

FREEWAY COMMERCE CENTER

3077 20th Street East, Suite D

Fife, WA 98424

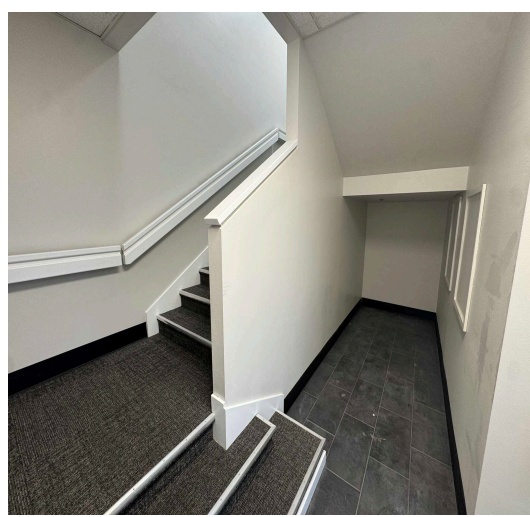


Property Overview - 3,687 SF Office For Lease

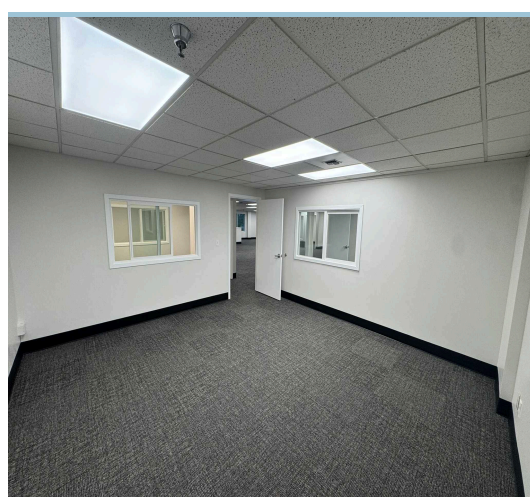
Prime Fife location with immediate access to Interstate 5 via the Port of Tacoma exit. Recently remodeled second-floor office suite offering 3,687 square feet of efficient and well-designed workspace.

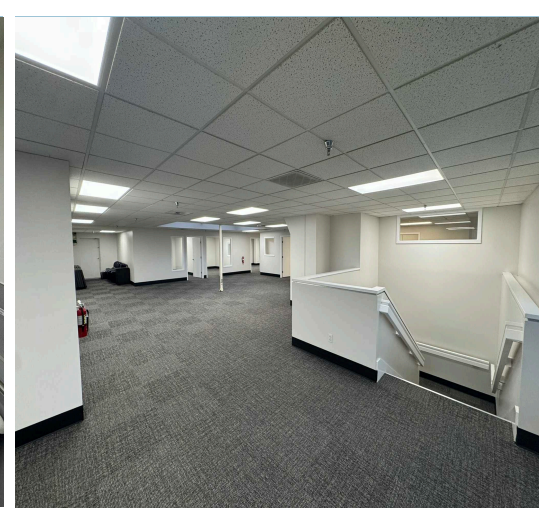
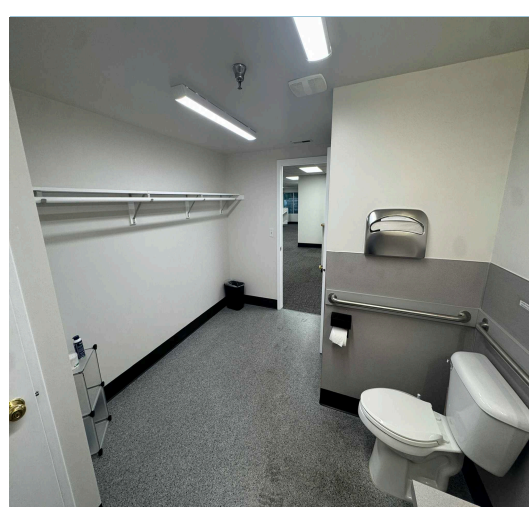
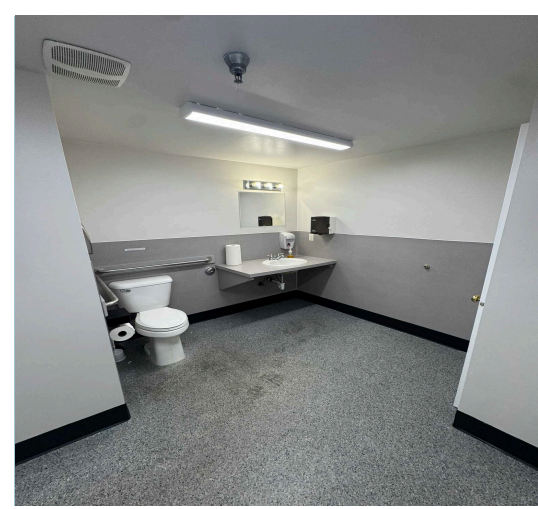
The suite features six private offices, a conference room, open workspace, break area, storage room, and one restroom. LED lighting and skylights provide excellent natural light, creating a bright professional environment.

