

# FOR LEASE

## FIFE STANDALONE BUILDING

502 54th Ave E Fife, WA 98424



### OFFERING SUMMARY

Lease Rate:	\$20.00 + NNN
NNN Estimate:	\$4.30/SF/Year
Building Size:	6,816 SF
Divisible:	Approx. 3,000 SF
Lot Size:	0.89 Acres
Year Built:	1984
Renovated:	2011
Zoning:	Industrial
APN:	0320011096
Parking Stalls:	48
Traffic Counts:	5,944 VPD

### PROPERTY OVERVIEW

This standalone office building in Fife is strategically located in a bustling business / industrial district close to the Port of Tacoma. It also has easy access to major transportation routes SR 509, I5 and SR 167. Featuring a versatile layout, the building is efficiently designed with various workspaces to meet different business needs. Situated on a corner lot with ample parking, the property offers excellent visibility, high traffic counts, and both pole and large building signage.

Currently configured as a medical office, it includes a reception area, multiple exam rooms, an x-ray room, and open spaces. It is turnkey for another medical practice, physical therapy, veterinary services, dentistry, a title company, or financial services. Other potential uses include daycare, industrial (the landlord owns an adjacent yard), or a construction office.

- New roof & HVAC
- Adjacent 31,600 SF yard available (not developed)

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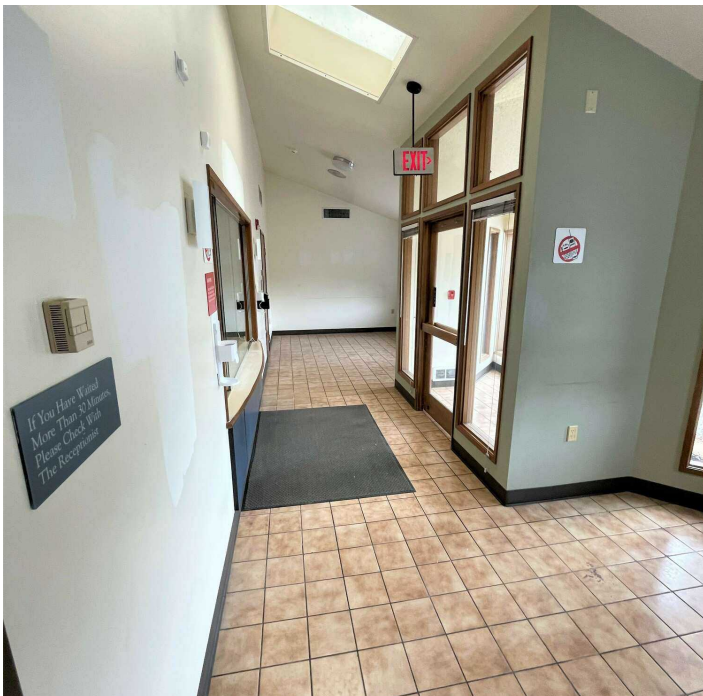
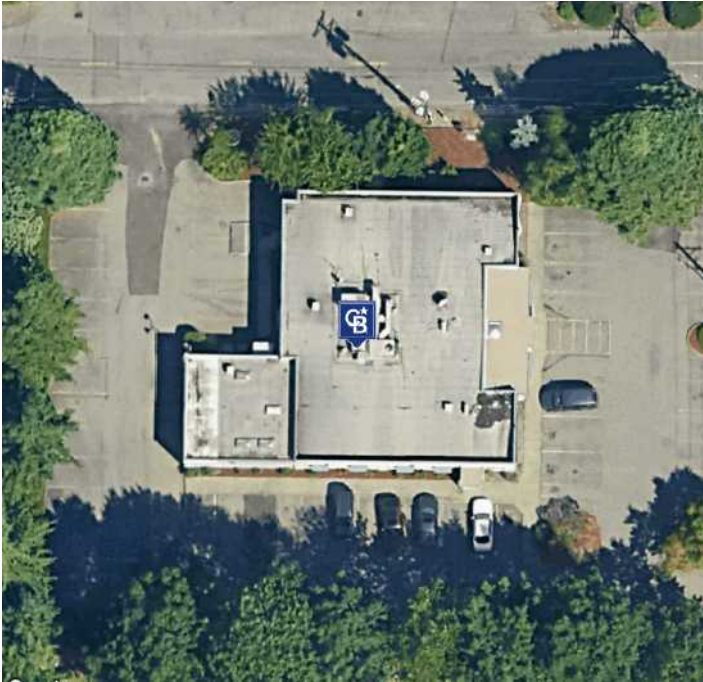


