

LAKEWOOD BUSINESS PARK

FOR LEASE

Building A 10107, Building C 10109, Building D 10111, Building E 10029, Building G 10027, Building H 10025, South Tacoma Way
Lakewood, WA

PREMIER FLEX OFFICE/INDUSTRIAL AND FENCED YARD SPACES ON SOUTH TACOMA WAY

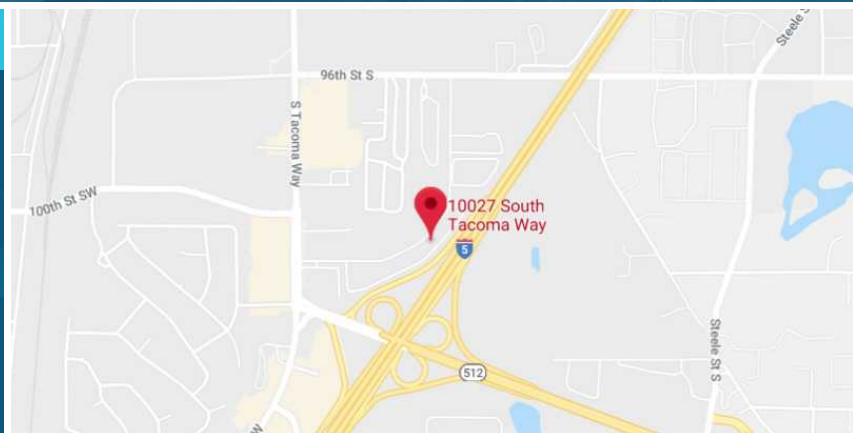


FULL 5% COMMISSION TO
OUTSIDE BROKER

Directly off I-5, Lakewood Business Park is strategically located in the heart of the Pierce County industrial market, with access via South Tacoma Way and 32nd Avenue South.

PROPERTY FEATURES

- Yard space available
- High traffic with frontage to Interstate 5
- 10 miles to Port of Tacoma
- Easy access to Interstate 5 and Highway 512
- Zoned Airport Corridor 1 (AC1)
- Grade level loading



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AVAILABLE SUITES

Bldg-Suite	Total SF	Office SF	Loading	Rates	Availability	Comment
D5	6,136 SF	<1,000 SF	2 GL (Oversized)	\$1.15/SF + NNN	Now	Sublease*
H9	5,511 SF	3,239 SF	2 GL	\$1.15/SF + NNN	10/1/2024	
D2	3,210 SF	±300 SF	1 GL	\$1.15/SF + NNN	9/1/2024	Sublease*
Yard Lot 4	5,439 SF	N/A	N/A	\$0.30/SF Gross	Now	

