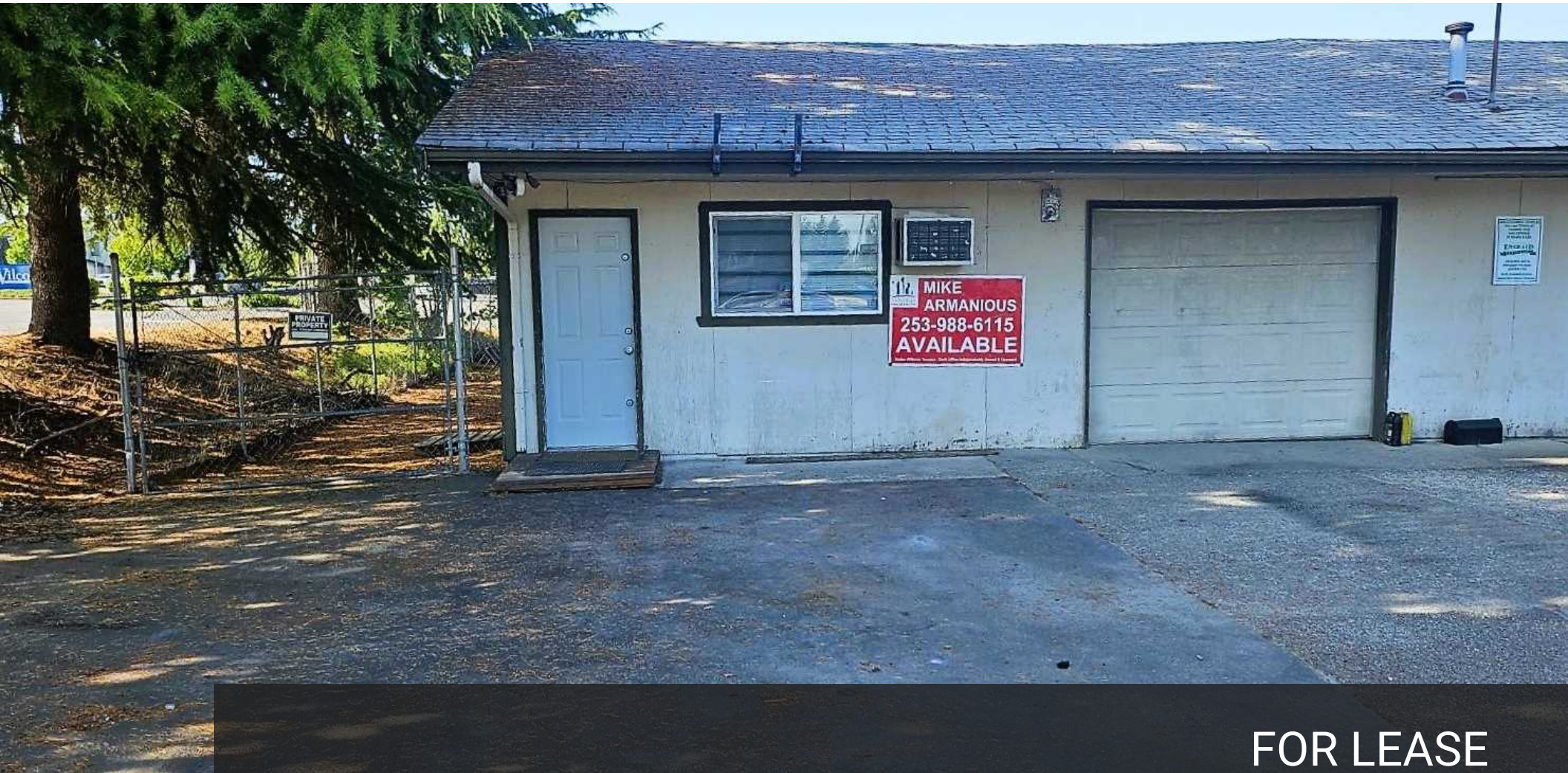


INDUSTRIAL FOR LEASE

SUMMIT INDUSTRIAL SPACE

5415 106TH STREET EAST, PUYALLUP, WA 98373



FOR LEASE

KW COMMERCIAL | TACOMA
7525 28th Street West
University Place, WA 98466

kw TACOMA
KELLERWILLIAMS. REALTY

Each Office Independently Owned and Operated

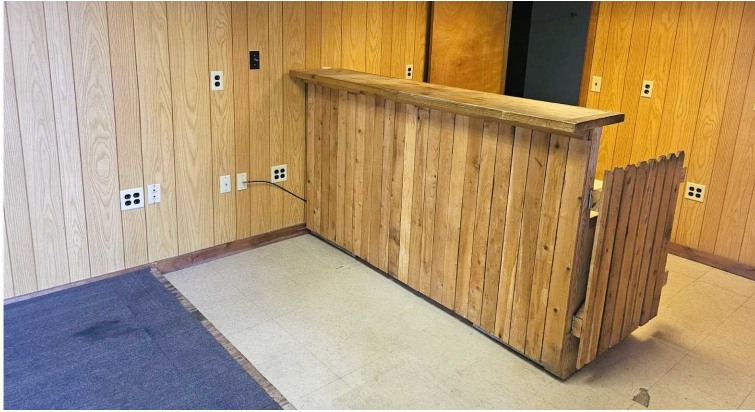
PRESENTED BY:

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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFERING SUMMARY

5415 106TH STREET EAST



Property Description

Discover the flexibility of our rental space, tailored for your multifaceted needs. Nestled in Summit, just a stone's throw away from Hwy 512, our versatile Multi-Use Space boasts abundant storage options. Step into the conveniently located office/reception area and envision the possibilities. Join our vibrant community of tenants and explore the ample work space solutions available. Inquire today to unlock the potential of your next venture.



Offering Summary

Building SF:	5,760
Cross Streets:	106th & Canyon
Lease Rate:	\$17.00 sf + NNN (Est \$5.00)
Lease Term:	Negotiable
Lot Size:	20,700 SF
Rentable SF:	1,500
Year Built:	1973

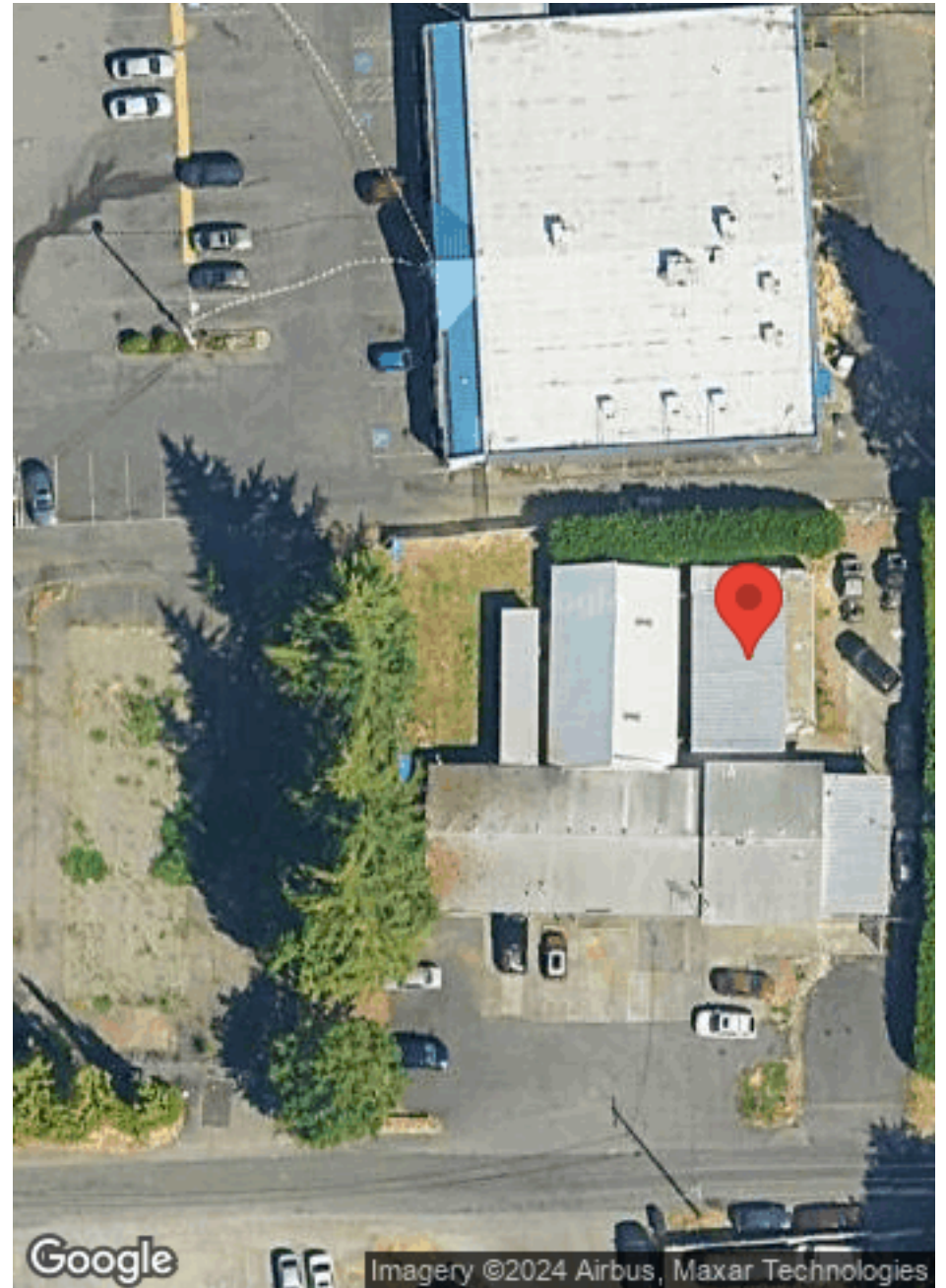
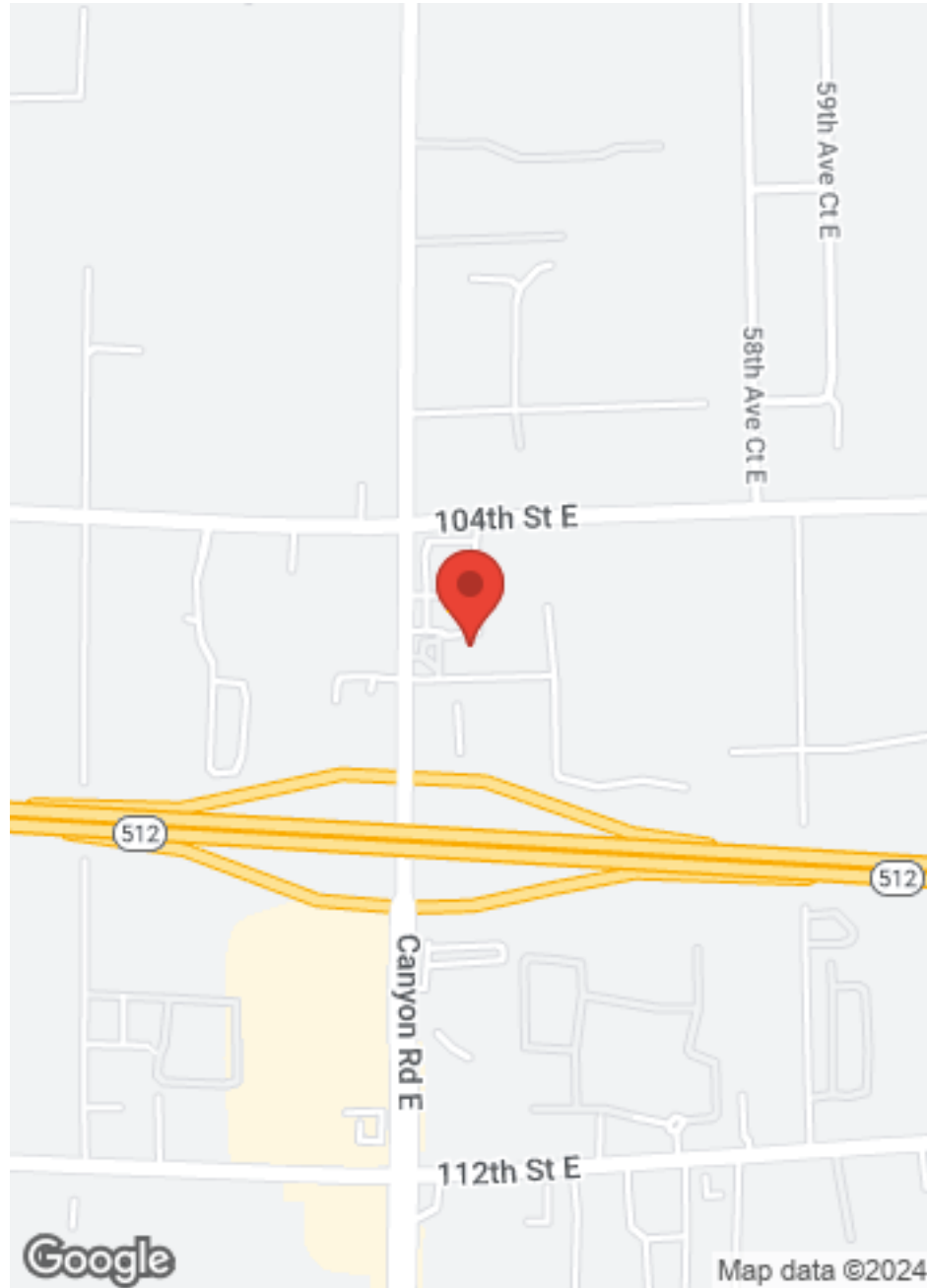


