

FOR LEASE

4550 3rd Ave SE
Lacey, WA 98503



4550 3RD AVE SE

Amanda Blackwood | Sean Brennecke



First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

Cresa | 503.351.7788
1355 NW Everett Street, Suite #100 | Portland, OR 97209

AVAILABLE SUITES

Zoning – WD (Woodland District)
Lacey WD Zoning Land Use ([Click Here](#))

SUITE 100: 5,525 RSF CALL BROKERS FOR DETAILS

SUITE 103: 2,206 RSF CALL BROKERS FOR DETAILS

*SUITES 100 & 103 CAN BE COMBINED: 7,731 CONTIGUOUS SF

- Limited office space available
- Monument signage available
- Abundant parking with direct access into suite(s) - 4.14 : 1,000
- Sprinkler System
- High Traffic counts at 29,589 per day on College St SE
- Great visibility from 3rd Ave SE & College St SE
- Easy access to College St SE and I-5
- **Neighboring Tenants Include:** Providence Regional Cancer System, SeaMar, Target, Kohls, PetSmart, Fred Meyer and Many More!
- **Intended uses include but are not limited to:** Government, Industrial/ Retail, Medical/Dental, Executive Suite, Data Center/Call Center, Research & Development



Population



Average HH Income



Daytime Population

Regis - 2024

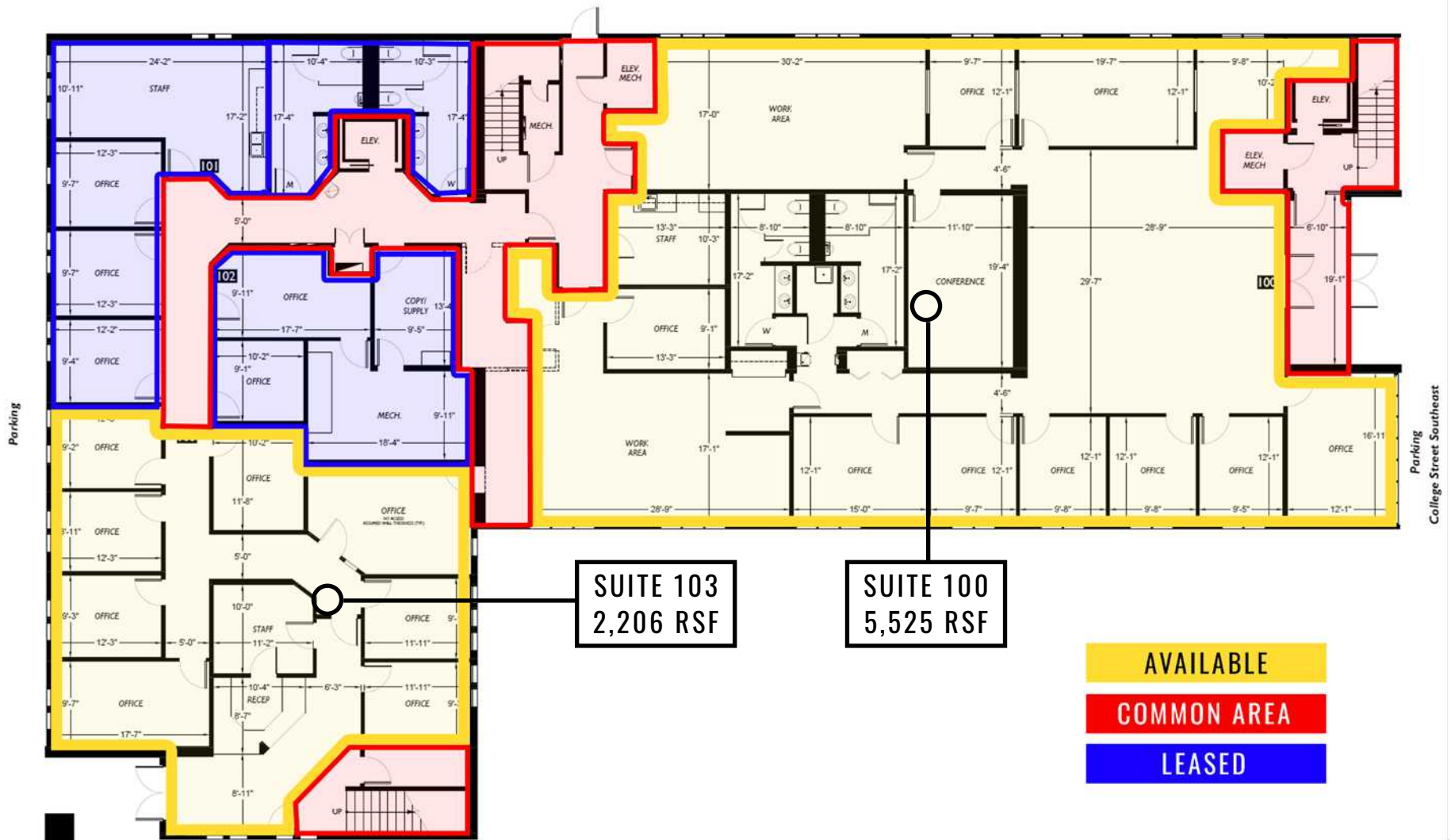
Regis - 2024	Population	Average HH Income	Daytime Population
Mile 1	8,040	\$88,164	12,597
Mile 3	68,126	\$108,325	45,911
Mile 5	160,358	\$117,752	113,035

