

OFFICE FOR LEASE

RANDALL WAY OFFICE BUILDING

3888 NORTHWEST RANDALL WAY, SILVERDALE, WA 98383



OFFICE 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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Lic: 27026, WA

DANIEL WAKEFIELD

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3888 NORTHWEST RANDALL WAY



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EXECUTIVE SUMMARY

3888 NORTHWEST RANDALL WAY



OFFERING SUMMARY

LEASE RATE:	\$14.00 / SF / YR + NNN
LEASE TERM:	3-5 years
BUILDING SF:	19,626
AVAILABLE SF:	1,667 - 3,128
YEAR BUILT:	1996
BUILDING CLASS:	B
FLOORS:	2
HVAC:	HVAC
PARKING:	Uncovered
PARKING RATIO:	3.01
ZONING:	RC - Regional Center

PROPERTY OVERVIEW

Beautifully maintained building in the heart of Silverdale. This two-story office building is just minutes from the Kitsap Mall and directly across the street from the Haselwood Family YMCA. The property has excellent visibility from NW Randall Way and abundant parking.



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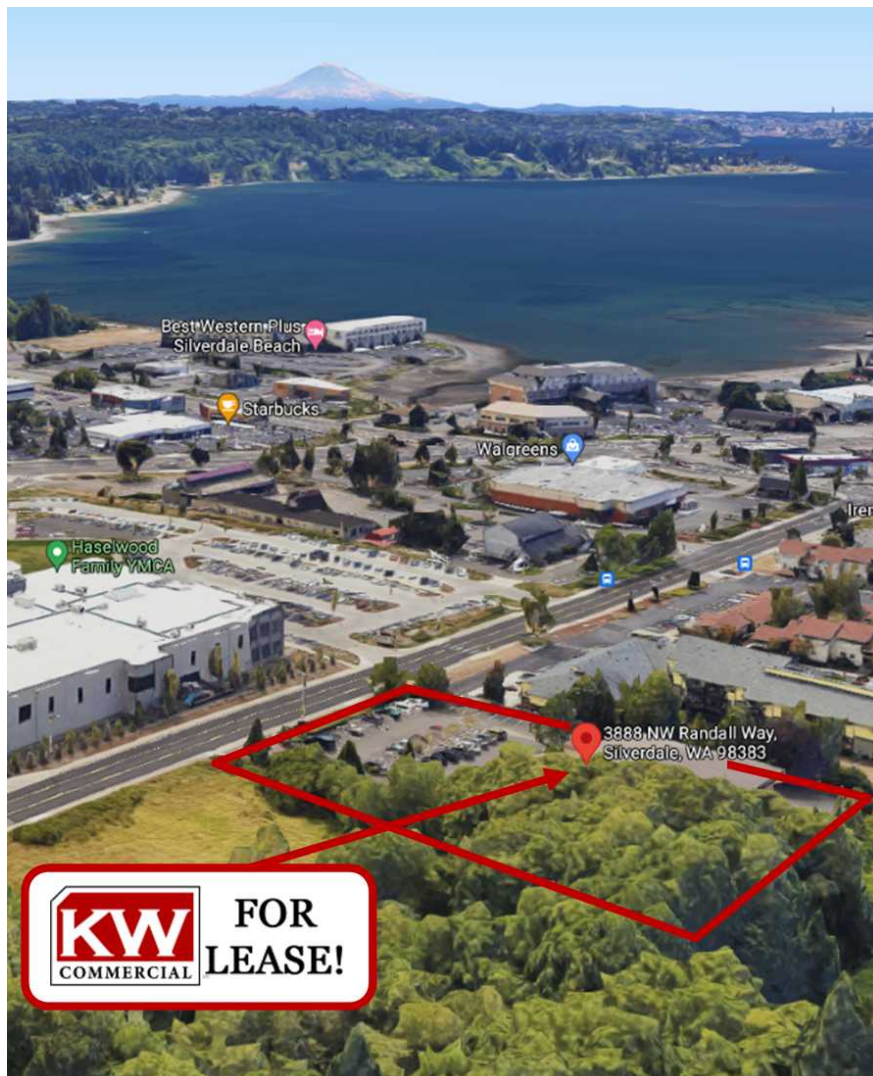
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LOCATION & HIGHLIGHTS

3888 NORTHWEST RANDALL WAY



LOCATION INFORMATION

Building Name: Randall Way Office Building
Street Address: 3888 Northwest Randall Way
City, State, Zip: Silverdale, WA 98383
APN: 172501-4-074-2000
County: Pierce
Market: Silverdale
Zoning: RC - Regional Center

LOCATION OVERVIEW

The building is located in the heart of Silverdale with easy access to local services, including the Kitsap Mall, YMCA, and Costco, and both Hwy 3 & Hwy 303. The property is within walking distance of the city bus line and has its own designated parking lot.

