

OFFICE FOR LEASE

## SOUTH TACOMA OFFICE

5221 SOUTH TACOMA WAY, TACOMA, WA 98409



FOR LEASE

**KW COMMERCIAL | TACOMA**

7525 28th Street West  
University Place, WA 98466



Each Office Independently Owned and Operated

**PRESENTED BY:**

**MICHAEL ARMANIOUS**

Managing Director  
O: (253) 460-8640  
C: (253) 988-6115  
marmanious@kw.com

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## MICHAEL ARMANIOUS

MANAGING DIRECTOR

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# EXECUTIVE SUMMARY

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## OFFERING SUMMARY

<b>PRICE / SF:</b>	\$18.00 /yr
<b>NNN:</b>	\$5.61 sf/yr
<b>LEASE TERM:</b>	3-5 Years   Negotiable
<b>BUILDING SF:</b>	1,251
<b>RENTABLE SF:</b>	1,251
<b>YEAR BUILT:</b>	1907
<b>FLOORS:</b>	1

## PROPERTY OVERVIEW

Discover the perfect blend of old-world charm and modern elegance in this beautifully restored historic building, available for lease in South Tacoma. Built in 1907, this stunning property is ideal for a stylish office space/retail.

- Timeless Character: Retains the unique architectural details of its historic origins.
- Thrive in South Tacoma. Benefit from high visibility, a diverse customer base, and a vibrant community.

Make your mark in South Tacoma. Join a thriving business district with endless opportunities.

## PROPERTY HIGHLIGHTS

- Historic charm combined with modern amenities
- Versatile space suitable for various commercial uses
- Updated plumbing, water, sewer, and electrical systems
- Ample parking available at the rear of the property. (Street parking also available)
- Convenient access to freeways
- Benefit from high visibility and foot traffic in this dynamic neighborhood.

