

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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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 |
| 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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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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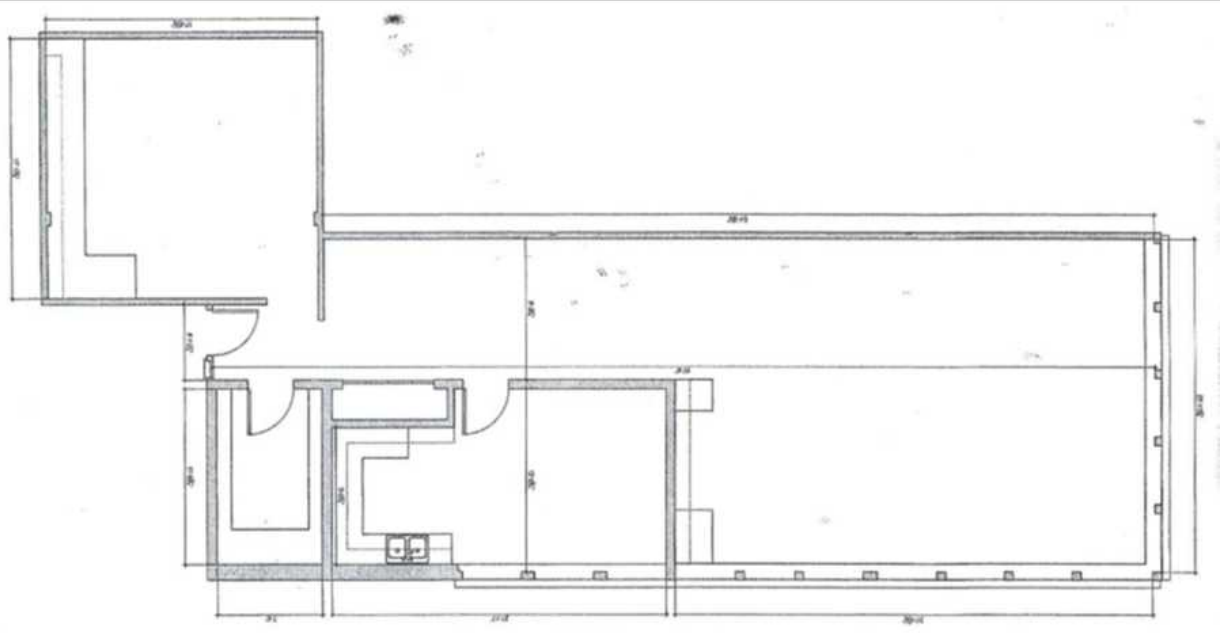
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AVAILABLE SPACES

3888 NORTHWEST RANDALL WAY



FOR LEASE



Suite 105

Available Spaces

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

Suite Description

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

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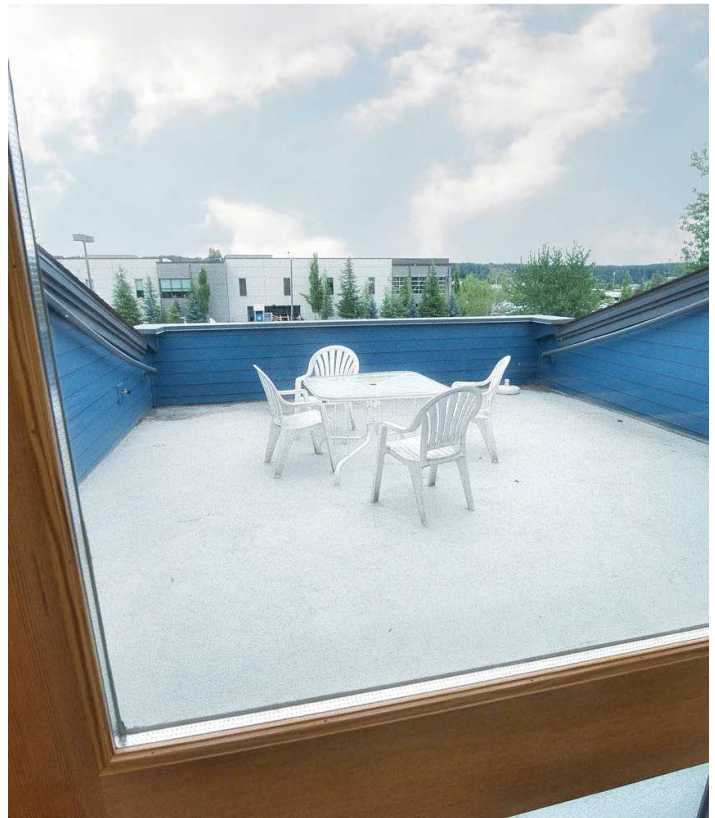
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PROPERTY PHOTOS