PROPERTY HIGHLIGHTS

- Recently updated with new paint and landscaping
- Close to local services
- Bus line access
- Designated parking lot
- ADA Elevator



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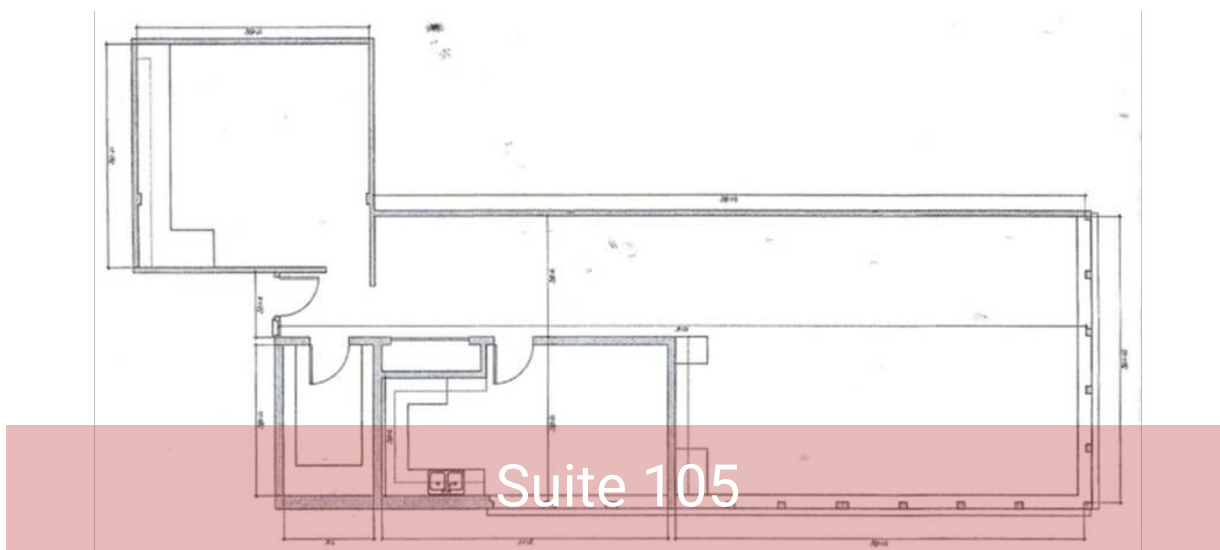
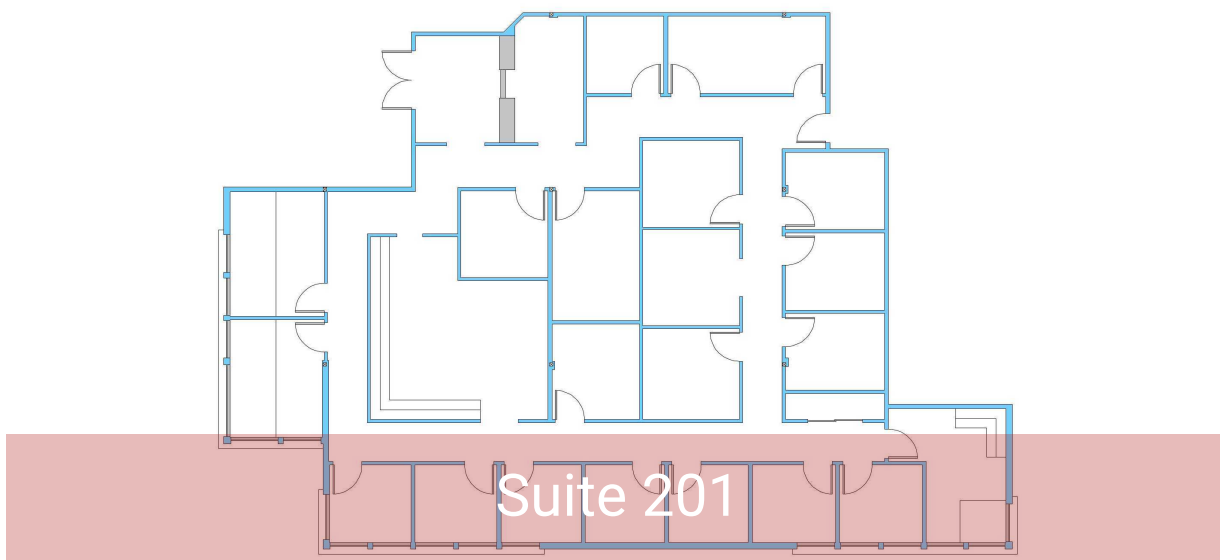
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AVAILABLE SPACES

