

OFFERING MEMORANDUM

# PACIFIC PLACE SOUTH



233 140TH ST S, TACOMA, WA 98444

**NAI** Puget Sound  
Properties

**km** Kidder  
Mathews

# TABLE OF CONTENTS

01

INVESTMENT  
SUMMARY

02

PROPERTY  
OVERVIEW

03

FINANCIALS

04

LOCATION  
OVERVIEW

*Exclusively  
listed by*

**DAVID GELLNER**

Kidder Mathews  
Executive Vice President  
206.747.4338  
david.gellner@kidder.com

**BLAKE WEBER**

Kidder Mathews  
Senior Vice President  
206.898.1231  
blake.weber@kidder.com

**PARKER KSIDAKIS**

Kidder Mathews  
First Vice President  
206.708.9420  
parker.ksidakis@kidder.com

**MIKE NEWTON**

NAI-PSP  
Senior Vice President  
425.974.1444  
mnewton@nai-ppsp.com

**NAI** Puget Sound  
Properties

**km** Kidder  
Mathews

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



# INVESTMENT SUMMARY

## INVESTMENT SUMMARY

*Kidder Mathews is pleased to present the opportunity to acquire a Pacific Place South, a multi-tenant medical center located in Parkland, WA.*

The center features high quality 2011 construction and is currently occupied by stable, long term medical tenants operating on NNN leases. The one vacant space creates a value add or owner-user opportunity.

ADDRESS	233 140th St S, Tacoma, WA 98444
PROFORMA NOI	\$294,294
LEASE TYPE	NNN
RENTABLE SF	11,808
LAND AREA	43,709 SF
OCCUPANCY	69%
YEAR BUILT	2011