Property Overview

- Vehicle / Equipment Entrance with Roll Up Door
- Fenced Yard with Dual Gated Access
- Ample storage
- Reception Area
- Private Offices
- Multiple Uses from Distribution, Manufacturing to Retail

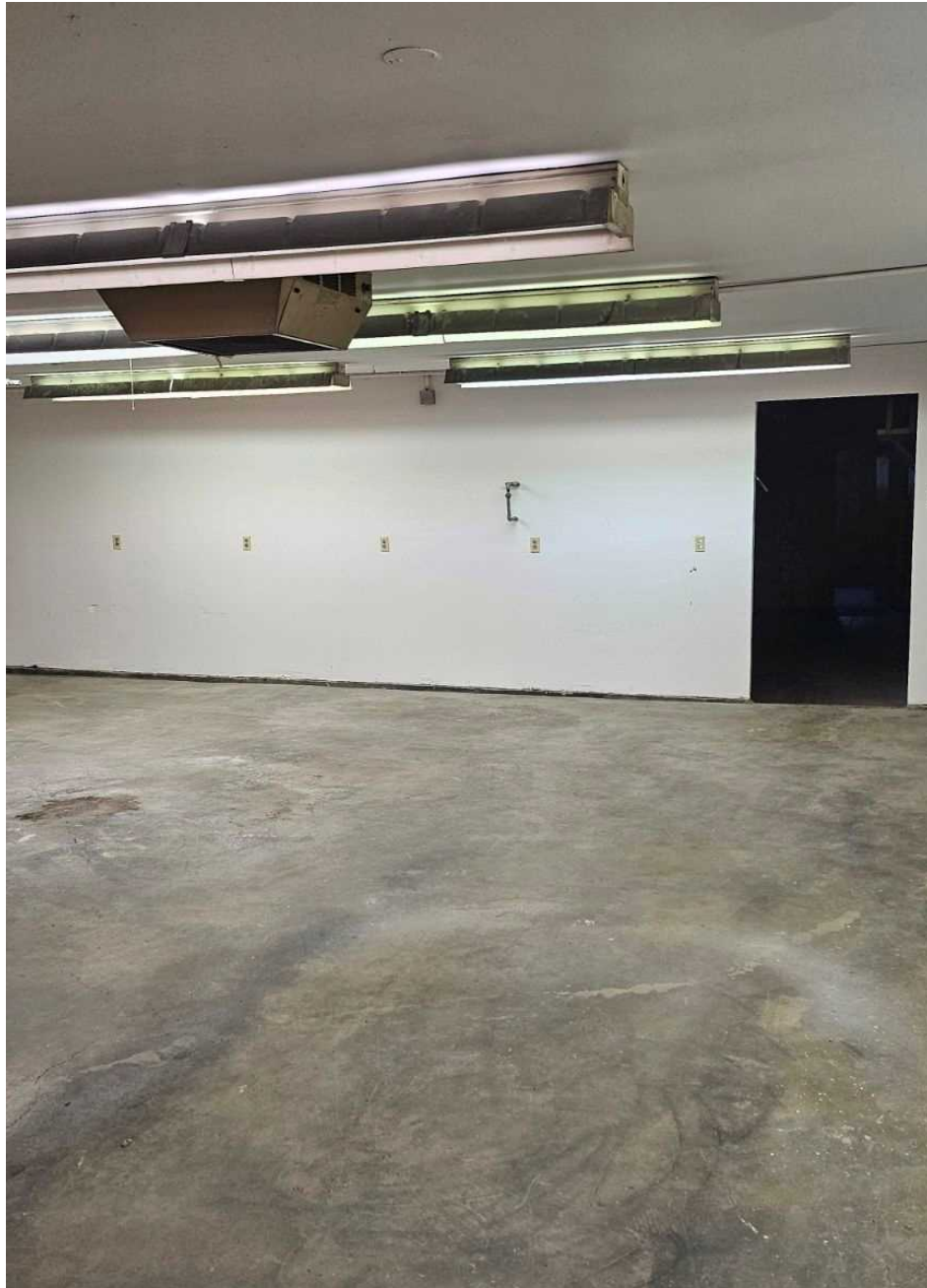
LOCATION MAPS

5415 106TH STREET EAST



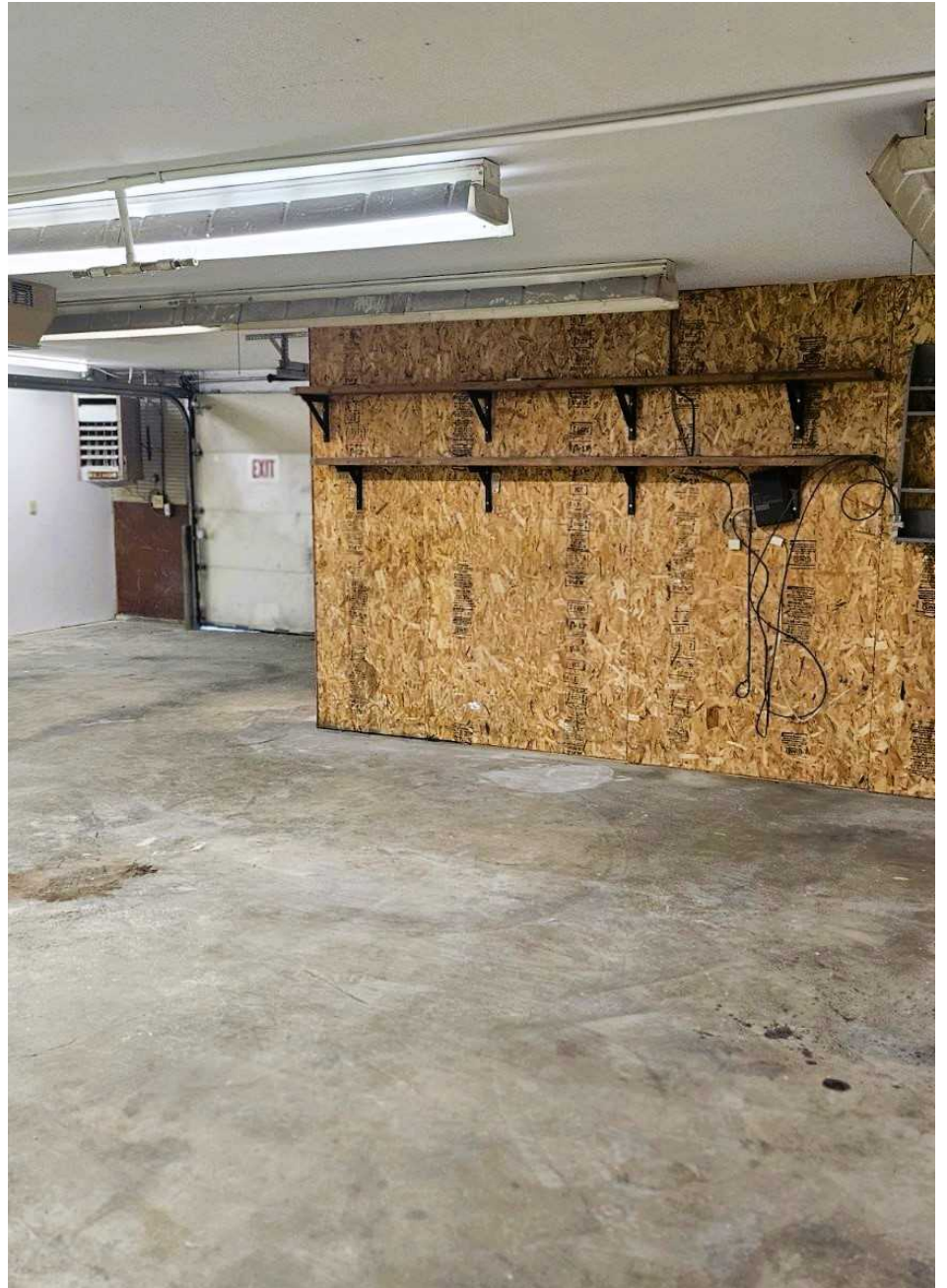