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FOR LEASE



Available Spaces

Suite	Size	Rate	Term	Use	Type	Available
105	1,667	\$14.00 /sf/yr	3-5 yrs	Office/Medical	NNN	July 1, 2024
201	3,128	\$14.00 /sf/yr	3-5 yrs	Office/Medical	NNN	Now

Suite Description

SUITE 105: First floor open floorplan, reception, lounge, private offices.

SUITE 201: The space is located on the 2nd floor, adjacent to the elevator & stairs. There are multiple private offices, conference room, designated reception area, workroom, and employee lounge. Owner open to Demising Options and Tenant Improvement Allowances.

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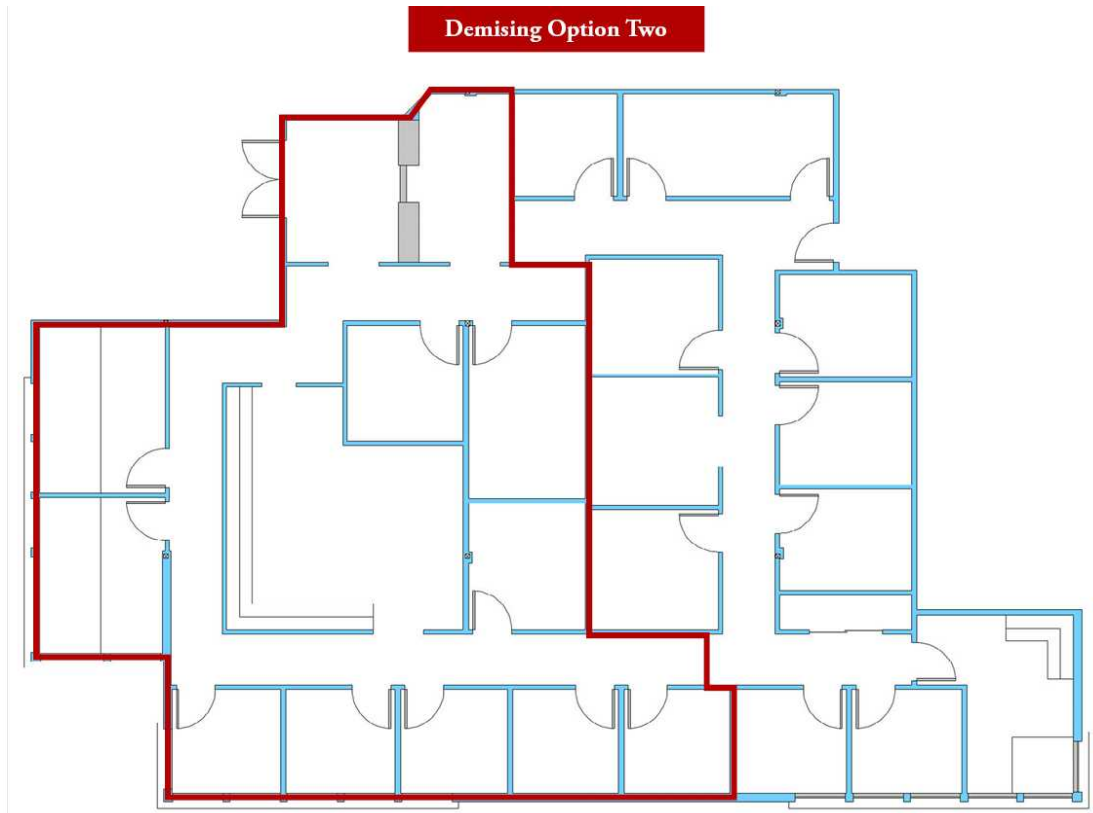
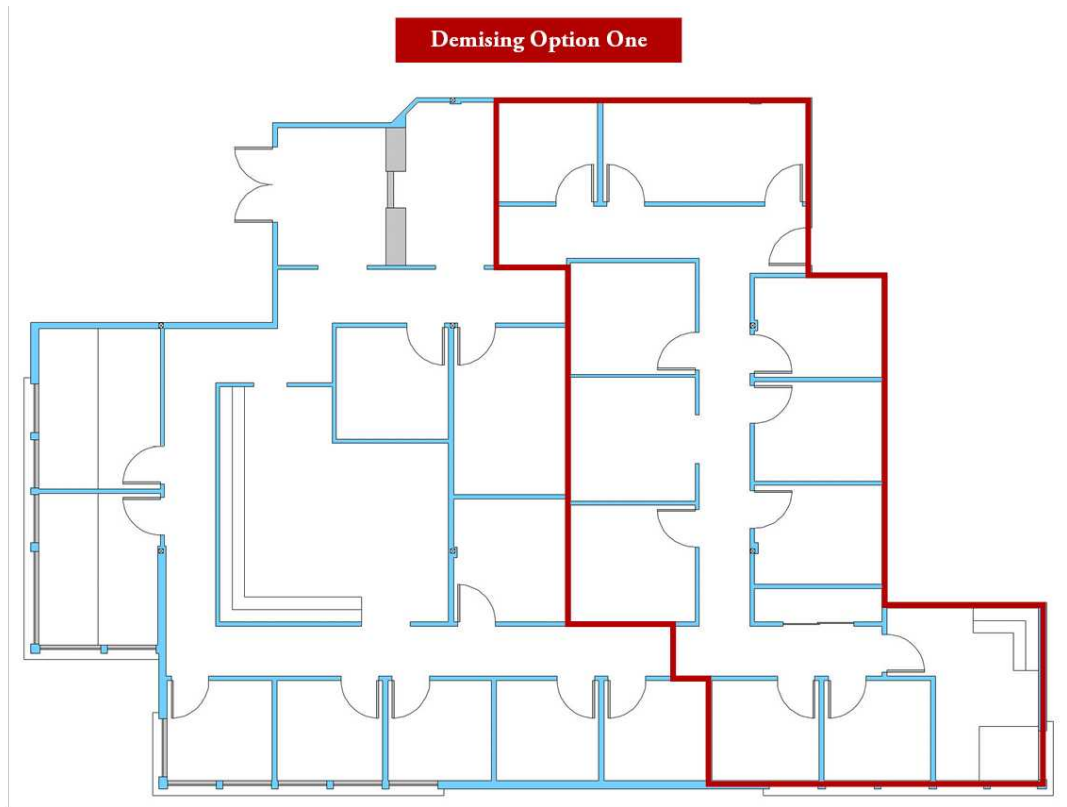
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DEMISING OPTIONS