*Potential direct deal



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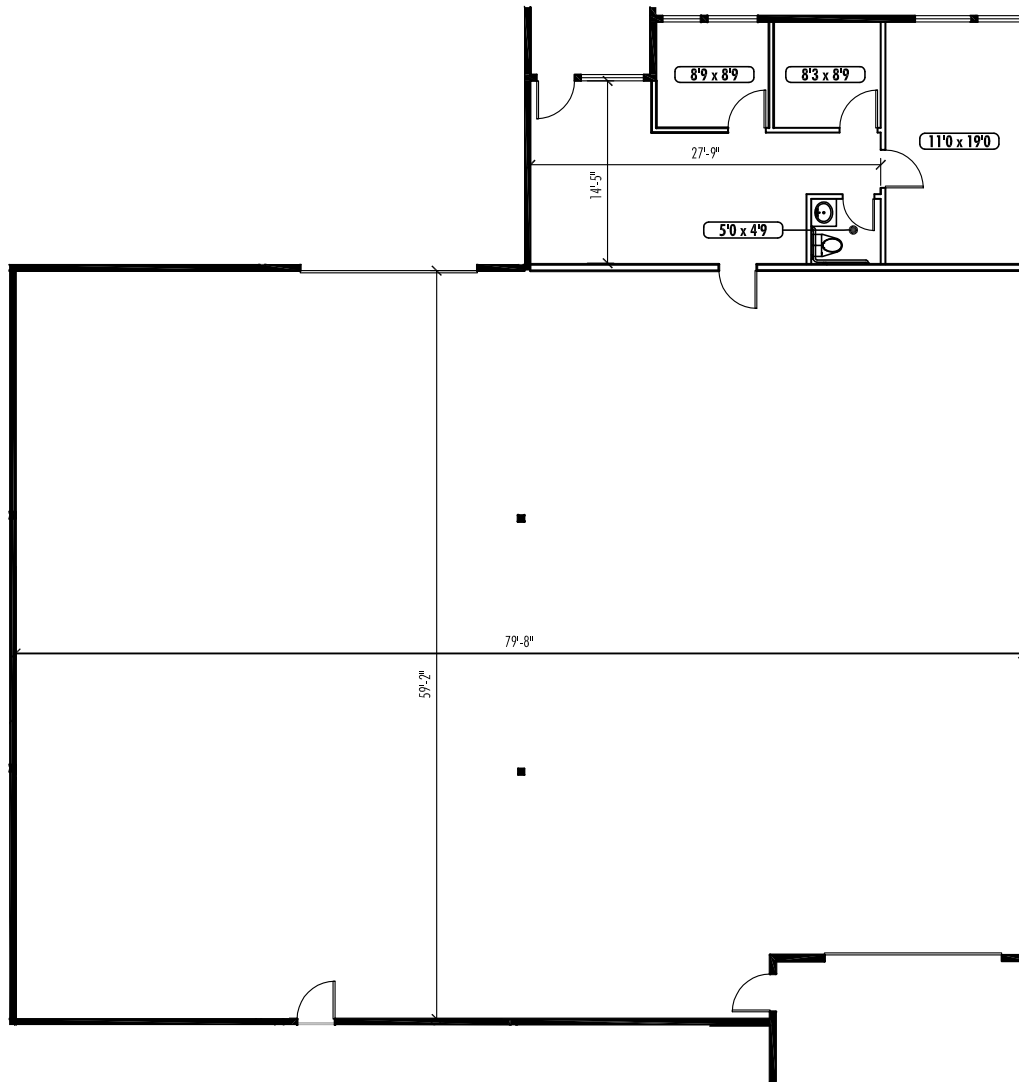
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D5 - 6,136 SF