**\$3,832,240**

PURCHASE PRICE

**\$324**

PRICE PER SQUARE FOOT

**6.82%**

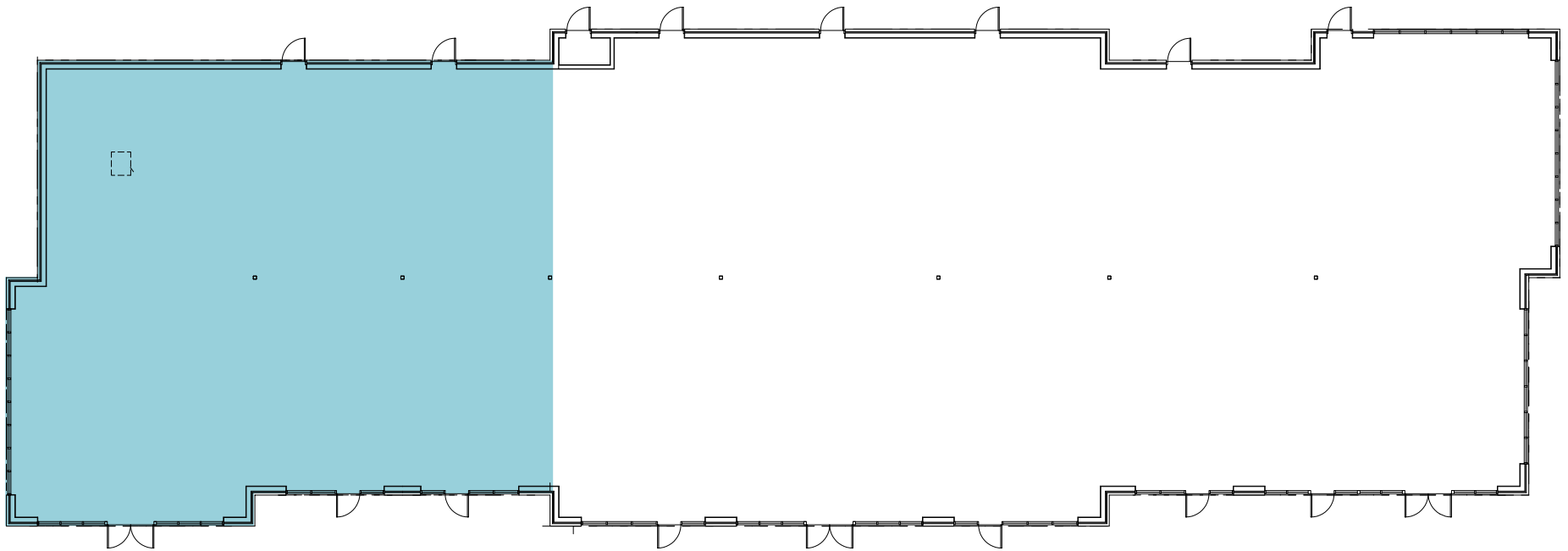
PROFORMA CAP RATE

**3,600**

SF AVAILABLE FOR LEASE



## 3,600 SF AVAILABLE FOR LEASE



# INVESTMENT HIGHLIGHTS



ONE VACANT SPACE  
CREATES VALUE ADD  
OR OWNER USER  
OPPORTUNITY



CURRENT TENANCY  
FEATURES LONG TERM,  
STABLE MEDICAL  
SERVICE TENANTS



ALL CURRENT TENANTS  
ARE ON A NNN LEASE  
STRUCTURE WITH  
MINIMAL LANDLORD  
RESPONSIBILITIES