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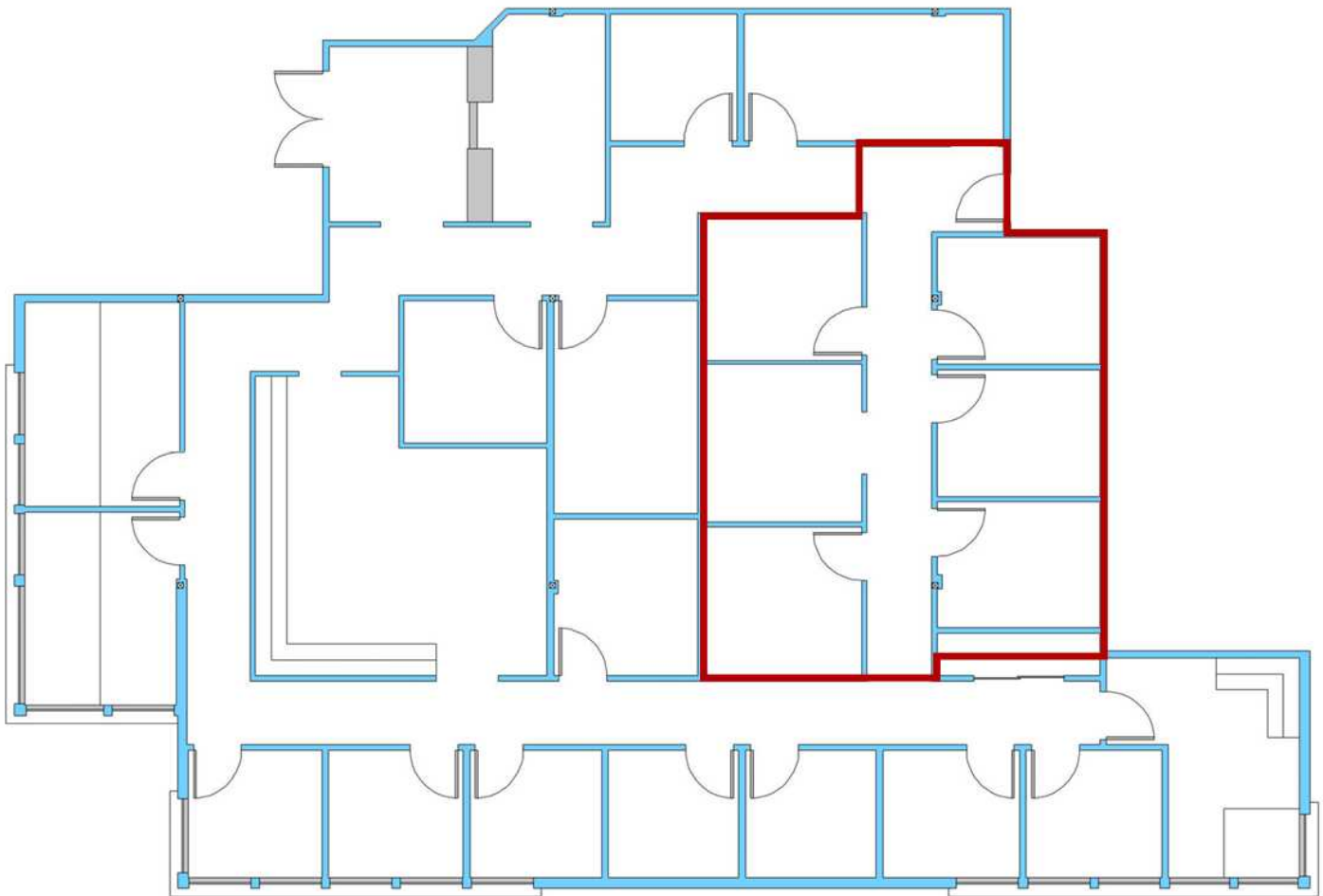
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DEMISING OPTIONS