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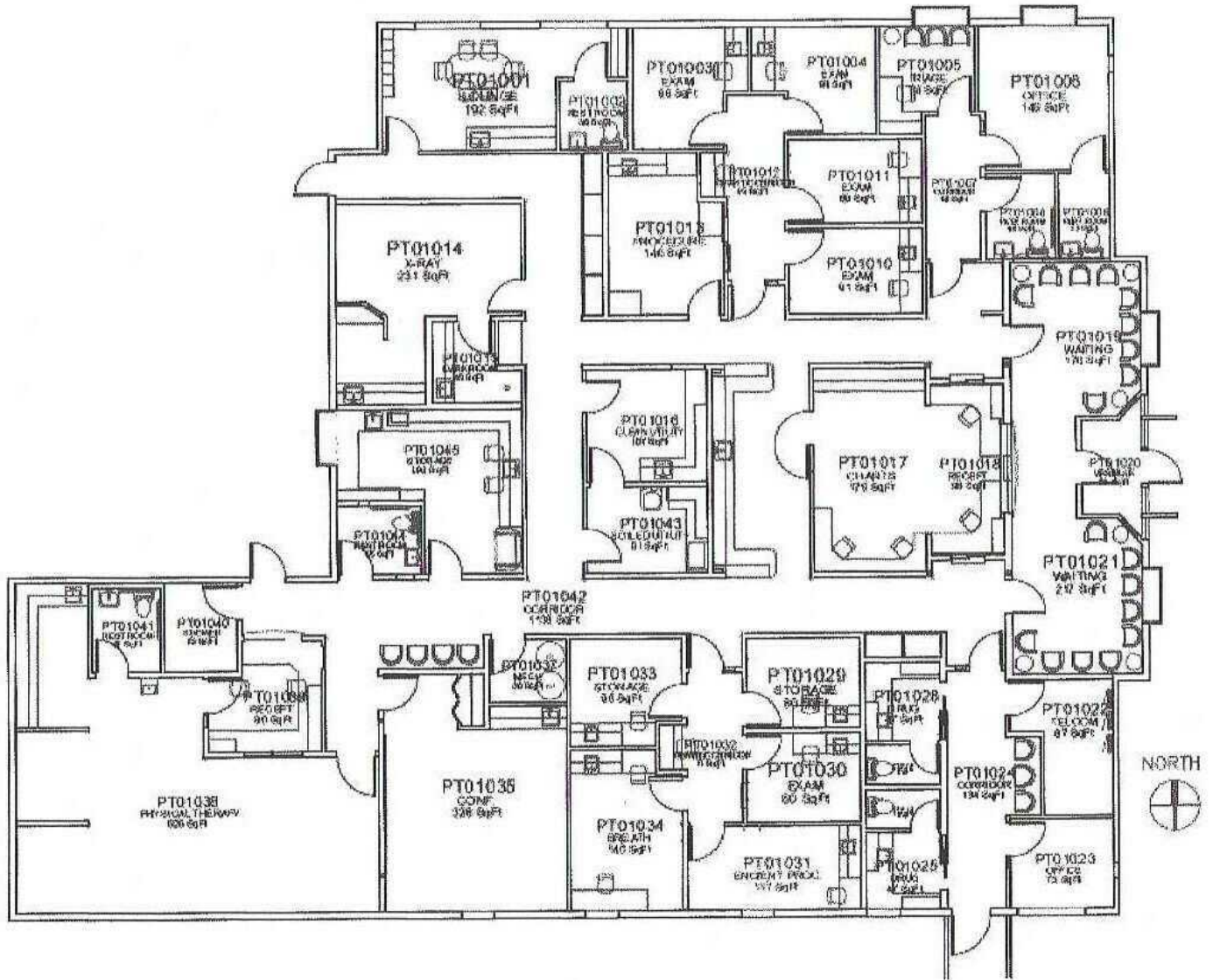