NEARBY TENANTS



FLOOR PLAN

Interstate 5
Neighboring Business



SUITE 103
2,206 RSF

SUITE 100
5,525 RSF

AVAILABLE
COMMON AREA
LEASED

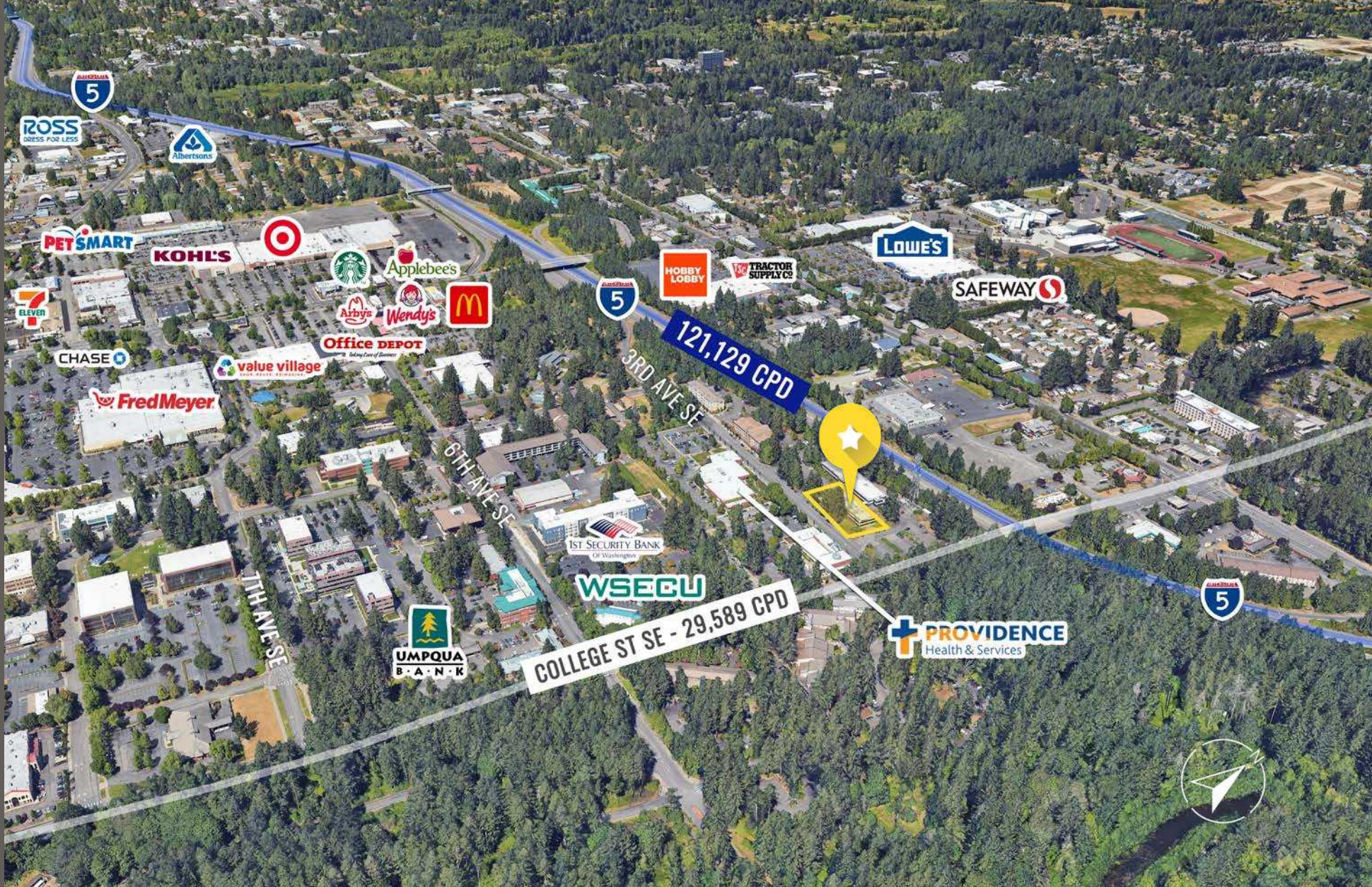
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INTERIOR PHOTOS



LOCATION DETAILS



Moments away
from I-5



Located near
major tenants



29,589 CPD
College St SE



121,129 CPD
Interstate 5

LOCATION AERIAL



TRACTOR SUPPLY CO

HOBBY LOBBY

Burlington

REGAL

Coastal FARM & RANCH

LOWE'S

SAFeway

Mor

DISCOUNT TIRE

TACO BELL

Albertsons

CAR-TOYS

ROSS DRESS FOR LESS

DQ

SITE

Saint Martin's UNIVERSITY
1,800 STUDENTS

Fred Meyer

planet fitness

SOUTH SOUND CENTER

TARGET

KOHL'S expect great things

Applebee's

PET SMART

Marshalls

STARBUCKS



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.



FIRST
WESTERN
PROPERTIES

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