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Demising Option Three



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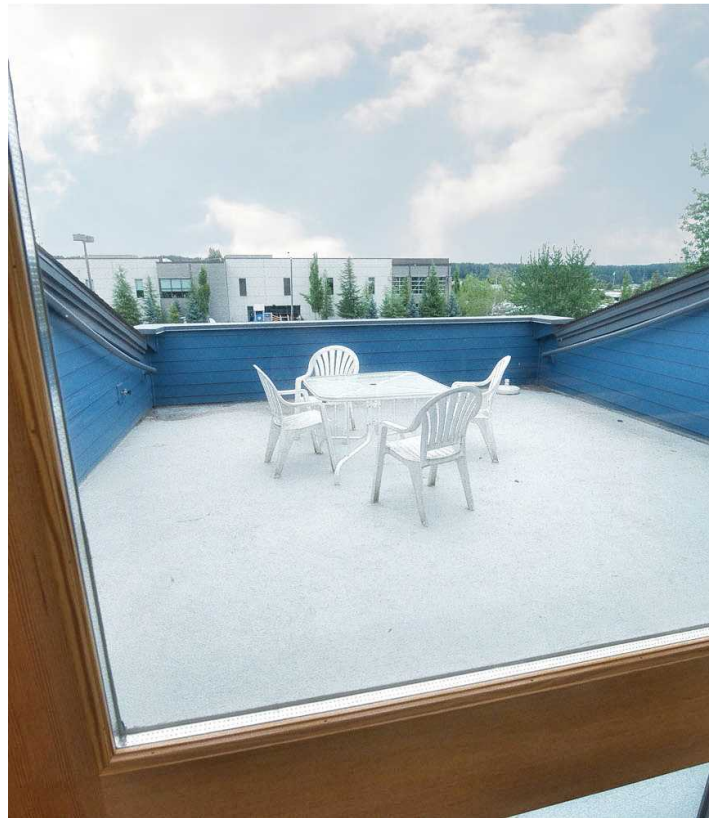
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PROPERTY PHOTOS

