

# JOHNSON COMMERCIAL



## NOW OFFERED FOR SALE

# Lakewood Office Building

5202 100TH ST SW | LAKEWOOD, WA 98499



11120 Gravelly Lake Dr SW Ste 2  
Lakewood, Washington 98499  
johnson-commercial.com

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## ABOUT THE PROPERTY

The Lakewood Office Building is conveniently located in one of the highest traffic locations in Lakewood at 100th St. just up from Lakewood Dr. across from Lowe's. It's a stone's throw from the Lakewood Towne Centre, the largest shopping area in Lakewood which is soon to begin Lakewood's largest multifamily housing project. The Lakewood Office Building's high visibility profile and easy access are just a few of the benefits. The building features a tiled common area entrance with stairs and elevator access to the second floor, 24-hour access for tenants, climate control system, fire alarm, and fire sprinkler system. The parking is ample in the paved and lighted lot, and the monument sign offers excellent exposure to passersby. There are also lighted box signs on the building.

The multi tenant building has four leasable office spaces, two of which are leased and two are available for lease making this a great owner-user opportunity. Suite 101 is 1,300sf and has an open floor plan with one private office, a spacious break room, and a restroom. Suite 201 features three private offices, a training or conference room that could potentially be divided into two additional private offices, and a waiting/reception room and restroom.

### PROPERTY OVERVIEW

<b>Address</b>	5202 100th St. SW   Lakewood, WA
<b>Tax ID</b>	540020-0-081
<b>Building Size</b>	5,200 SF
<b>Year Built</b>	1997
<b>Lot Size</b>	0.5439 ac (23,694 SF)
<b>Zoning</b>	CBD (Central Business District)

### FULLY ACCESSIBLE

Newly updated common area with well-maintained elevator.

### EXCELLENT SIGNAGE

Large, lighted pole sign and multiple lighted sign boxes on building.

### HIGH-TRAFFIC LOCATION

Southbound 100th St. sees approximately +/-22,000 vehicles per day.

**\$1,250,000**

PRICE

**8%**

CAP RATE

The information contained herein has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.

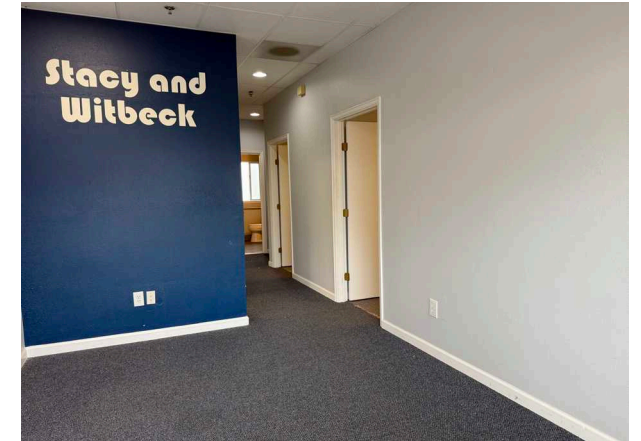
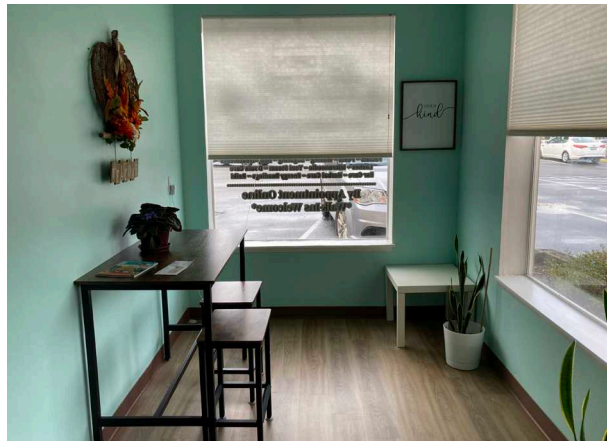