RENTAL RATES ARE WELL  
WITHIN MARKET FOR  
CLASS-A MEDICAL SPACE  
IN TACOMA AREA



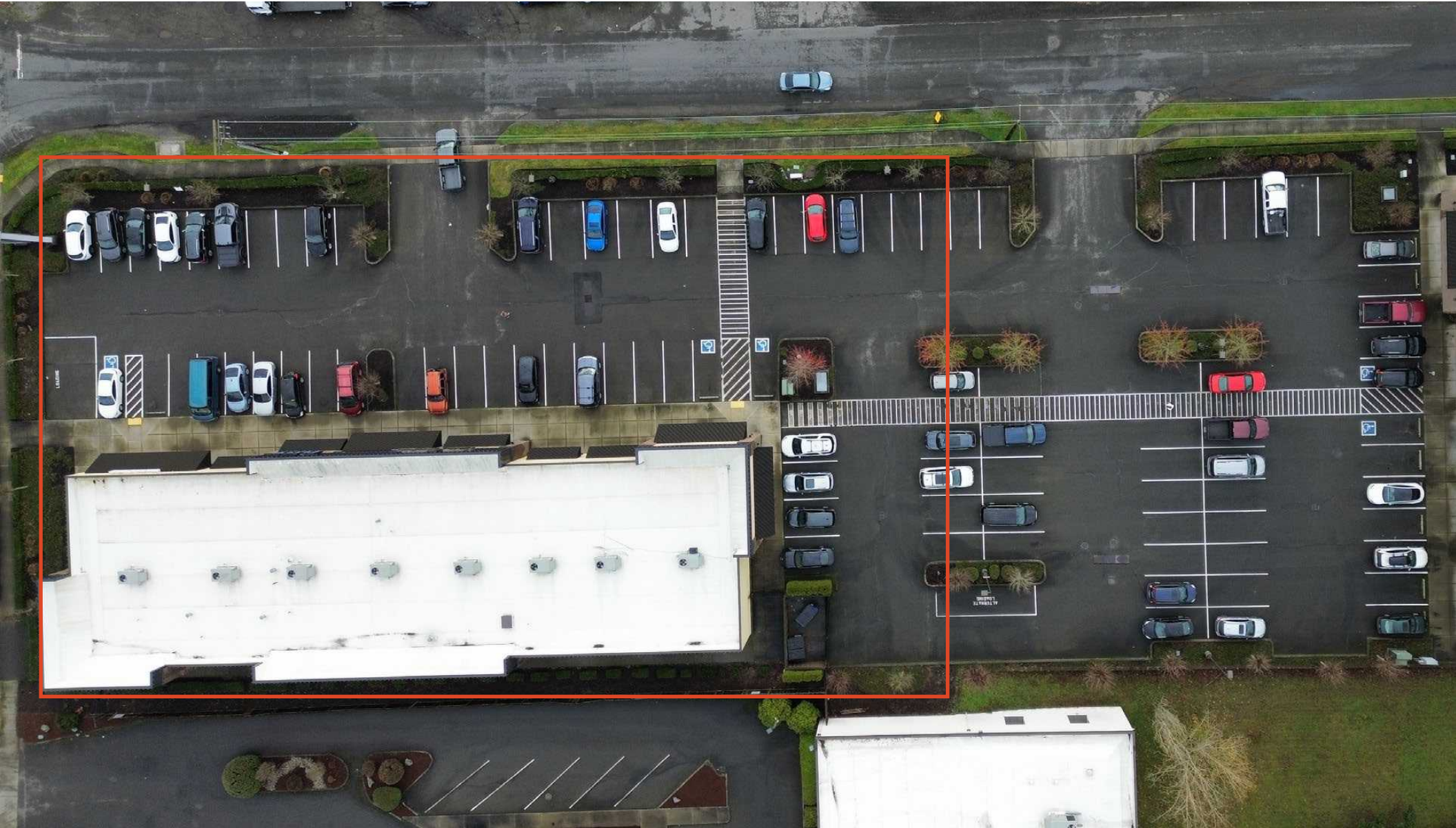
HIGH QUALITY 2011  
CONSTRUCTION

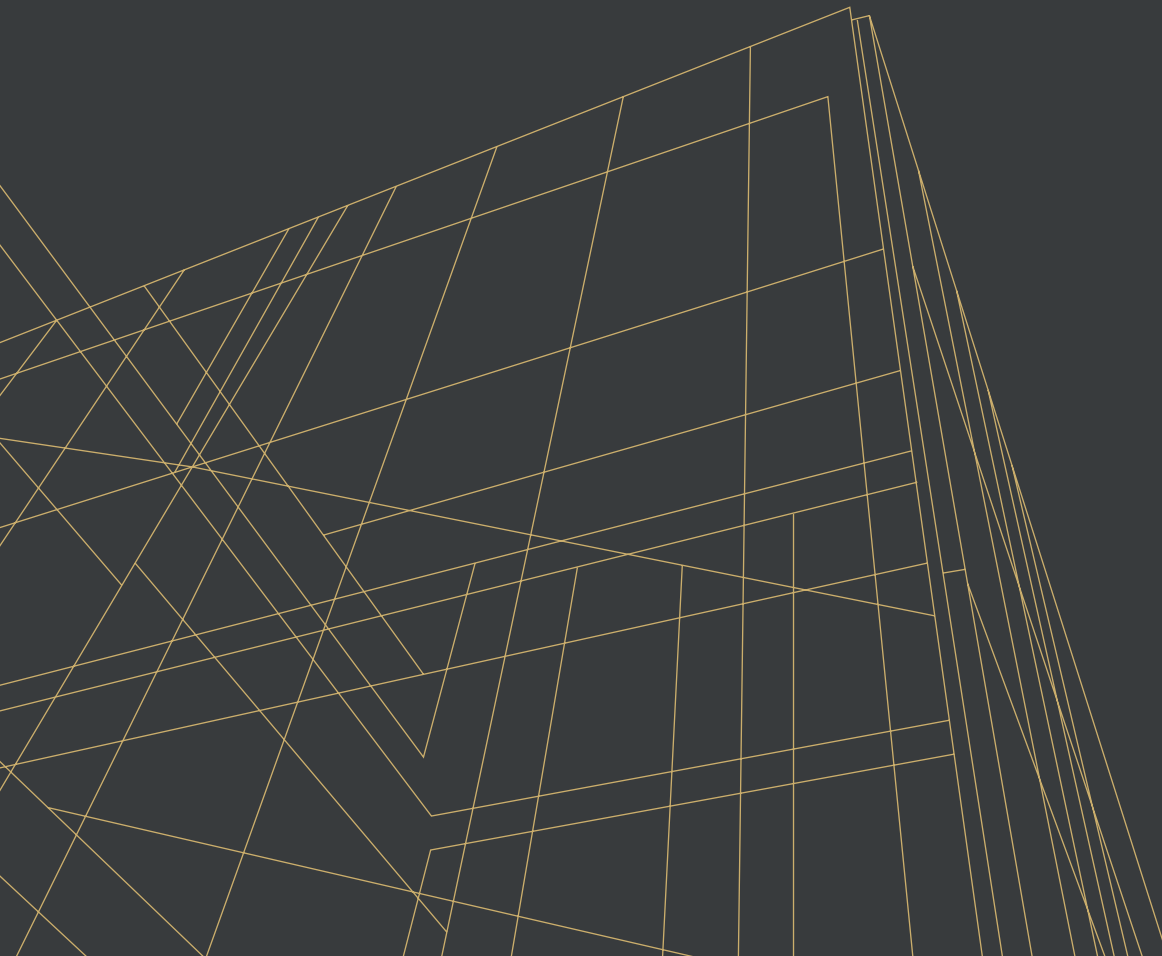




# PROPERTY OVERVIEW

# PROPERTY OVERVIEW





# FINANCIALS

## CASH FLOW SUMMARY

### SCHEDULED REVENUE

	Annual	Per SF
Scheduled Base Rent	\$295,044	\$24.99
Rent Increases During Analysis Period	\$1,021	\$0.09
Operating Expense Reimbursement	NNN	NNN
Effective Gross Revenue (EGR)	<b>\$296,065</b>	<b>\$25.07</b>

### OPERATING EXPENSES

	Annual	Per SF
Property Taxes	NNN	NNN
Insurance	NNN	NNN
CAM	NNN	NNN
Management Fee	NNN	NNN
Reserves	\$1,771	\$0.15
Total Operating Expenses	\$1,771	\$0.15
<b>Net Operating Income</b>	<b>\$294,294</b>	

## ESTIMATED LEASE UP COSTS

			Total
Ti Allowance	3,658 SF	\$90/SF	\$329,220
Leasing Commission			\$44,176
Free Rent/Permitting/Construction	9 Months	\$8,230/mo	\$65,844
Downtime	6 Months	\$8,230/mo	\$43,896
<b>Total</b>			<b>\$483,136</b>