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LOCATION MAPS

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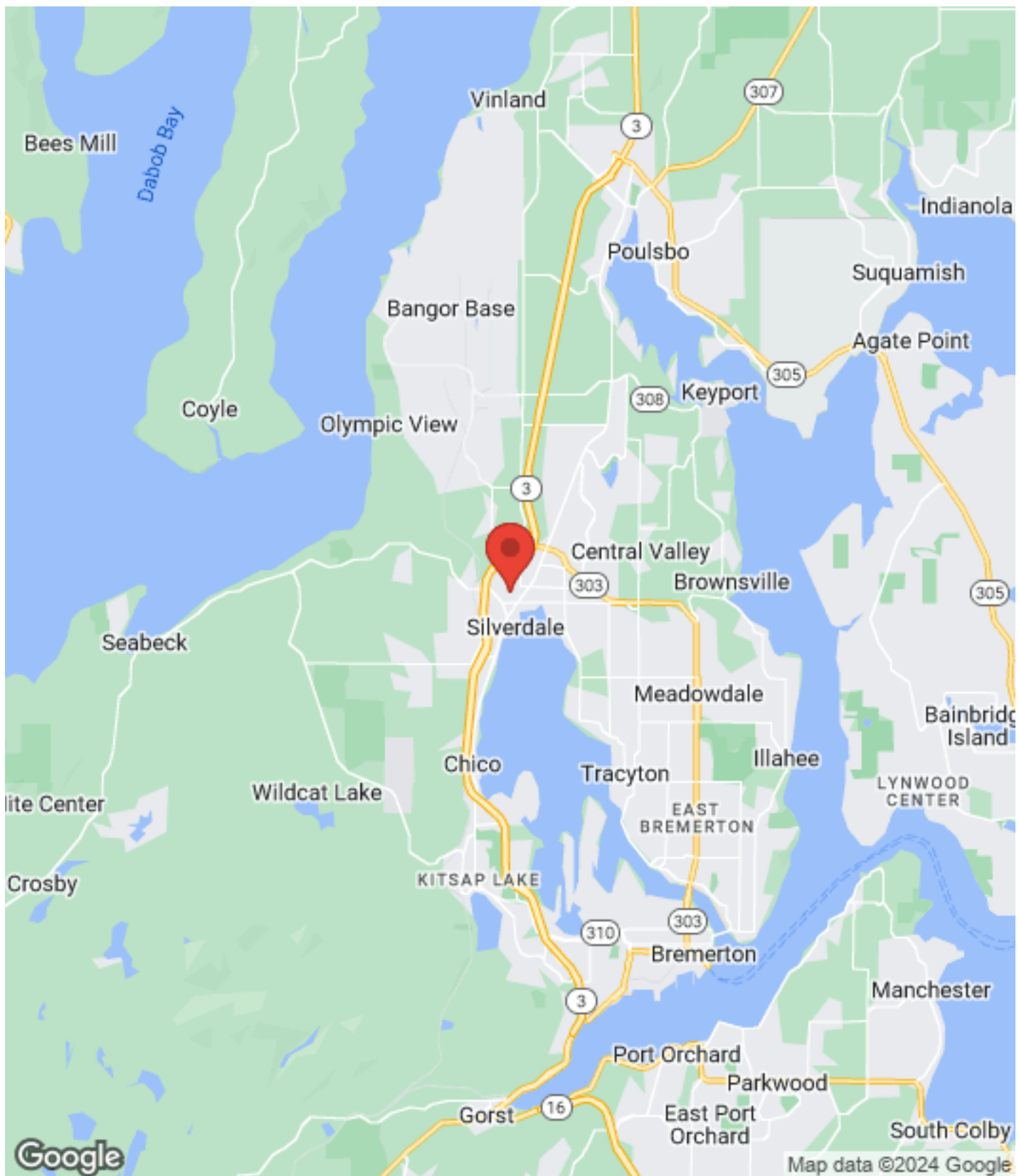
BUSINESS MAP