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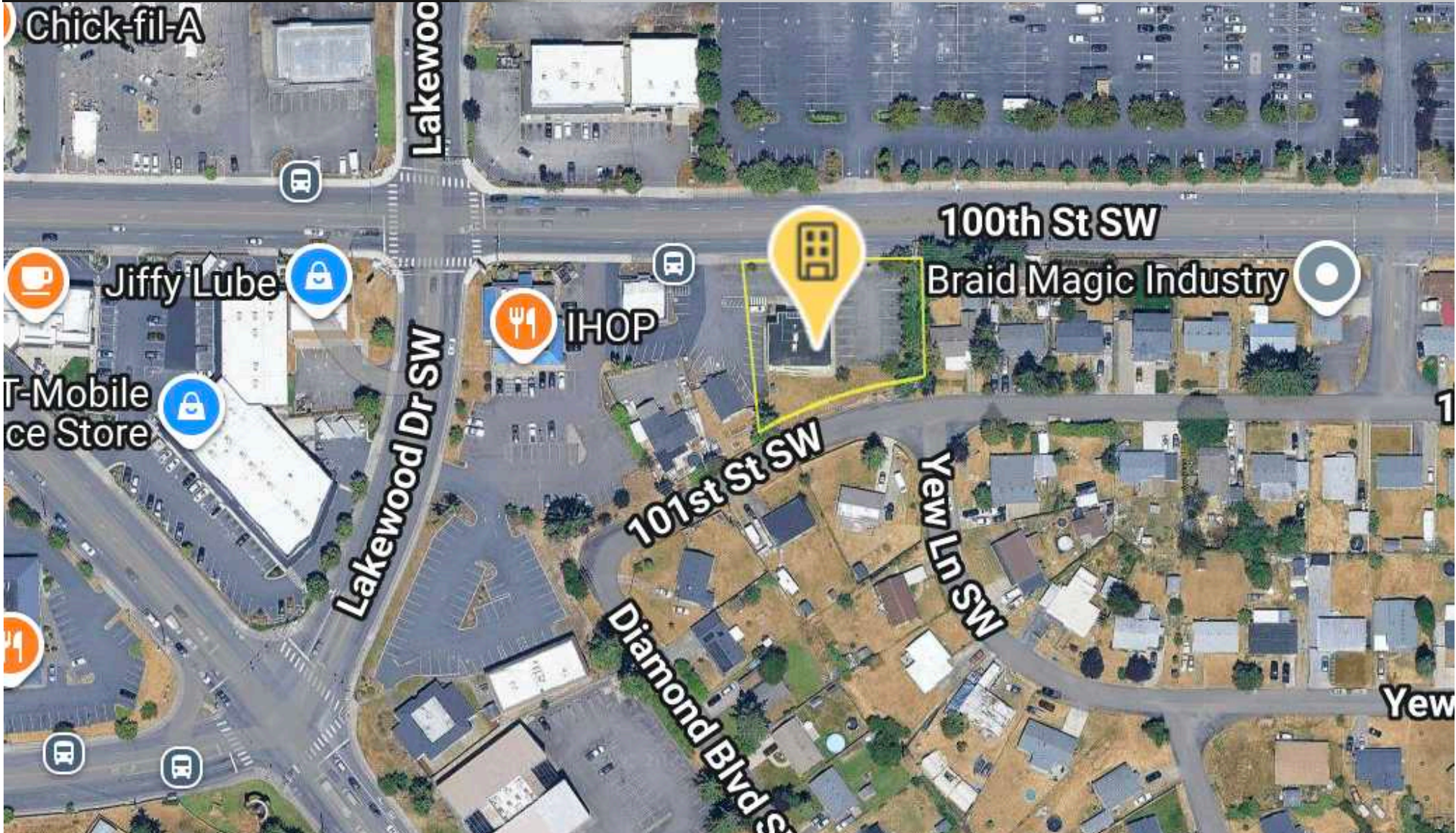