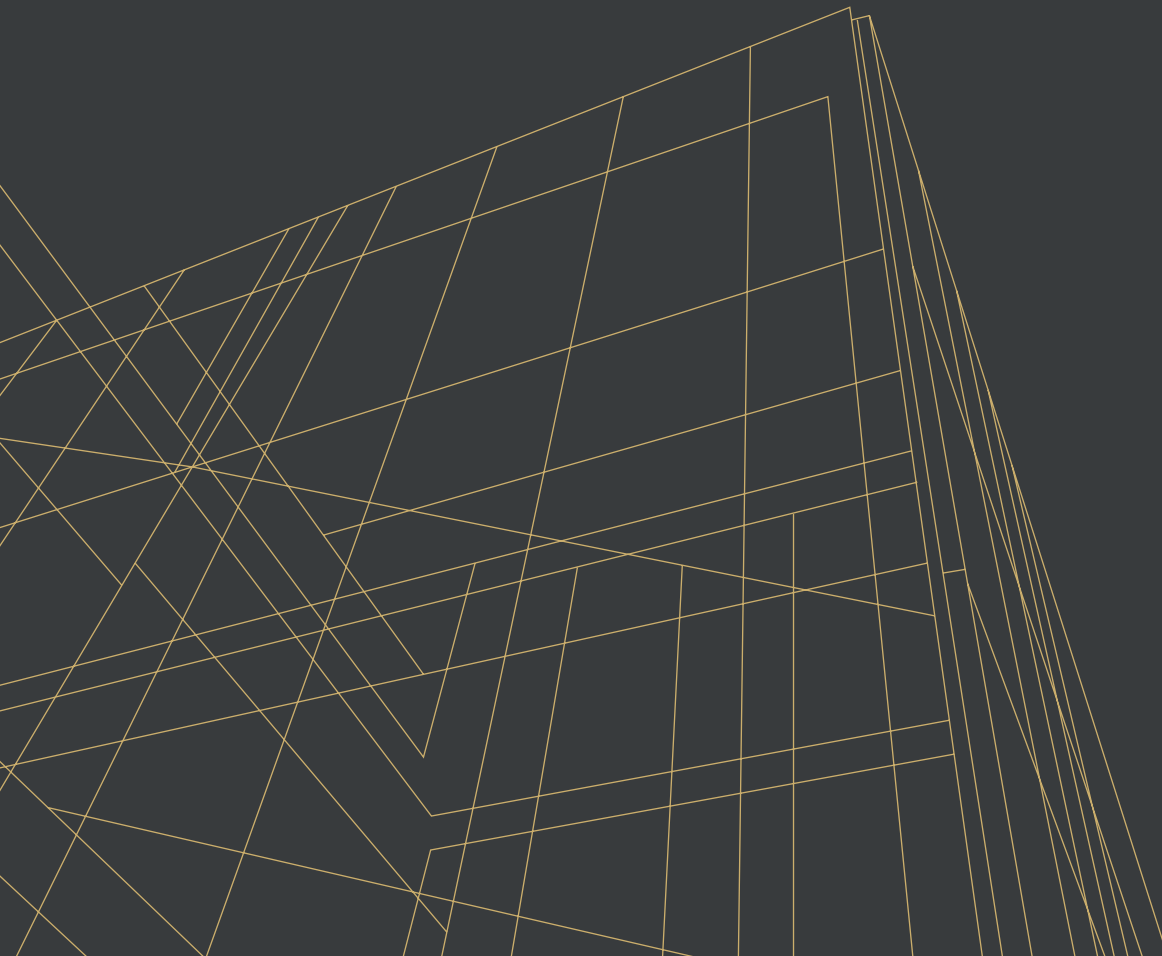


# RENT ROLL

## RENT DETAILS

Tenant Name	Leased SF	% of NRA	Lease Start	Lease Expiration	Recovery Type	Current Monthly Base Rent	Current Annual PSF Base Rent	Rent Increase Date	Rent Increase Monthly Amount	Renewal Options
VACANT (Proforma)	3,658	30.98%	TBD	TBD	NNN	\$8,230	\$27.00	TBD	TBD	TBD
Parkland Eye & Vision Center	3,000	25.41%	12/23/2015	12/22/2030	NNN	\$4,500	\$18.00	12/23/2026	\$4,680 3% annual increases	1x5
Therapydia Physical Therapy	2,365	20.03%	12/1/2013	5/31/2028	NNN	\$4,864	\$24.68	6/1/2026	\$5,010 3% annual increases	NA
Comfort Dental	2,785	23.59%	1/1/2023	1/31/2033	NNN	\$6,993	\$30.13	2/1/2027	\$7,132 2% increase on 2/1/2027; 3% increase on 2/1/2030	2x5 FMV
<b>Totals</b>	<b>11,808</b>	<b>100%</b>				<b>\$24,587</b>	<b>\$24.99</b>		<b>\$16,822</b>	