PROPERTY PHOTOS

5415 106TH STREET EAST



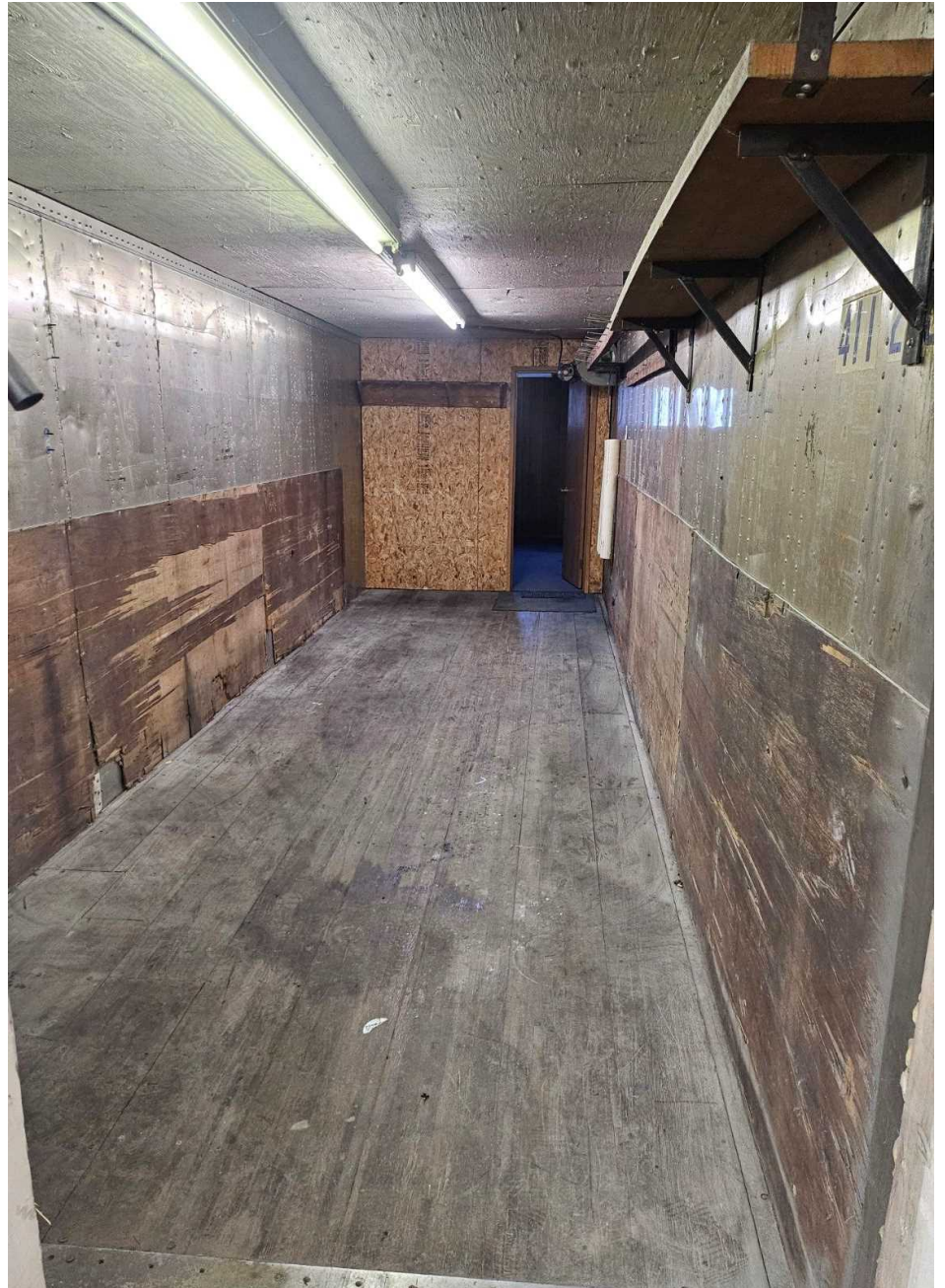
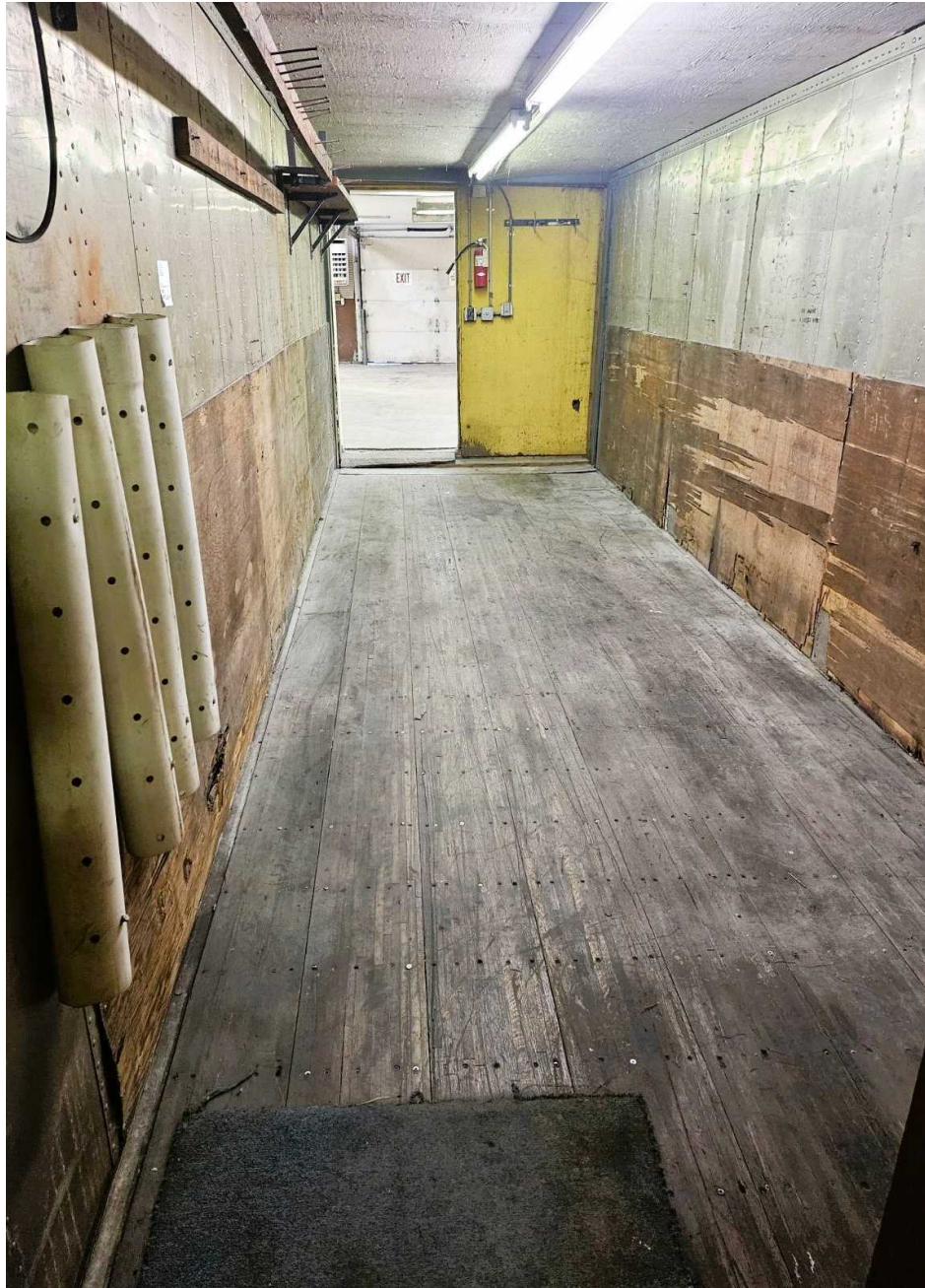
PROPERTY PHOTOS