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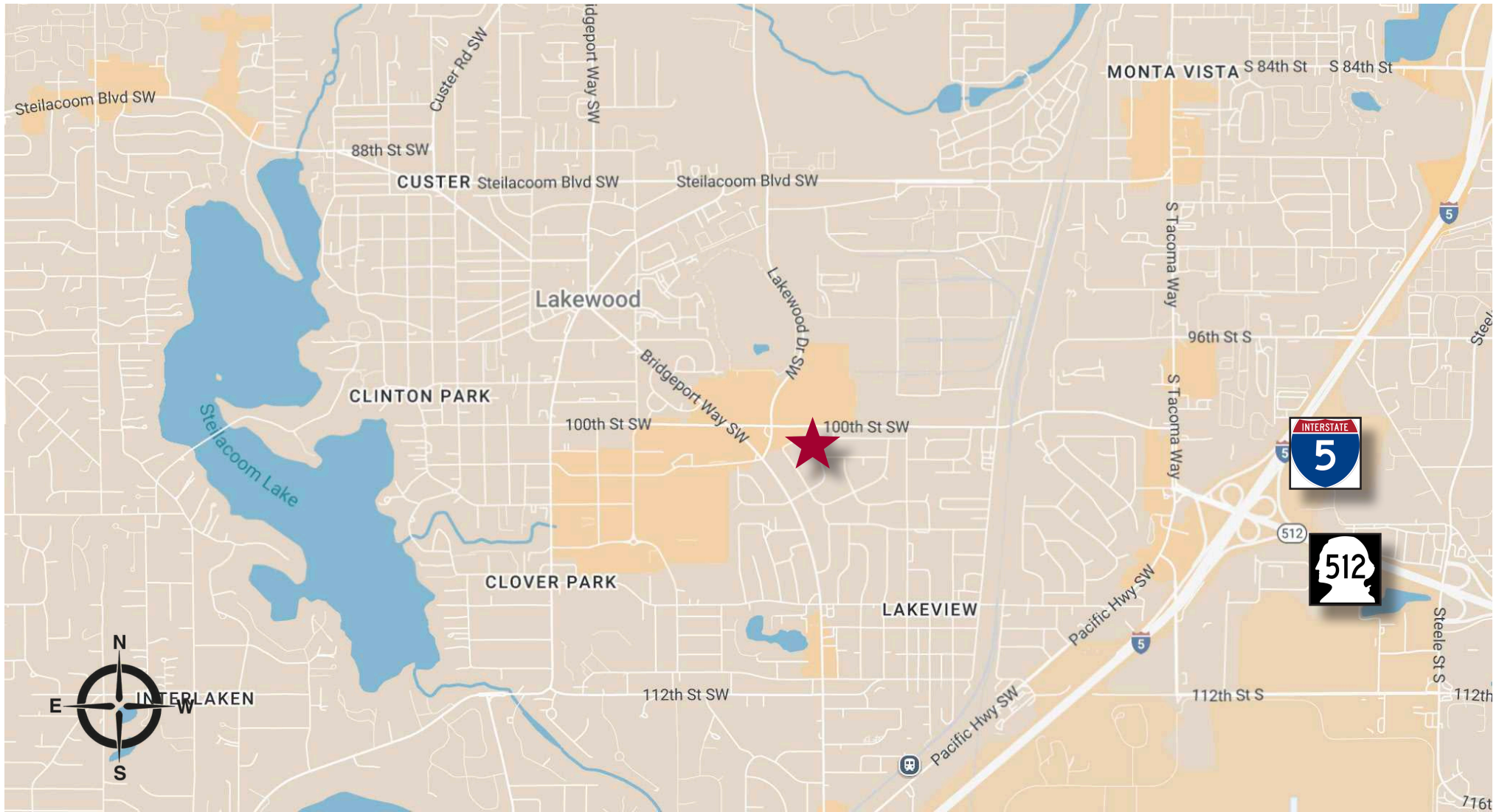
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