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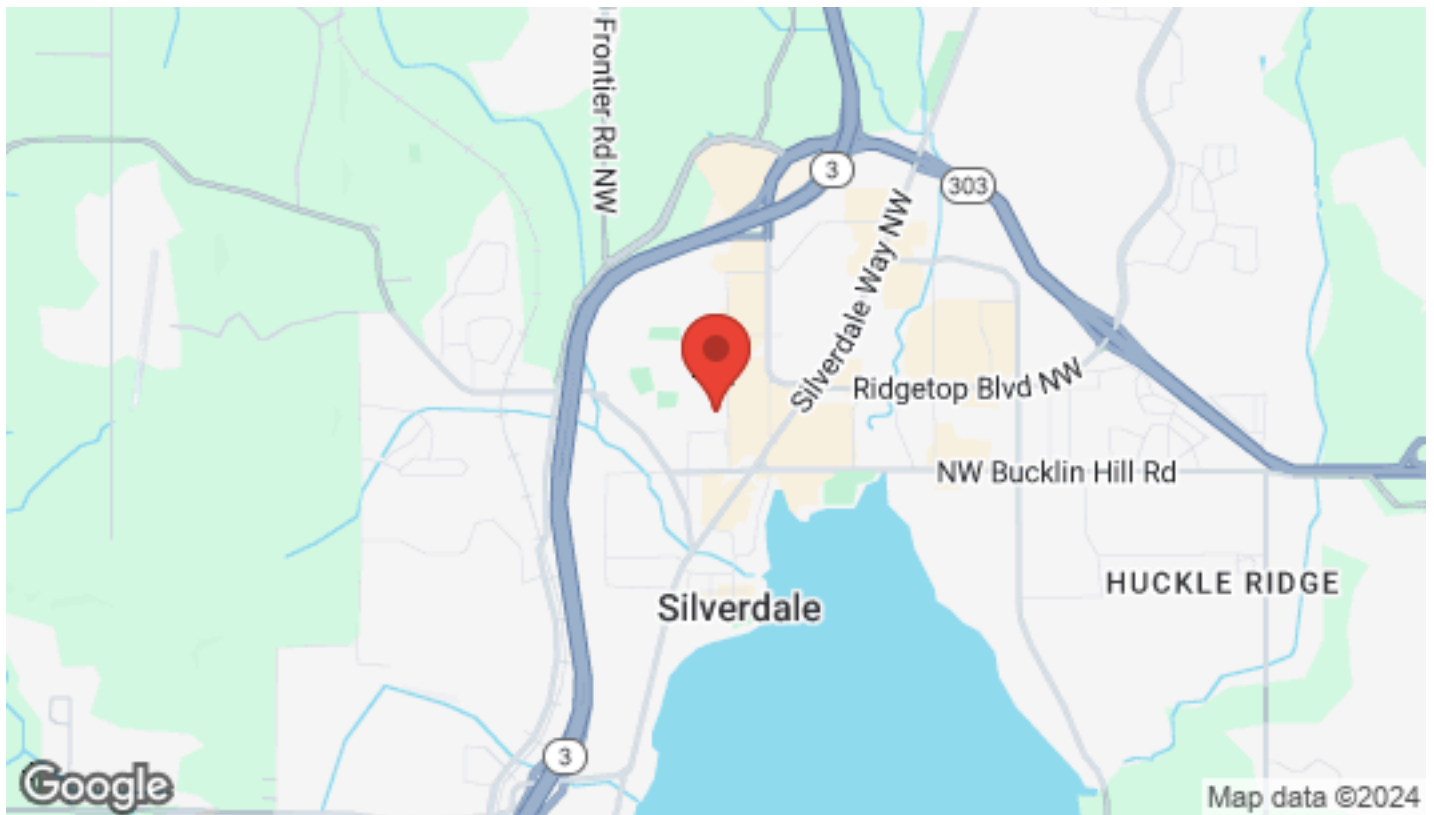