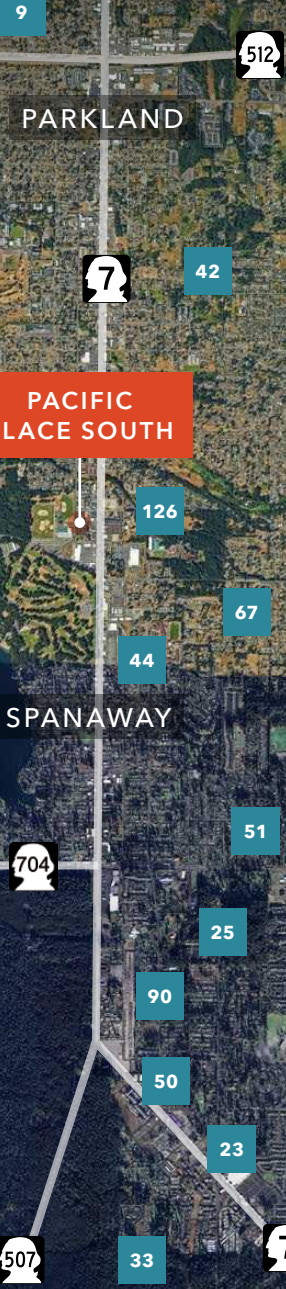
# LOCATION OVERVIEW

# LOCATION OVERVIEW

# RESIDENTIAL GROWTH

Number of current and future lots

**PACIFIC PLACE SOUTH**





# TACOMA

*Tacoma is the 3rd largest city in Washington State and consistently ranked as one of the fastest growing.*

Located 40 minutes south of Seattle, Tacoma is anchored by a diverse mix of established and globally recognized companies such as Amazon, Boeing, Infoblox, NewCold, REI, and Tool Gauge. Their presence creates a strong business ecosystem, promotes local job growth, and provides a solid foundation for further economic development. The City of Tacoma is forecasting for 127,000 additional residents and 97,000 jobs by 2040.

Tacoma's rich history is reflected in its architecture, with charming historic buildings lining the streets of downtown. The city's cultural scene is thriving, with numerous museums, galleries, and theaters showcasing local art and performances. Visitors can explore the eclectic mix of shops and eateries, sampling everything from gourmet cuisine to street food.

Furthermore, Tacoma's proximity to outdoor recreational opportunities makes it a haven for nature enthusiasts. The surrounding landscape offers hiking trails, parks, and waterfront promenades, inviting residents to embrace an active lifestyle. With its strong sense of community and welcoming atmosphere, Tacoma continues to attract individuals seeking a balance between urban living and natural beauty.

## PUGET SOUND OVERVIEW

*Puget Sound (Pierce and King County) is home to over 40% of Washington State's population*

As well as a national center for manufacturing, technology, services, international trade and tourism. Some of the world's most recognizable companies call the

Puget Sound home: Microsoft, Starbucks, Amazon, T-Mobile, Nordstrom, and Costco. The region is projected to generate 1.2 million new jobs by 2040.

Seattle has remained one of the most resilient cities due to its diverse industries. The city accounts for over 20% of the nation's software publishing employment. Healthcare employment is projected to continue to grow

dramatically and Seattle has the 5th largest biotechnology Research and Development alliance in the University of Washington and the Fred Hutchinson Cancer Research

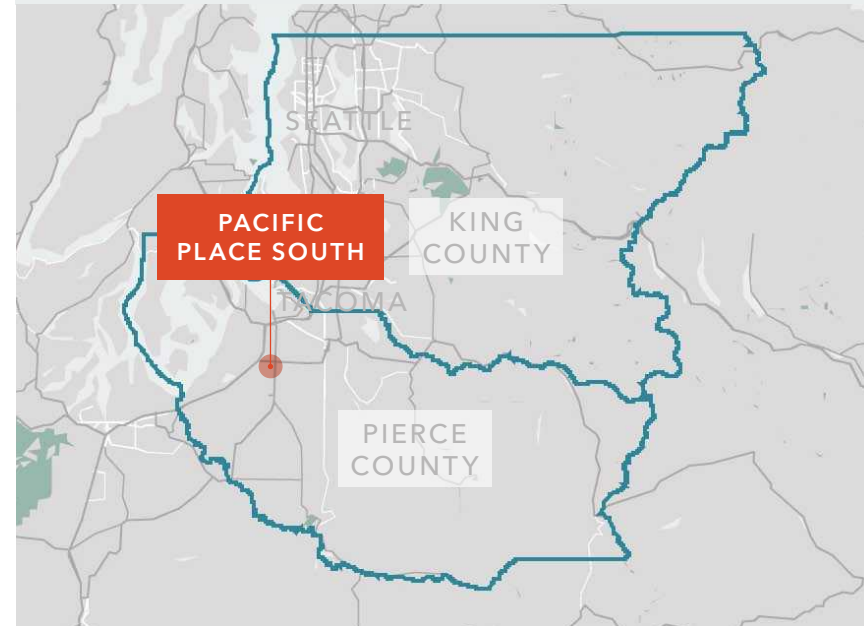
Center. This is in addition to remaining one of the capitals of aerospace and computing.