The space is fully wired for fiber, phone, cable, and network connectivity and offers ample on-site parking for tenants and visitors.

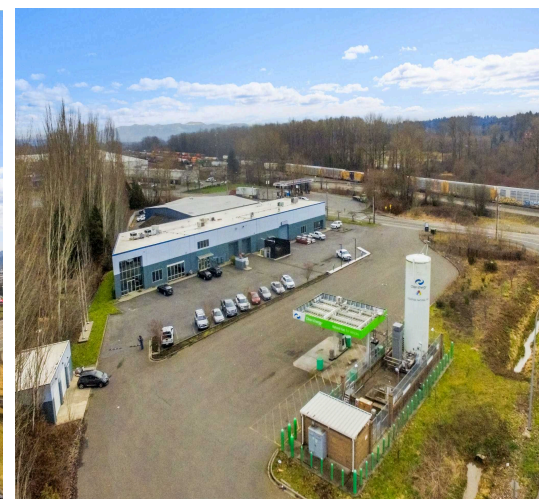
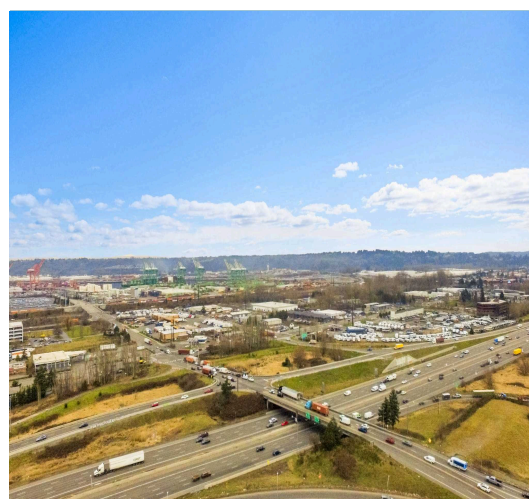
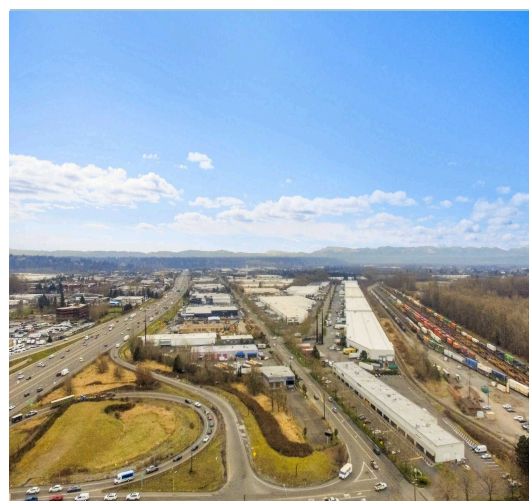
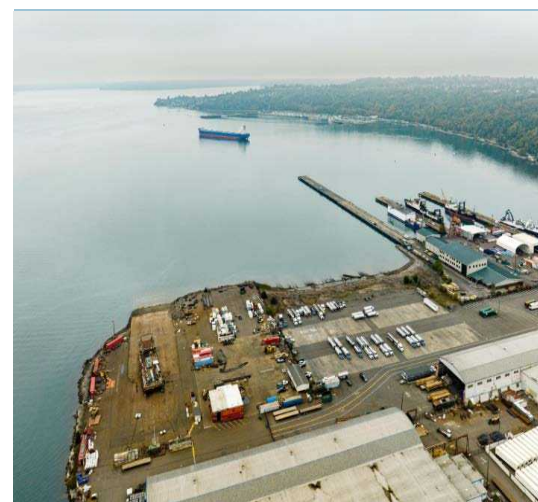


