ages 15-24	1,540	10,011	20,371	\$75,000-\$99,999	879	5,015	8,564
Ages 25-54	5,263	34,702	67,375	\$100,000-\$149,999	762	5,200	9,071
Ages 55-64	1,910	11,492	21,709	\$150,000-\$199,999	191	1,632	2,812
Ages 65+	3,392	14,887	28,304	> \$200,000	99	1,231	2,157
				Housing			
Race				Total Units	7,652	42,790	82,091
White	11,766	73,750	130,646	Occupied	7,156	39,645	75,365
Black	906	4,105	14,112	Owner Occupied	3,729	22,937	39,209
Am In/AK Nat	55	172	546	Renter Occupied	3,427	16,708	36,156
Hawaiian	54	120	585	Vacant	496	3,145	6,726
Hispanic	813	4,032	12,298				
Multi-Racial	2,118	10,904	30,166				

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