



First Western Properties | 425.822.5522  
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

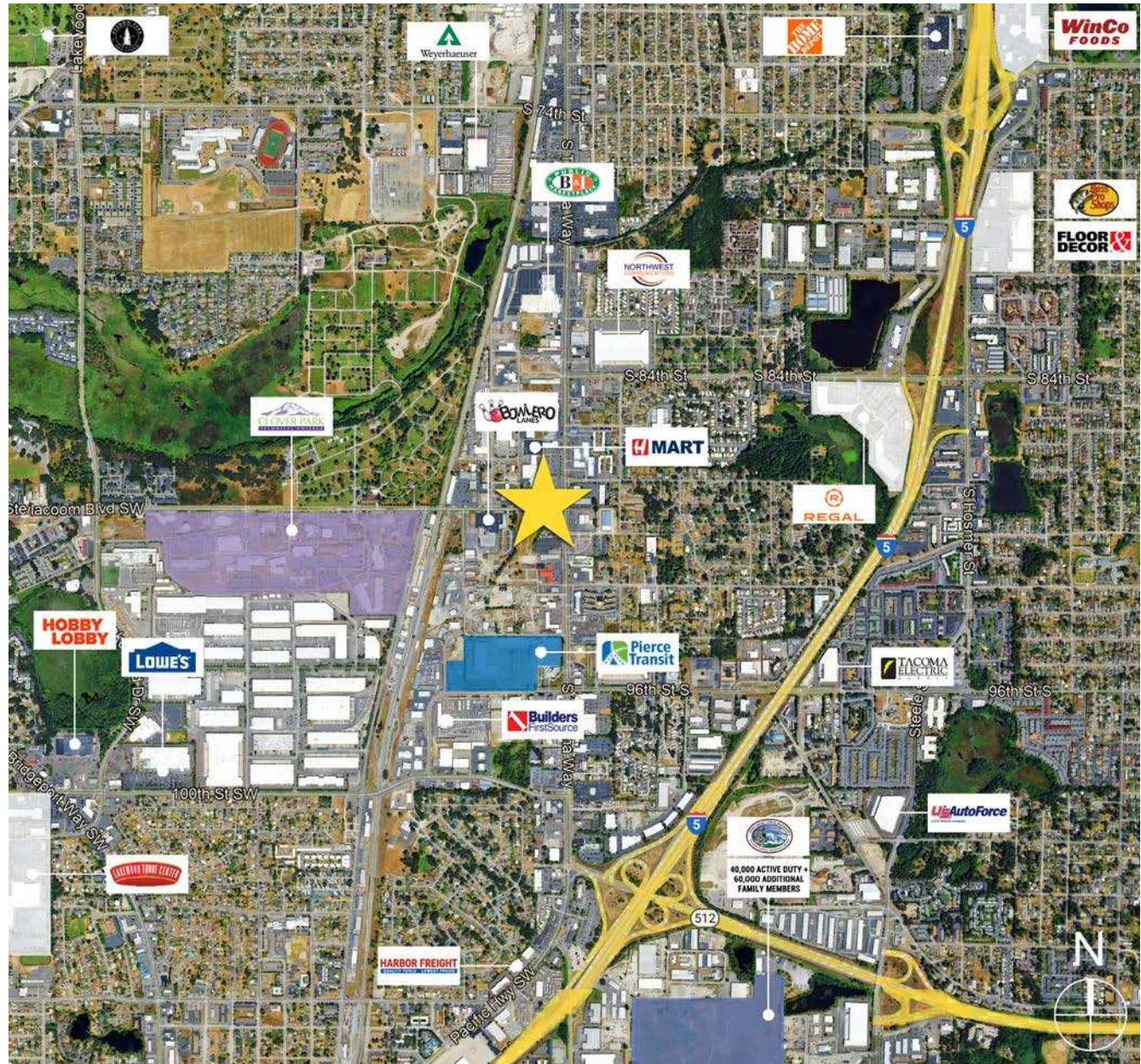
3615 STEILACOOM BOULEVARD SW | LAKEWOOD, WA  
**FOR LEASE**  
**CENTER PLAZA**



# SITE SUMMARY

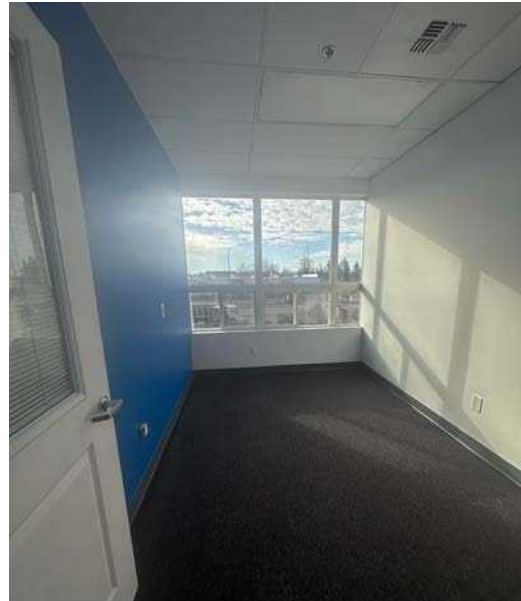
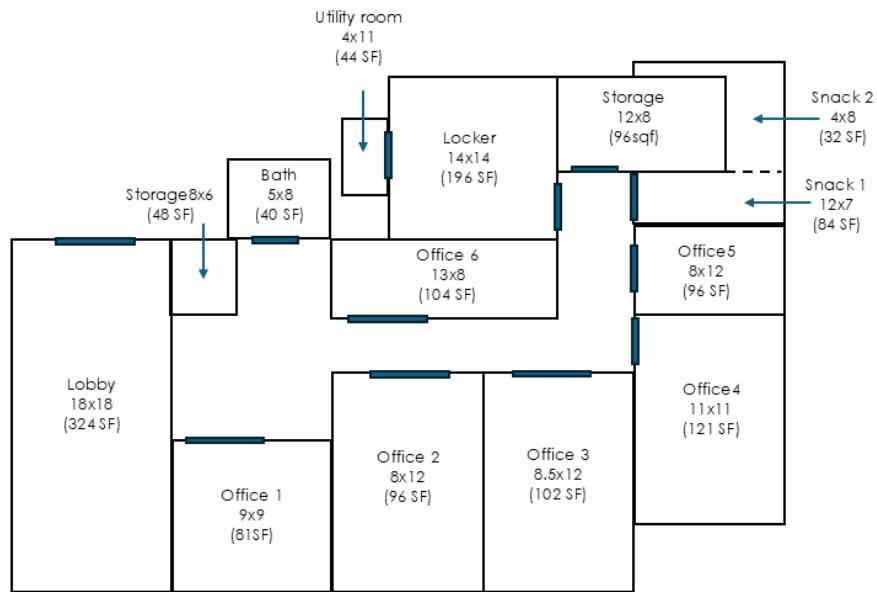
Situated within an established commercial corridor, the property, built in 2004, offers convenient access to major arterial routes, nearby retail amenities, and public services. Its combination of size, location, and zoning versatility makes it well suited for businesses seeking a functional and strategically positioned office setting in the South Puget Sound region. Commercial 2 (C2) zoning allows for a multitude of uses.

<b>Bldg. Size</b>	21,250 SF   3 Stories
<b>Access</b>	Elevator & Stairs
<b>Safety</b>	Security On-site   Key Fob Entry
<b>Restrooms</b>	Shared Between Office Tenants
<b>Available</b>	Suite 202   1,676 SF <ul style="list-style-type: none"> <li>• \$20.00 PSF, Gross</li> <li>• Standard Office Buildout</li> <li>• Former Acupuncture Office</li> <li>• In-Suite Bathrooms</li> <li>• In-Suite Sinks</li> </ul>
<b>Available</b>	Suite 203A   1,105 SF <ul style="list-style-type: none"> <li>• \$17.00 PSF, Gross</li> <li>• Open Floor Plan w/Storage</li> <li>• Tenant Improvement Funds or Free Rent Offered to Cover Improvements to Space</li> </ul>