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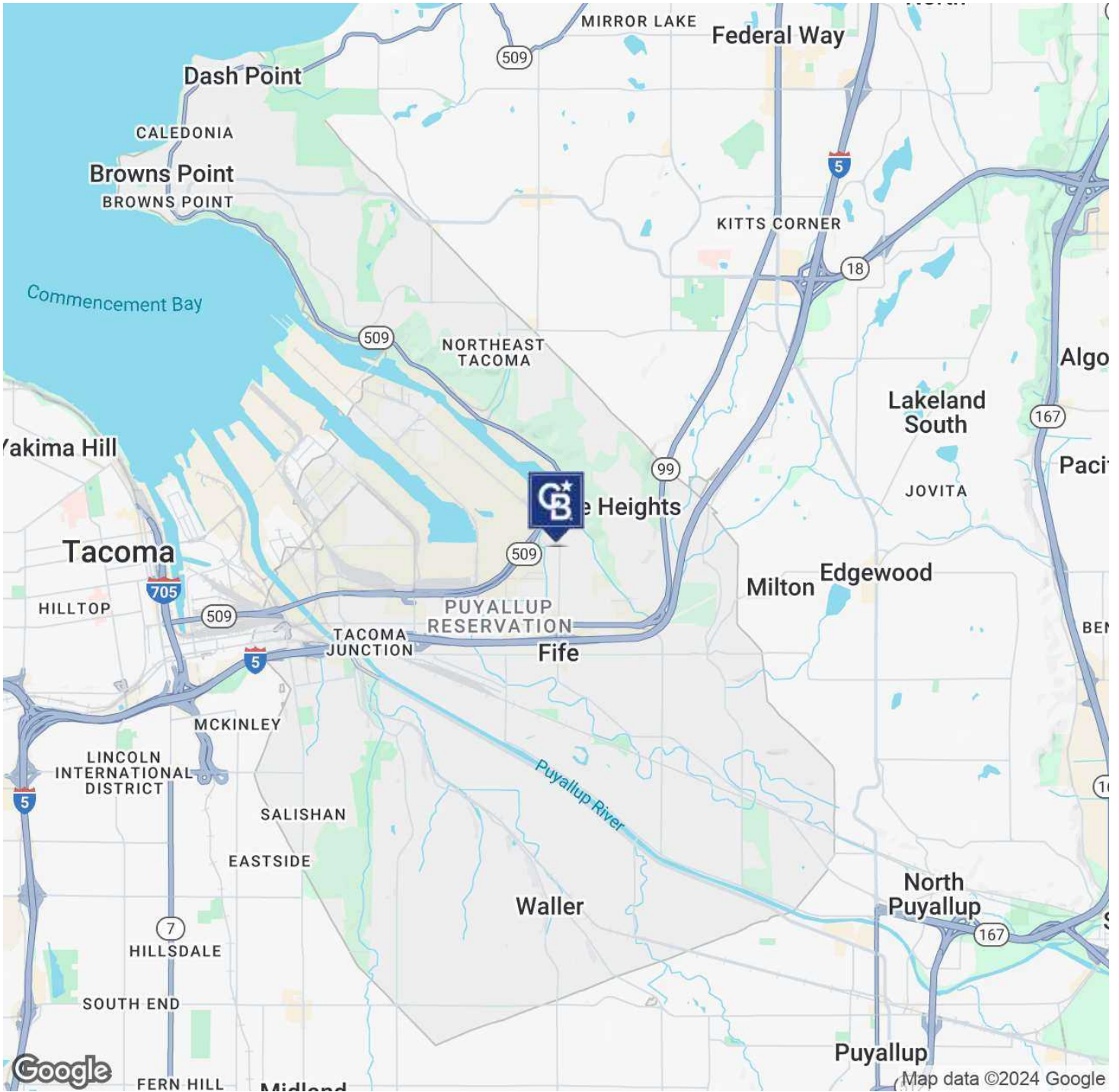
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DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	198	1,021	3,469
Total Population	618	3,081	9,456
Average HH Income	\$99,736	\$95,777	\$86,430

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/Geo

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