Combine that with the superb quality of life in the Pacific Northwest, a world-class arts scene, professional sports teams, and culinary delights from some of the country's top chefs, and you've got a great place to do business where employees are happy to call "home."






PIERCE COUNTY STATS

939K  
POPULATION

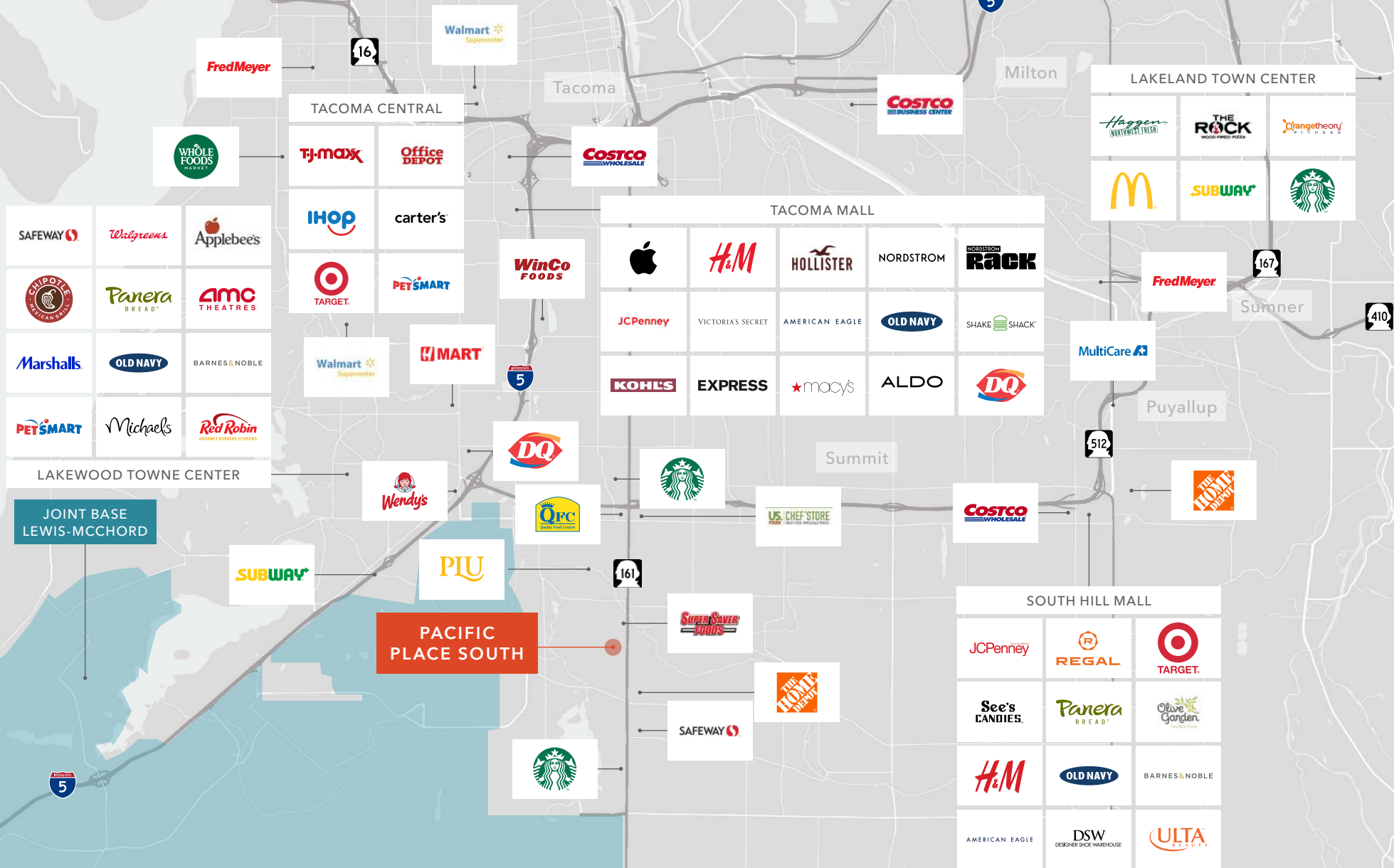
30%  
25+ WITH BACHELORS DEGREES



### LARGEST EMPLOYERS IN PUGET SOUND

<p>THE BOEING CO</p>  <p>56,000 EMPLOYEES</p>	<p>AMAZON</p>  <p>55,000 EMPLOYEES</p>	<p>JOINT BASE LEWIS-MCCHORD</p>  <p>54,000 EMPLOYEES</p>	<p>MICROSOFT</p>  <p>54,000 EMPLOYEES</p>	<p>UNIVERSITY OF WASHINGTON</p>  <p>29,000 EMPLOYEES</p>
--	---	--	--	---

# LOCATION OVERVIEW



# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	10,905	74,527	189,905
2030 PROJECTION	11,114	74,617	190,657
2020 CENSUS	10,440	76,157	189,736

## EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2025 AVERAGE HH INCOME	\$113,670	\$105,171	\$110,314
2030 PROJECTED HH INCOME	\$114,424	\$105,481	\$110,576