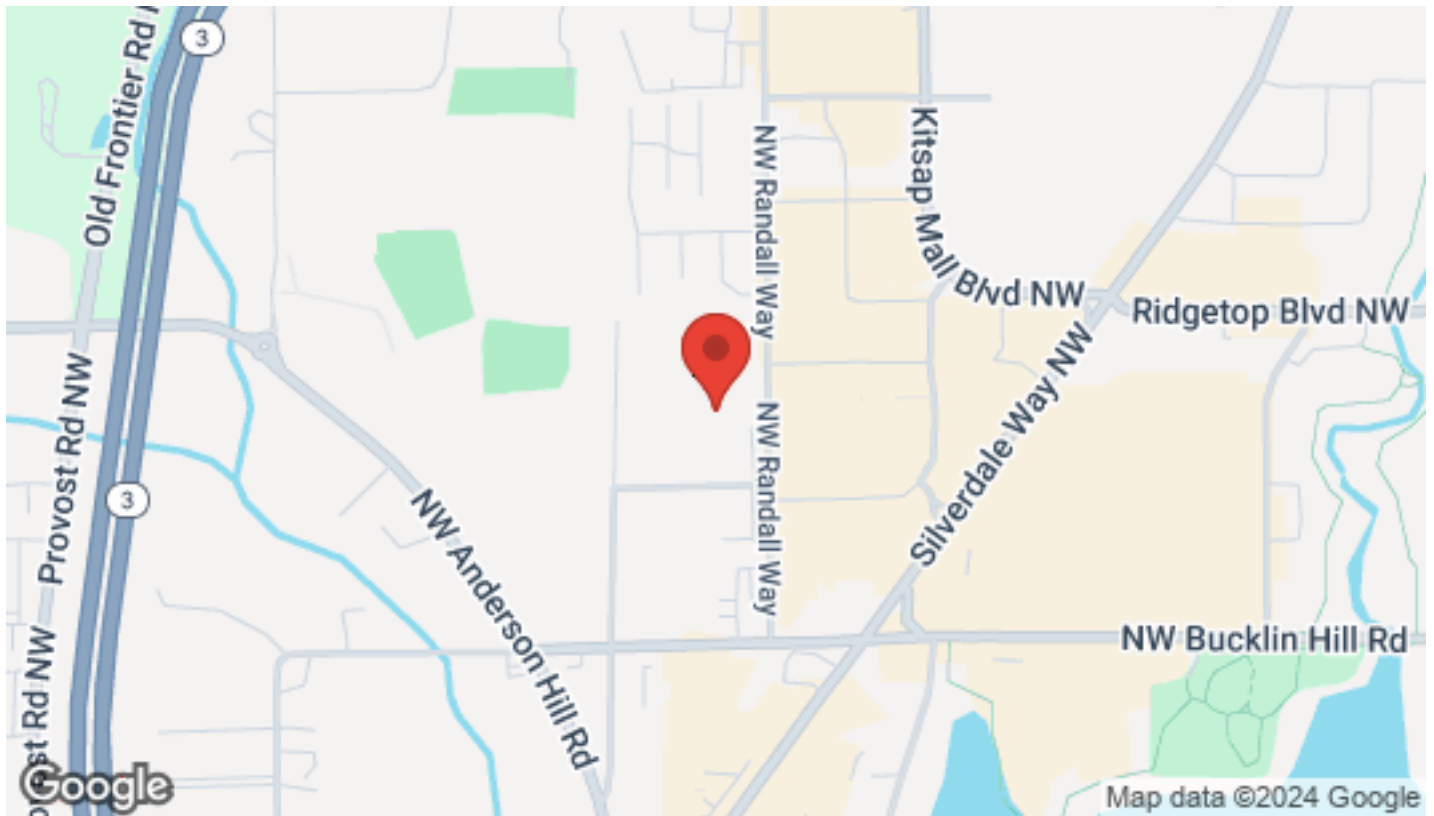
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LOCATION MAPS