5415 106TH STREET EAST



PROPERTY PHOTOS

5415 106TH STREET EAST



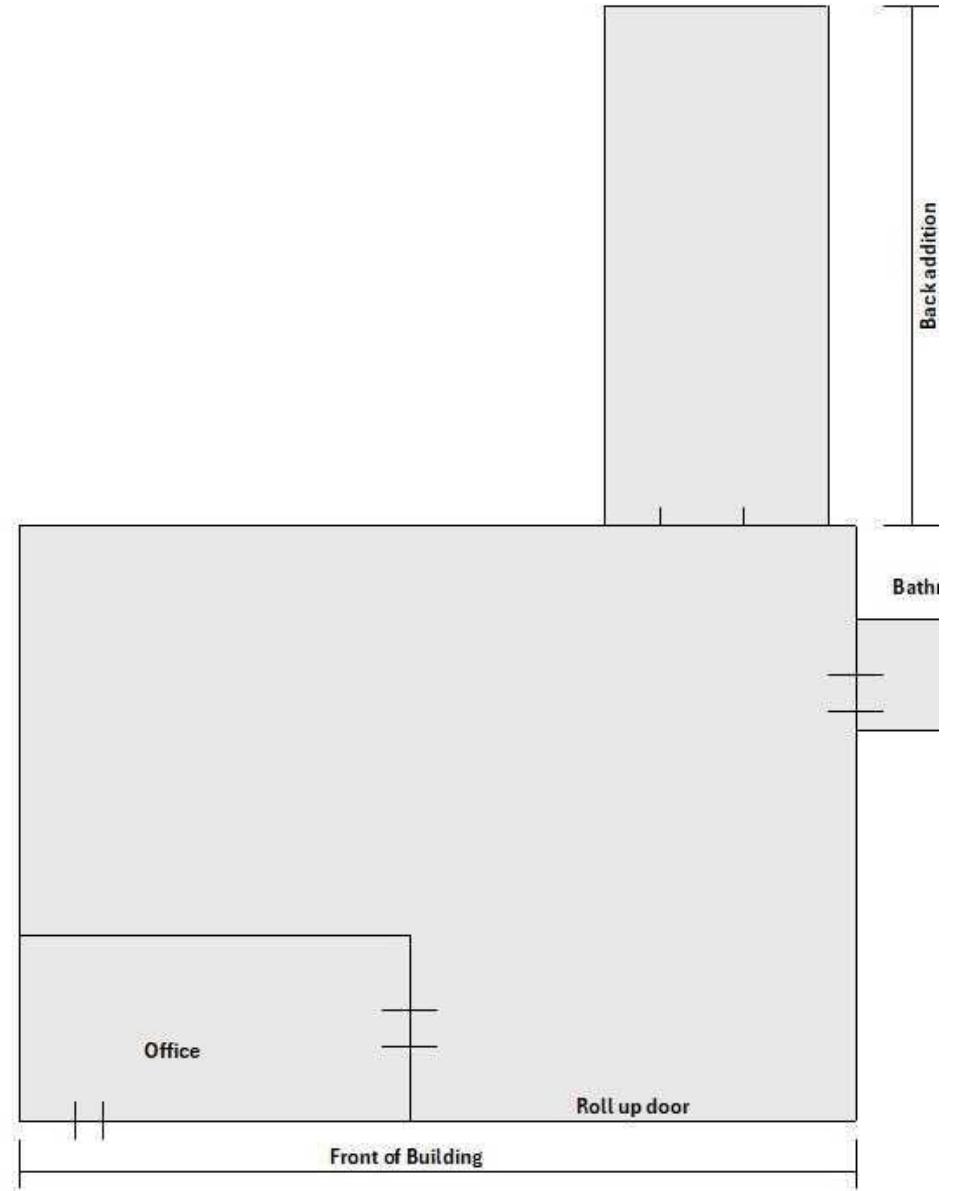
PROPERTY PHOTOS

5415 106TH STREET EAST



PROPERTY PHOTOS

5415 106TH STREET EAST



BUSINESS MAP

5415 106TH STREET EAST




 Umpqua Bank

 76

104th St E

 Wilco Farm Store

 Shari's Cafe and Pies

 Albertsons

Best Cleaners

ATM (Us Bank)

Car Rd E

Bank of America (with Drive-thru ATM)