TOTAL BUSINESSES	356	2,070	6,313
TOTAL EMPLOYEES	2,823	15,628	47,927

## EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	6.9%	6.7%	7.2%
HIGH SCHOOL DIPLOMA	40.2%	35.2%	32.2%
SOME COLLEGE	22.9%	23.2%	23.9%
ASSOCIATE	10.3%	12.2%	12.0%
BACHELOR	11.3%	13.4%	14.1%
GRADUATE	6.4%	6.4%	6.5%

## HOUSEHOLDS

4,262  
1 MILE

27,001  
3 MILES

69,365  
5 MILES

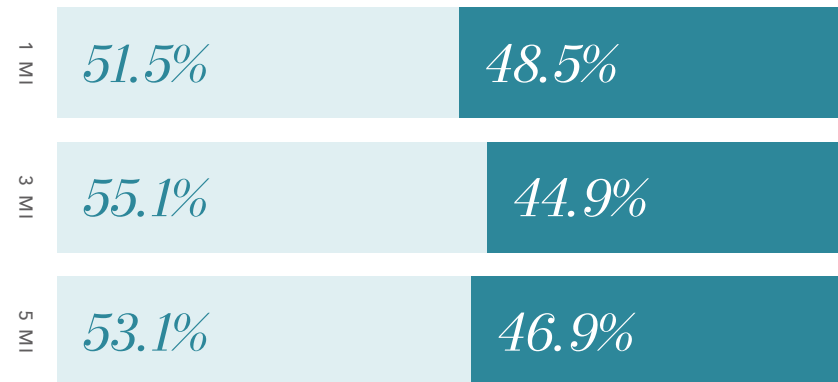
## 2030 PROJECTED GROWTH

0.6%  
1 MILE

0.2%  
3 MILES

0.3%  
5 MILES

## OWNER VS. RENTER OCCUPIED



■ OWNER ■ RENTER

Data Source: ©2025, Sites USA

## *Listing Team*

### **DAVID GELLNER**

Kidder Mathews  
Executive Vice President  
206.747.4338  
david.gellner@kidder.com

### **BLAKE WEBER**

Kidder Mathews  
Senior Vice President  
206.898.1231  
blake.weber@kidder.com

### **PARKER KSIDAKIS**

Kidder Mathews  
First Vice President  
206.708.9420  
parker.ksidakis@kidder.com

### **MIKE NEWTON**

NAI-PSP  
Senior Vice President  
425.974.1444  
mnewton@nai-bsp.com