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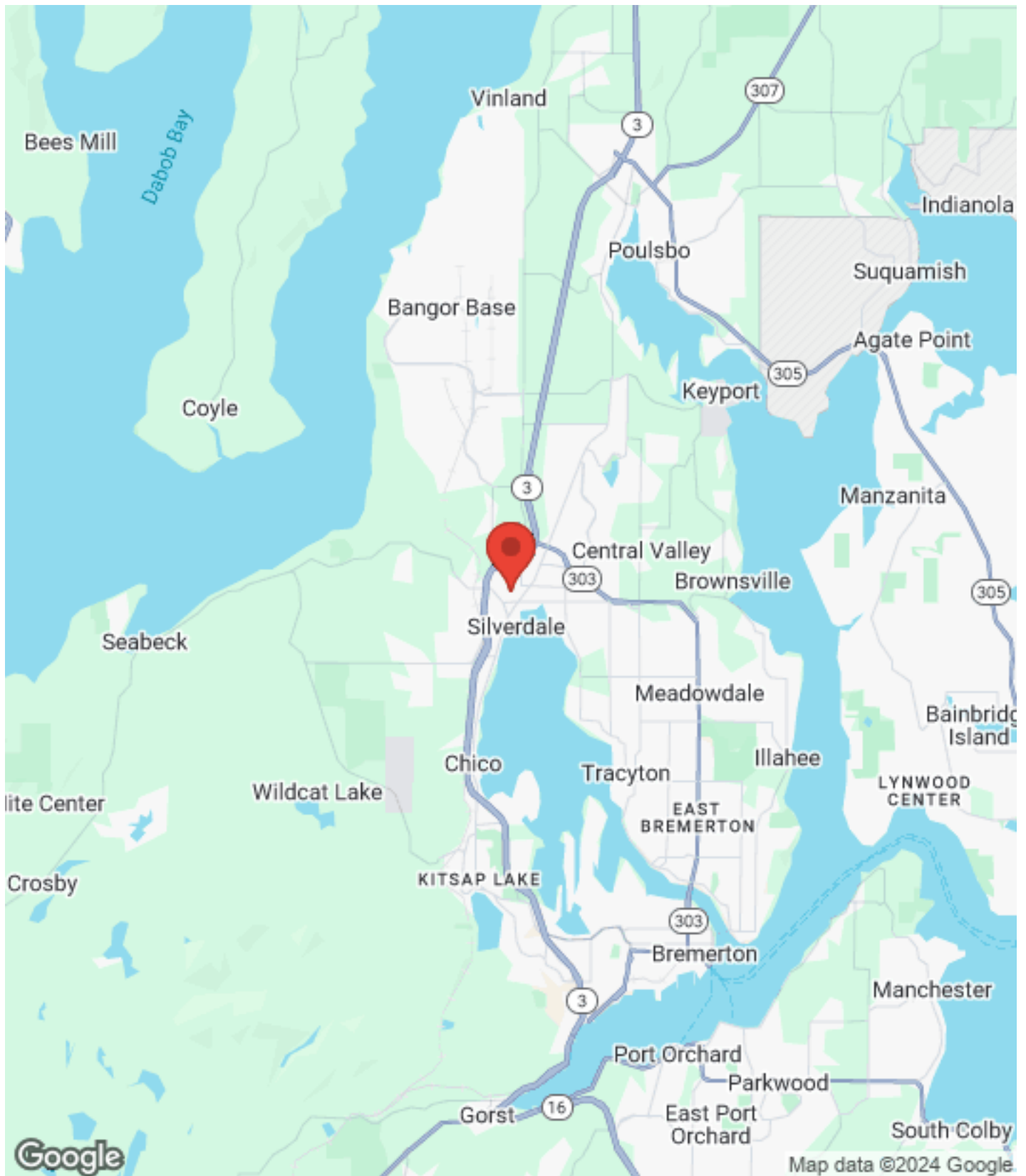
BUSINESS MAP