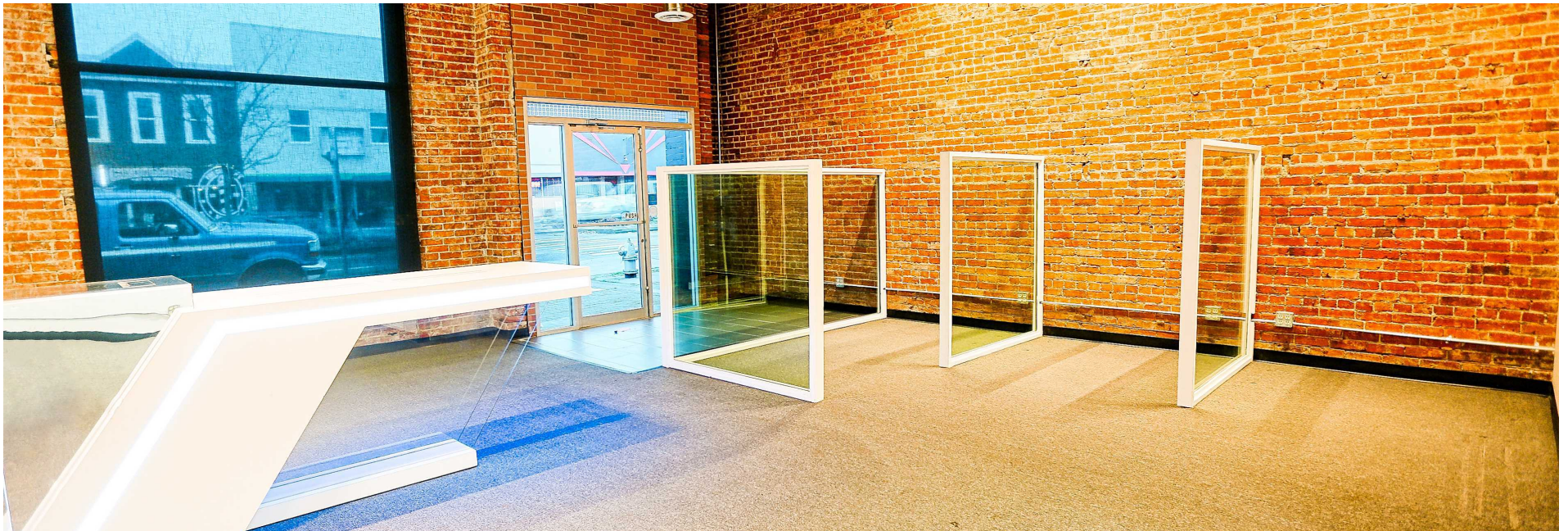
# PROPERTY PHOTOS

5221 SOUTH TACOMA WAY



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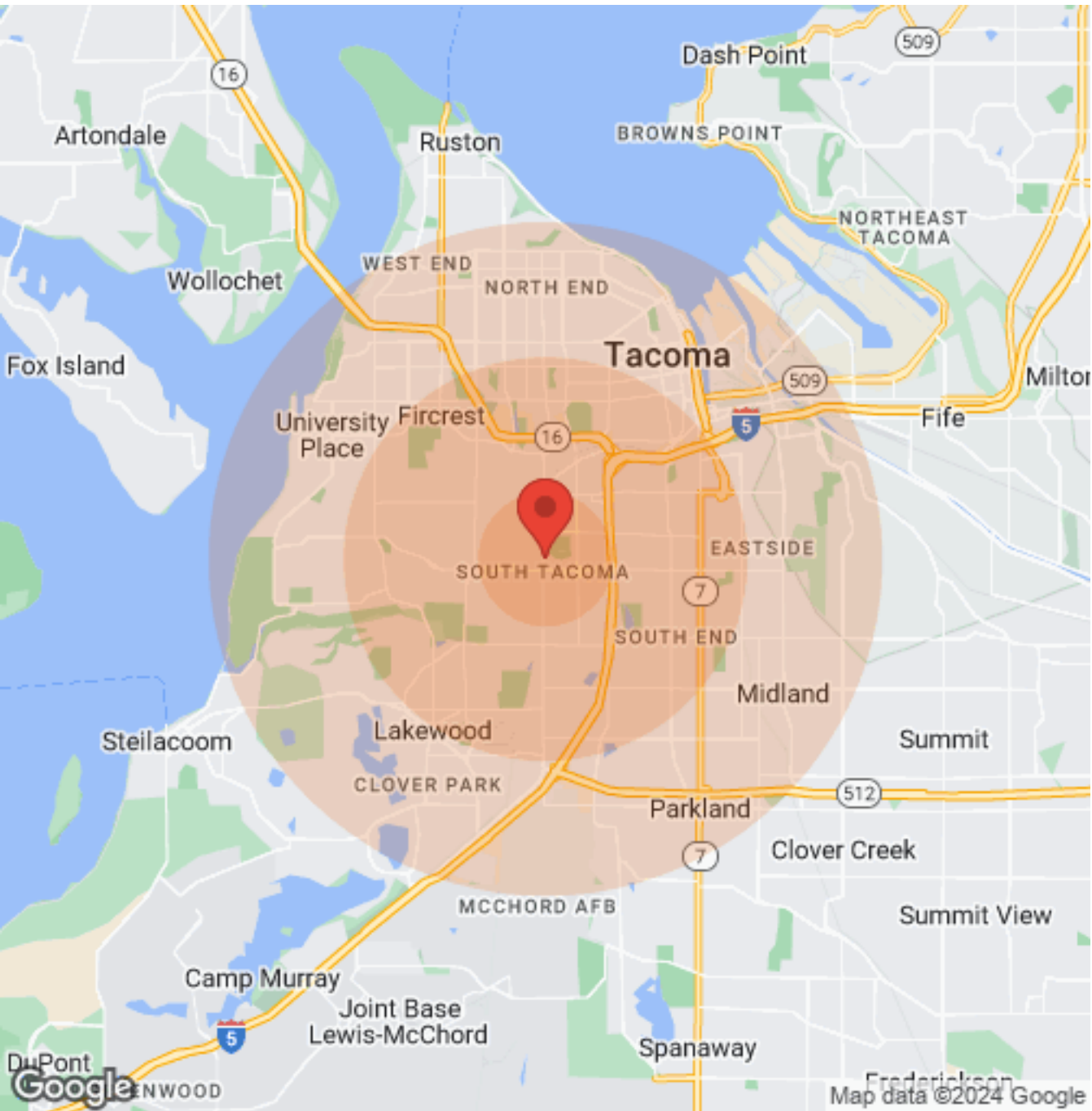






# DEMOGRAPHICS

5221 SOUTH TACOMA WAY



Population	1 Mile	3 Miles	5 Miles
Male	5,844	54,767	141,396
Female	6,225	58,322	150,116
Total Population	12,069	113,089	291,512