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REGIONAL MAP

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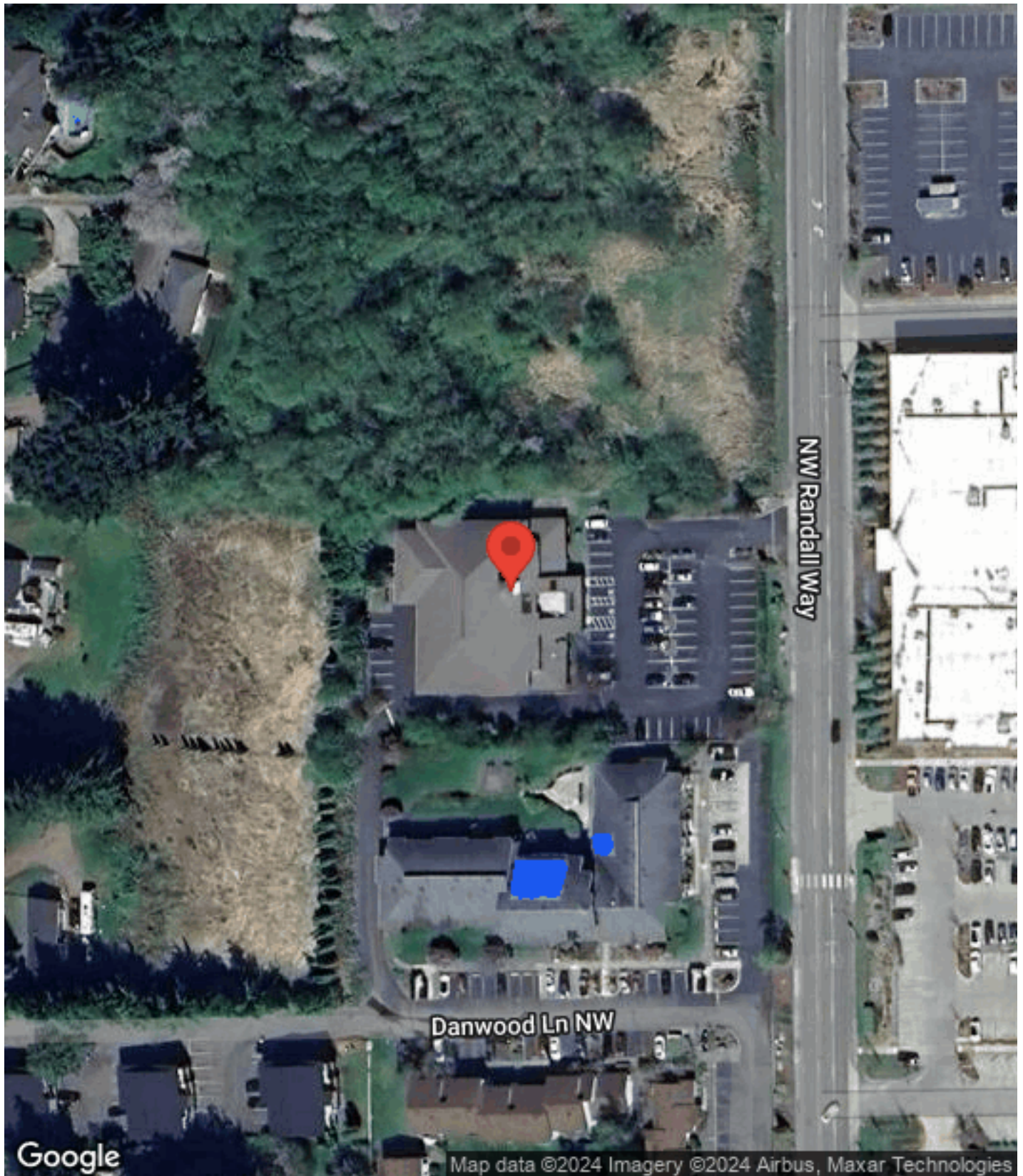
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AERIAL MAP