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REGIONAL MAP

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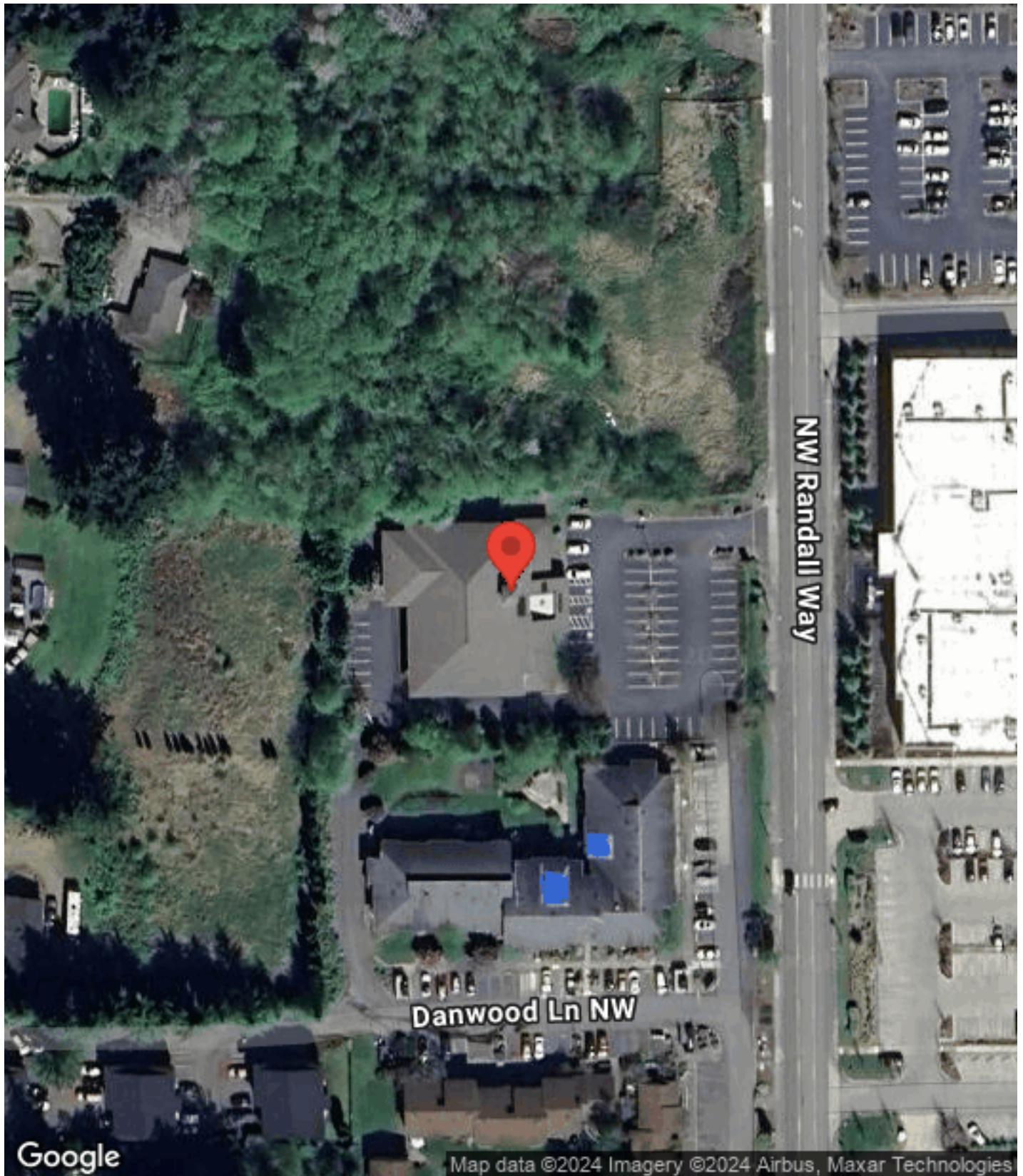
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AERIAL MAP