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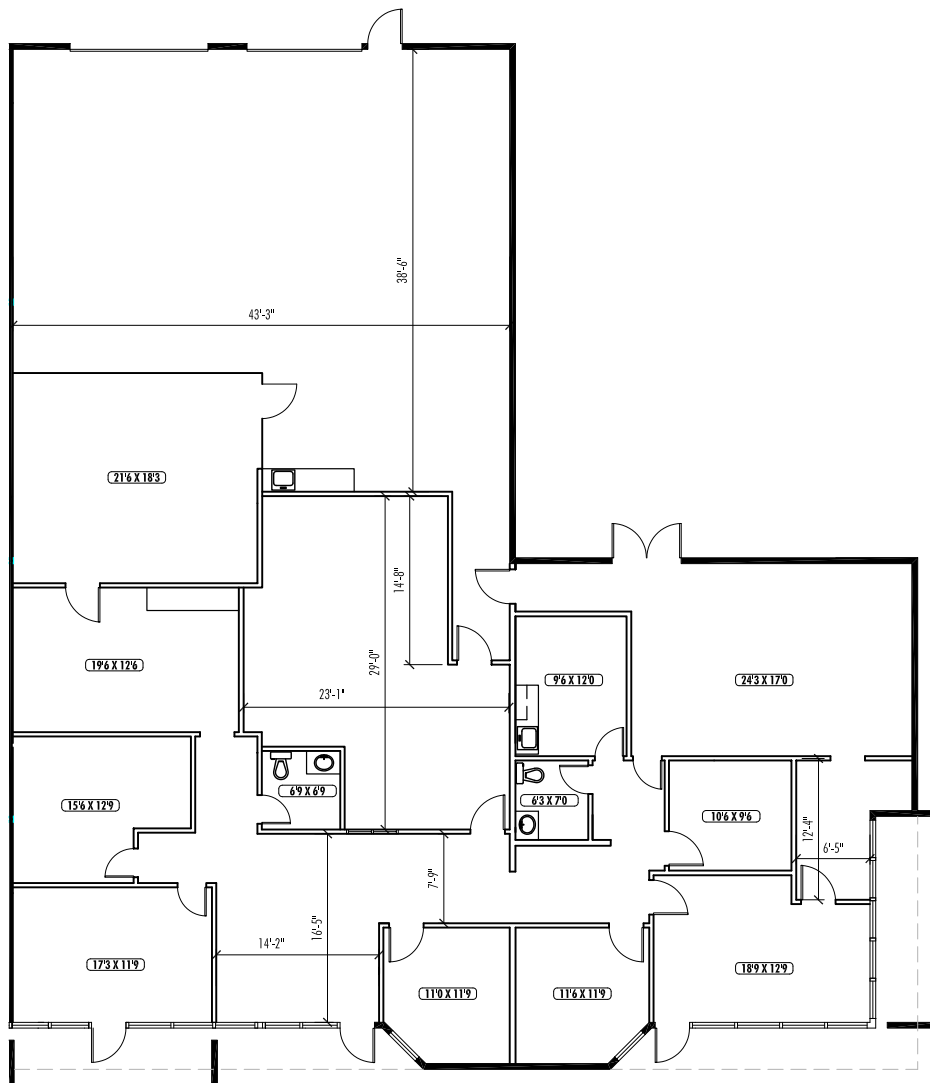
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H9 - 5,511 SF



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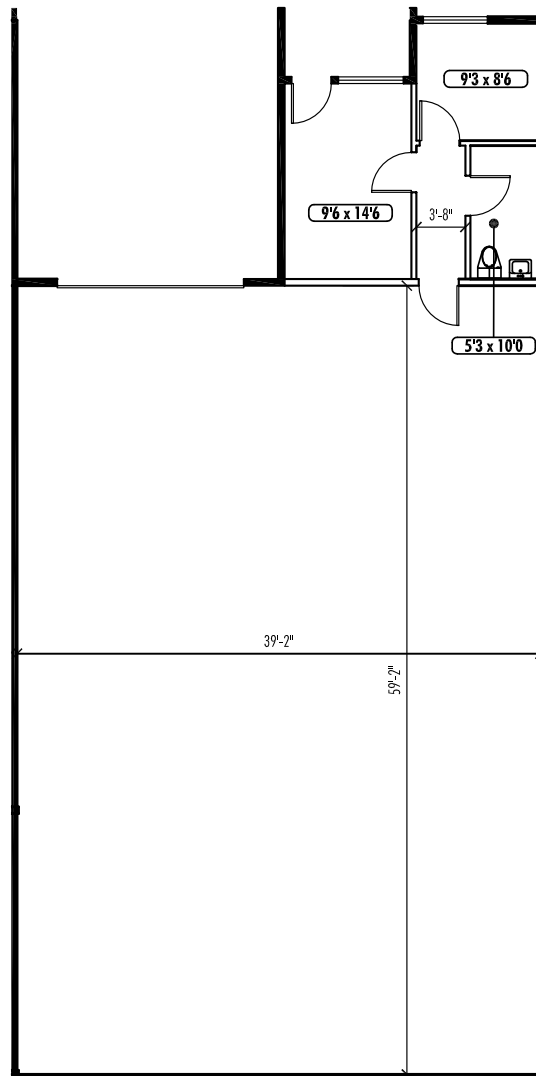
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D2 - 3,210 SF



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