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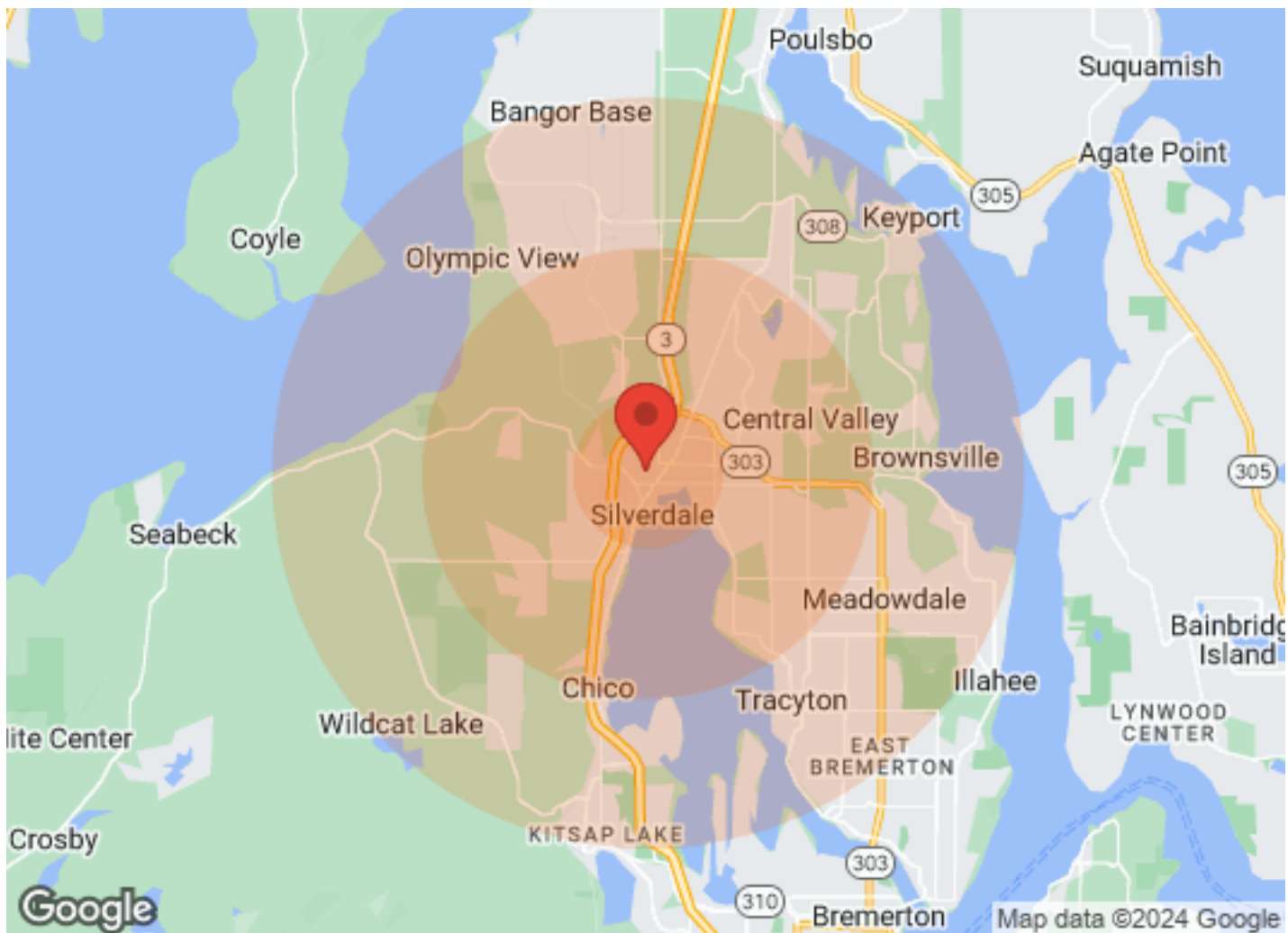
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DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	1,573	16,856	37,647	Median	\$37,025	\$66,587	\$66,877
Female	1,646	15,628	36,805	< \$15,000	335	711	1,677
Total Population	3,219	32,484	74,452	\$15,000-\$24,999	241	1,070	2,477
				\$25,000-\$34,999	206	1,167	2,797
Age				\$35,000-\$49,999	372	1,741	4,192
Ages 0-14	425	5,909	13,695	\$50,000-\$74,999	293	2,675	6,376
Ages 15-24	275	4,262	10,015	\$75,000-\$99,999	145	1,842	4,110
Ages 25-54	1,579	14,101	29,374	\$100,000-\$149,999	90	1,842	4,094
Ages 55-64	353	3,976	9,624	\$150,000-\$199,999	34	647	1,636
Ages 65+	587	4,236	11,744	> \$200,000	13	254	754
				Housing			
Race				Total Units	2,066	13,025	30,865
White	2,661	26,082	60,163	Occupied	1,885	12,041	28,187
Black	69	834	1,946	Owner Occupied	472	6,785	17,606
Am In/AK Nat	6	96	226	Renter Occupied	1,413	5,256	10,581
Hawaiian	20	154	377	Vacant	181	984	2,678
Hispanic	184	2,190	4,733				
Multi-Racial	434	5,532	12,892				

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