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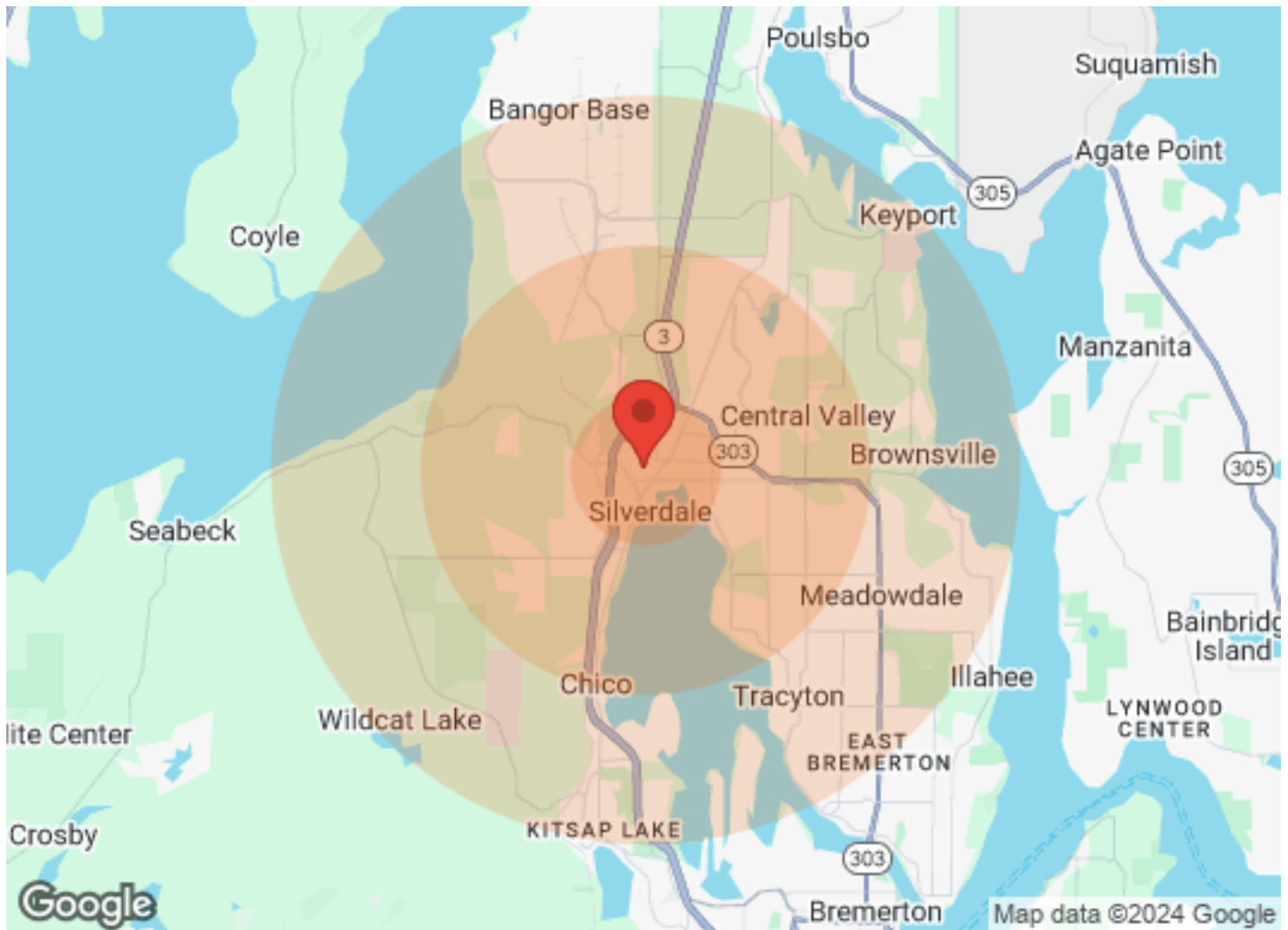
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DEMOGRAPHICS

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| Population | 1 Mile | 3 Miles | 5 Miles | Income | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|---------------------|----------|----------|----------|
| 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 |
| | | | | \$35,000-\$49,999 | 372 | 1,741 | 4,192 |
| | | | | \$50,000-\$74,999 | 293 | 2,675 | 6,376 |
| | | | | \$75,000-\$99,999 | 145 | 1,842 | 4,110 |
| | | | | \$100,000-\$149,999 | 90 | 1,842 | 4,094 |
| | | | | \$150,000-\$199,999 | 34 | 647 | 1,636 |
| | | | | > \$200,000 | 13 | 254 | 754 |
| | | | | | | | |
| Race | 1 Mile | 3 Miles | 5 Miles | Housing | 1 Mile | 3 Miles | 5 Miles |
| White | 2,661 | 26,082 | 60,163 | Total Units | 2,066 | 13,025 | 30,865 |
| Black | 69 | 834 | 1,946 | Occupied | 1,885 | 12,041 | 28,187 |
| Am In/AK Nat | 6 | 96 | 226 | Owner Occupied | 472 | 6,785 | 17,606 |
| Hawaiian | 20 | 154 | 377 | Renter Occupied | 1,413 | 5,256 | 10,581 |
| Hispanic | 184 | 2,190 | 4,733 | Vacant | 181 | 984 | 2,678 |
| Multi-Racial | 434 | 5,532 | 12,892 | | | | |

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