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,911	24,599	59,970
Ages 15-24	1,830	15,535	37,642
Ages 25-54	4,865	45,588	117,391
Ages 55-64	1,229	12,626	34,083
Ages 65+	1,234	14,741	42,426

Race	1 Mile	3 Miles	5 Miles
White	6,825	70,847	194,992
Black	2,219	13,744	28,637
Am In/AK Nat	32	493	1,766
Hawaiian	165	1,221	3,149
Hispanic	1,847	15,656	39,056
Multi-Racial	4,106	35,196	83,848

Income	1 Mile	3 Miles	5 Miles
Median	\$44,944	\$49,328	\$48,618
< \$15,000	829	6,239	17,667
\$15,000-\$24,999	565	4,927	13,316
\$25,000-\$34,999	694	5,152	13,545
\$35,000-\$49,999	662	7,458	18,369
\$50,000-\$74,999	1,135	9,756	22,659
\$75,000-\$99,999	414	4,879	13,114
\$100,000-\$149,999	345	4,256	11,972
\$150,000-\$199,999	34	1,088	3,232
> \$200,000	N/A	506	2,237

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,221	50,322	131,729
Occupied	4,723	46,155	120,988
Owner Occupied	1,789	23,774	61,206
Renter Occupied	2,934	22,381	59,782
Vacant	498	4,167	10,741

# PROFESSIONAL BIO

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Michael Armanious, CCIM, joined Keller Williams Commercial in 2009 as a Managing Director. As a continual top producer in his field, Mike has been recognized for his work on numerous occasions, including being a perennial top producer within Keller Williams Commercial. He has also been honored as one of the market's top deal makers for several years in a row. He has most recently been honored by being nominated by the Commercial Leadership Council (CLC) as a top producer within Keller Williams Commercial – a global distinction. Over the course of his career, Mike has been retained by many of the clients he started out with decades ago and has represented repeat investors and property owners for multiple investments and leasing assignments. In addition, he has represented numerous clients in more complex real estate transaction negotiations.

As an investment sales broker, Mike has negotiated over 350 successful sales and leasing transactions throughout Washington State; including industrial building properties in the South King County/Pierce County areas, as well, including the sale of a 7-acre, 3-parcel, 90,000 + sq. foot retail anchored center in Gig Harbor; the sale of a 34,000 sq. foot retail building in Federal Way; the sale of a 14,000 sq. foot retail center in Puyallup; the sale of a 16,000 sq. foot office complex in Lakewood; as well as the sale of a 6,500 sq. foot industrial building in Seattle. Mike has also been involved in a myriad of multifamily transactions over his career. He also has experience on the development side, acquiring land and seeing it through the engineering process. As a member of several Limited Liability Companies, he has overseen the engineering, development, and marketing of multiple commercial pieces of land and the rehabbing of many multi-family units in Tacoma as well.

For Mike, one of the highlights of his position as an investment specialist is advocating for his clients. He views himself more as a consultant than a broker, supplies candid advice to his clients, and appreciates that a handshake is a bond – it represents a mutual trust between himself, his team, and his clients; something that seems to be lacking in the commercial real estate industry. With an inherent desire to continually improve. Mike understands the importance of being a certified expert in his field and goes well beyond normal protocol to gain industry insight that he can leverage when devising creative solutions for his clients. Another key to Mike's success is – and always has been – his deeply ingrained determination to take ownership over his actions and to lead by example. A former film producer in Hollywood, Mike learned to value these qualities when he became a producer before age 30. He also credits his father with instilling in him exacting standards and integrity and genuinely believes in what his father taught him, "When you tell the truth, you don't need to remember what you said – you always say the same thing." Appraisers, lenders, and attorneys have consulted and relied on his expertise in these areas when verifying comparable market information.

Mike is also a licensed real estate broker in California and serves on the Washington State CCIM Chapter Board and was the past President of the Washington State CCIM Chapter. He also served as the Regional Vice President for Region 1 (Alaska, Idaho, Oregon, Washington & Montana) for the CCIM Institute. He has completed the JW Levine Leadership Development Academy and serves as a member of the National Board of Directors for CCIM. He graduated from the University of Washington with a Master of Science in Real Estate focusing on Finance/Investment and Commercial Real Estate Development and he also holds a Bachelor of Arts in Political Science; also, from The University of Washington in Seattle. He currently resides in Puyallup with his wife and children, and in his free