512

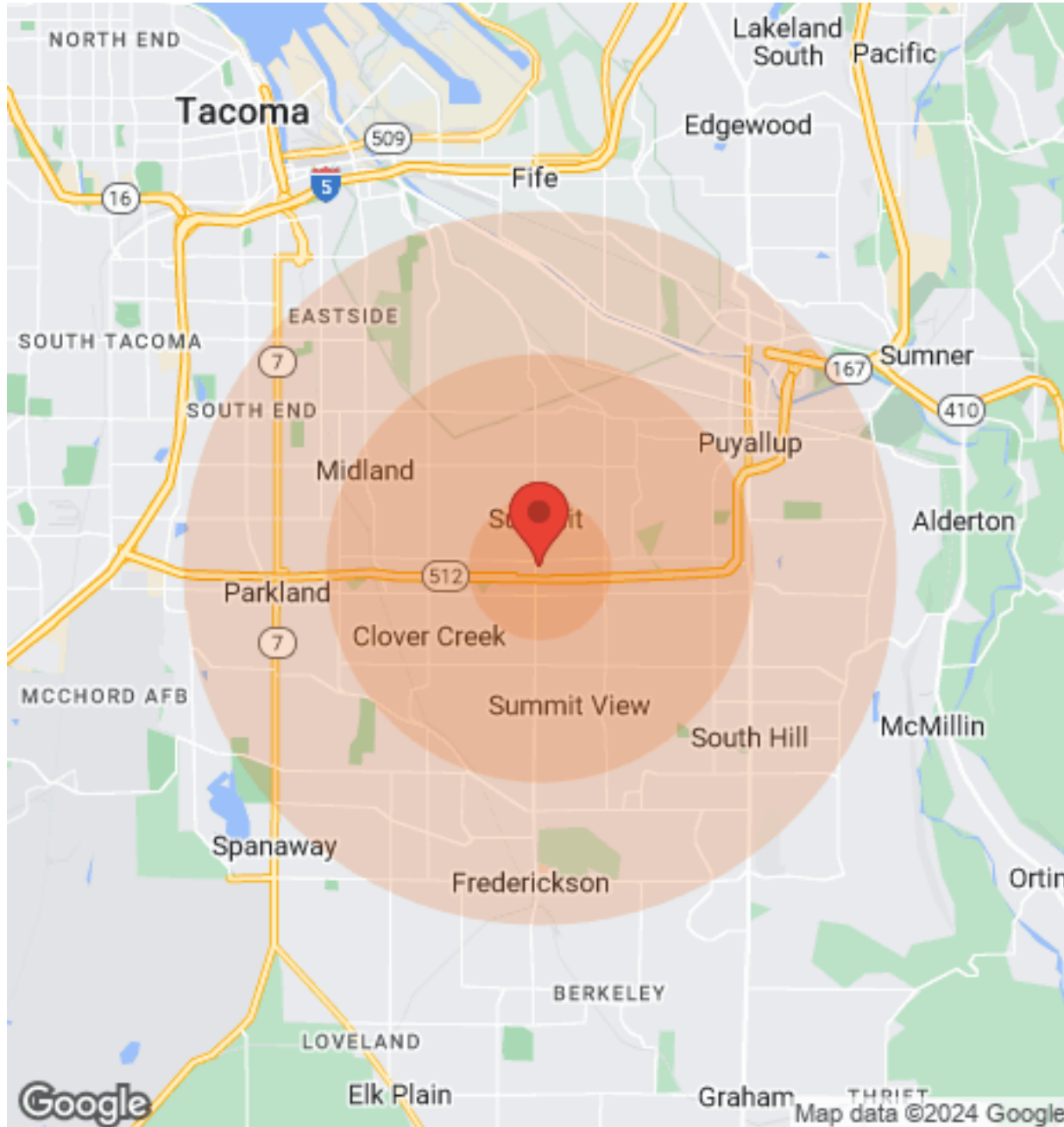
112th St E

 McLendon Hardware

 SAFEWAY Safeway

DEMOGRAPHICS

5415 106TH STREET EAST



Population	1 Mile	3 Miles	5 Miles
Male	1,708	23,438	102,856
Female	1,759	24,414	107,660
Total Population	3,467	47,852	210,516

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	685	9,345	44,787
Ages 15-24	419	6,585	30,103
Ages 25-54	1,575	17,882	81,145
Ages 55-64	373	6,133	24,529
Ages 65+	415	7,907	29,952

Race	1 Mile	3 Miles	5 Miles
White	2,859	40,099	154,029
Black	87	1,313	11,990
Am In/AK Nat	19	124	1,131
Hawaiian	41	364	2,756
Hispanic	318	3,051	24,001
Multi-Racial	736	7,820	52,624

Income	1 Mile	3 Miles	5 Miles
Median	\$56,969	\$62,324	\$55,920
< \$15,000	69	1,089	7,381
\$15,000-\$24,999	76	1,326	7,296
\$25,000-\$34,999	211	1,736	7,700
\$35,000-\$49,999	221	2,526	12,266
\$50,000-\$74,999	526	4,406	16,704
\$75,000-\$99,999	186	2,635	11,195
\$100,000-\$149,999	121	3,110	10,526
\$150,000-\$199,999	46	766	2,724
> \$200,000	N/A	440	1,196

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,572	19,474	83,639
Occupied	1,468	18,377	78,398
Owner Occupied	640	13,041	49,659
Renter Occupied	828	5,336	28,739
Vacant	104	1,097	5,241

PROFESSIONAL BIO

5415 106TH STREET EAST



MICHAEL ARMANIOUS Managing Director



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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 time he enjoys watersports, snowboarding, and yoga. He used to manage a rock 'n' roll band and has been to over 400 concerts.

DISCLAIMER

5415 106TH STREET EAST



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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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