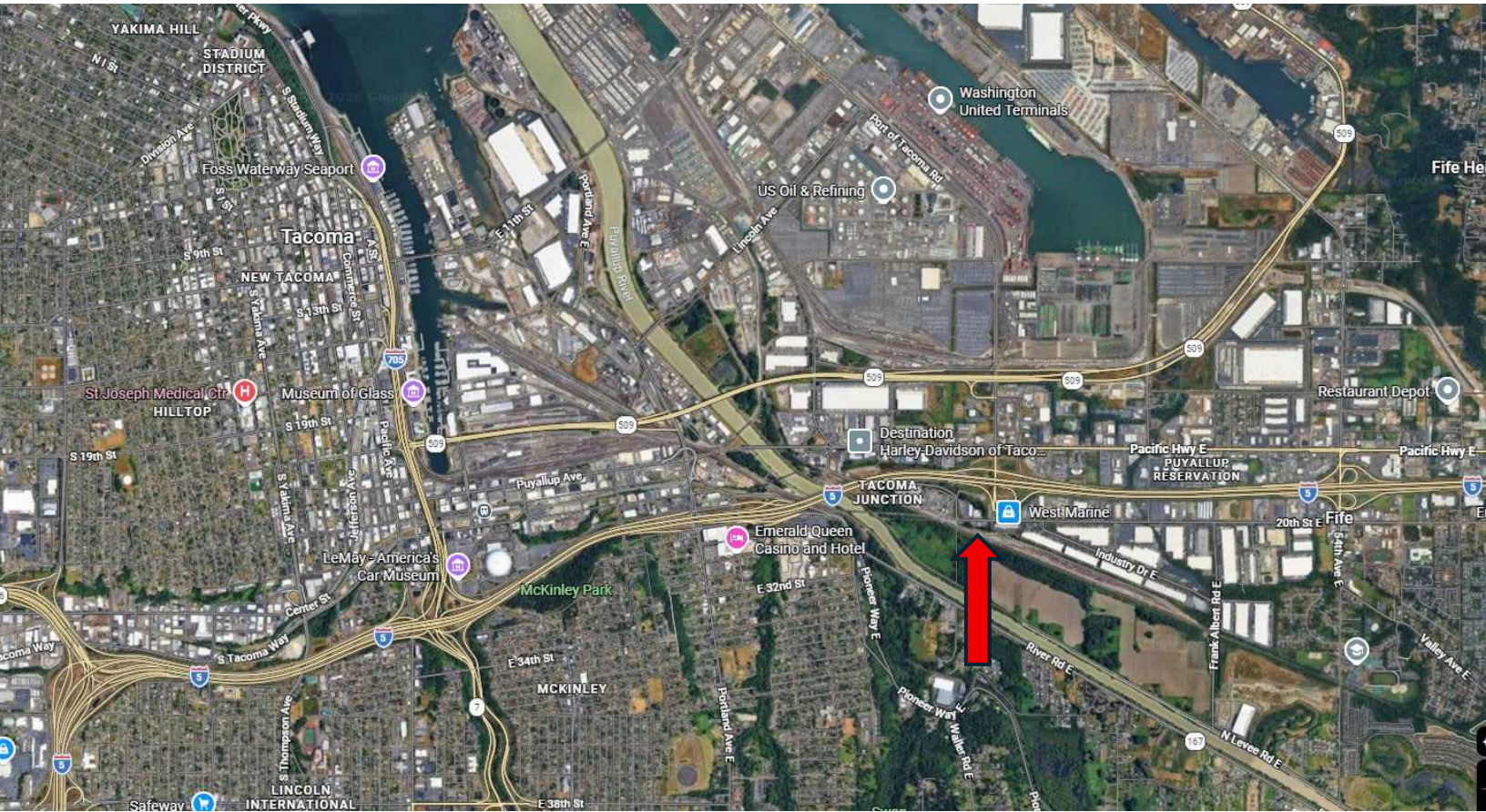
Private offices, wet bar break area, and bright skylit bullpen workspace.





PORT OF TACOMA INDUSTRIAL & LOGISTICS CORRIDOR





Suite D Floor Plan – 3,687 SF



FREEWAY COMMERCE CENTER

Area Demographics & Regional Economic Overview

Category	1 Mile	3 Mile	5 Mile
Population	2,214	46,734	224,739
Households	861	16,499	85,171
Median Household Income	\$67,626	\$85,189	\$82,927

Regional Workforce & Economic Impact

265,000	\$17.7B	\$55B
Regional Jobs Supported	Annual Wages Generated	Regional Economic Output

- Over 800,000 residents within a 10 mile radius
- Regional workforce exceeding 420,000 employees
- Port of Tacoma and Northwest Seaport Alliance drive regional logistics activity

Strategic Location Advantages

- Port of Tacoma – 5 minutes
- Downtown Tacoma – 10 minutes
- Seattle-Tacoma International Airport – 25 minutes
- Seattle Central Business District – 35 minutes
- Immediate access to Interstate 5
- Direct connection to SR 167 freight corridor
- Quick access to Port of Tacoma Road logistics hub

Regional Rail & Commuter Transit Access

Station	Drive Time	Distance
Tacoma Dome Station	5 min	2.6 mi
Puyallup Station	13 min	6.8 mi
South Tacoma Station	11 min	7.0 mi
Sumner Station	15 min	8.4 mi



FREEWAY COMMERCE CENTER - FIFE

3077 20th Street East, Fife, WA 98424

Strategically Located in the Port of Tacoma Logistics Corridor

Freeway Commerce Center is strategically located in Fife's Port of Tacoma logistics corridor, one of the South Sound's most active commercial and distribution hubs. The property provides convenient regional access via Interstate 5, SR-167, and Port of Tacoma Road, allowing quick connectivity to Tacoma, Seattle, and the greater Puget Sound market. Suite D offers flexible office space suitable for professional, administrative, logistics, or service-based businesses seeking proximity to major transportation routes and the Port of Tacoma.

BUSINESS PARK OFFICE SUITE FOR LEASE

3,687 SF | \$4,900 / Month Full Service | \$15.95 PSF

Prime Fife Location | Immediate I-5 & Port of Tacoma Access

NWMLS #2409678 - CBA #

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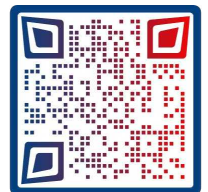
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