# SUITE 202 ~ 1,676 SF | \$20.00 PSF



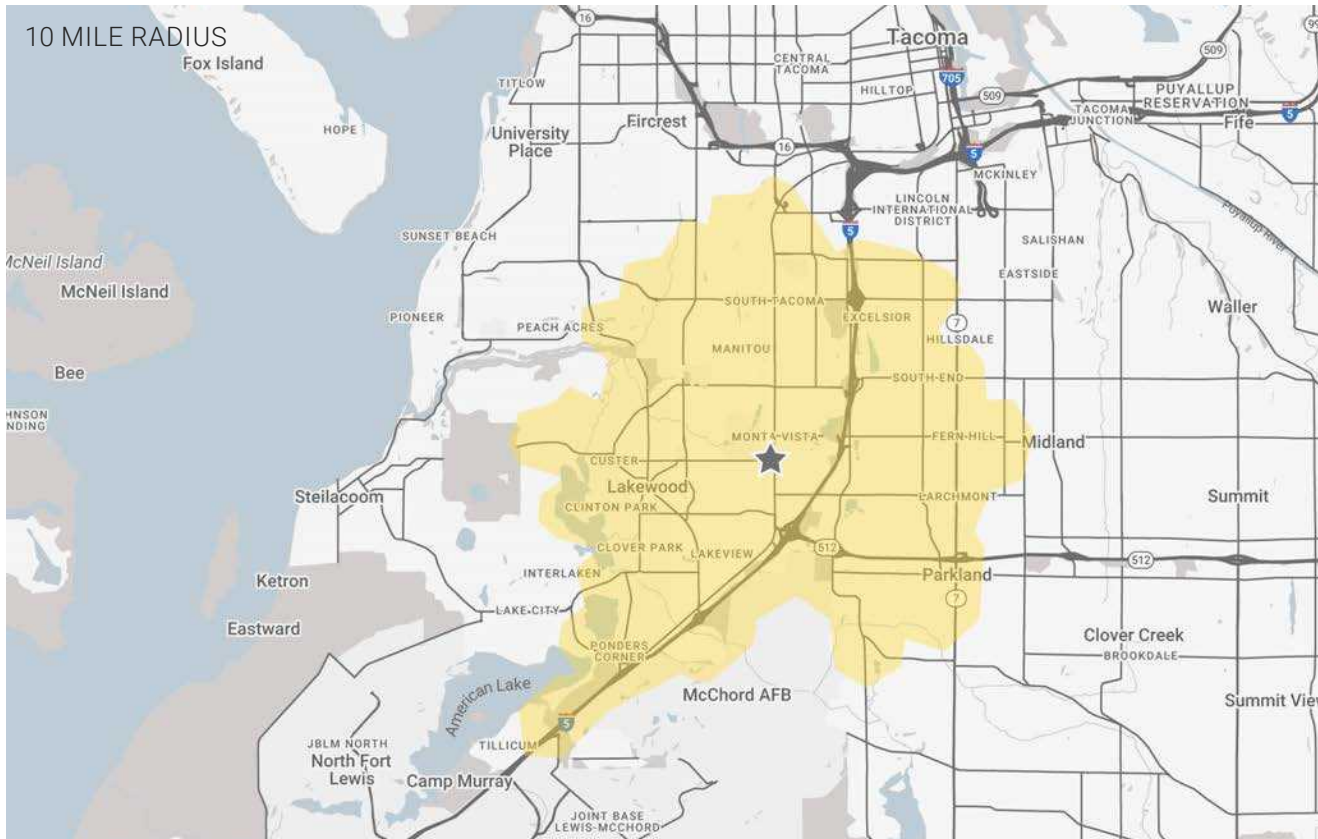
# SUITE 203A ~ 1,105 SF | \$17.00 PSF





# LOCATION SUMMARY

LAKEWOOD, WA is a vibrant and diverse city, proudly serving as the primary gateway to Joint Base Lewis-McChord (JBLM), the largest joint military base on the West Coast, while simultaneously forging a unique identity as the "International District of Pierce County." This strategic position has cultivated a dynamic economic landscape, anchored by one of Washington State's largest Industrial Parks and a rich global commerce sector that draws residents and visitors alike to its unique array of international shops and restaurants. Beyond its commercial strength, Lakewood offers abundant natural recreation, often dubbed a lakeside retreat, boasting five major lakes including Steilacoom and American Lake, four scenic golf courses, and the expansive Fort Steilacoom Park, one of the region's premier outdoor destinations for sports, history, and leisure. Lakewood successfully blends its profound military heritage, strong economic base, and wealth of natural amenities to create a compelling and appealing destination in the Puget Sound region.



129,609

POPULATION  
10 MIN DT



50,597

NO OF HOUSEHOLDS  
10 MIN DT



\$101,169

AVERAGE HH INCOME  
10 MIN DT



\$445,260

MEDIAN PROPERTY VALUE  
10 MIN DT



34.2

YEARS OLD  
MEDIAN AGE



\$2.51B

TOTAL NON-RETAIL  
EXPENDITURE



80,377

DAYTIME ADJ. POPULATION  
10 MIN DT



36,621

AT INTERSECTION  
ADT



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

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