

FOR SALE OR LEASE

# DESIRABLE OWNER/USER OFFICE LOCATION

5909 ORCHARD ST W | UNIVERSITY PLACE, WA 98467



## BUILDING HIGHLIGHTS

New Roof  
New HVAC  
ADA Lift  
Bus Line Nearby

## SALE & LEASE INFORMATION

Building Size:	7,516 SF (2 floors)
Land Size:	44,792 SF (1.03 acres)
Year Built:	1971/1990
Zoning:	Neighborhood Commercial
Parking:	25 surface spaces
Sale Price:	\$1,879,000
Lease Rate:	\$18/SF/Year, NNN
Available:	9/1/2025



**BRIANA HICKEY**  
253.779.2424  
bhickey@neilwalter.com

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FLOOR ONE



FLOOR TWO



Click or Scan



For Virtual Tour



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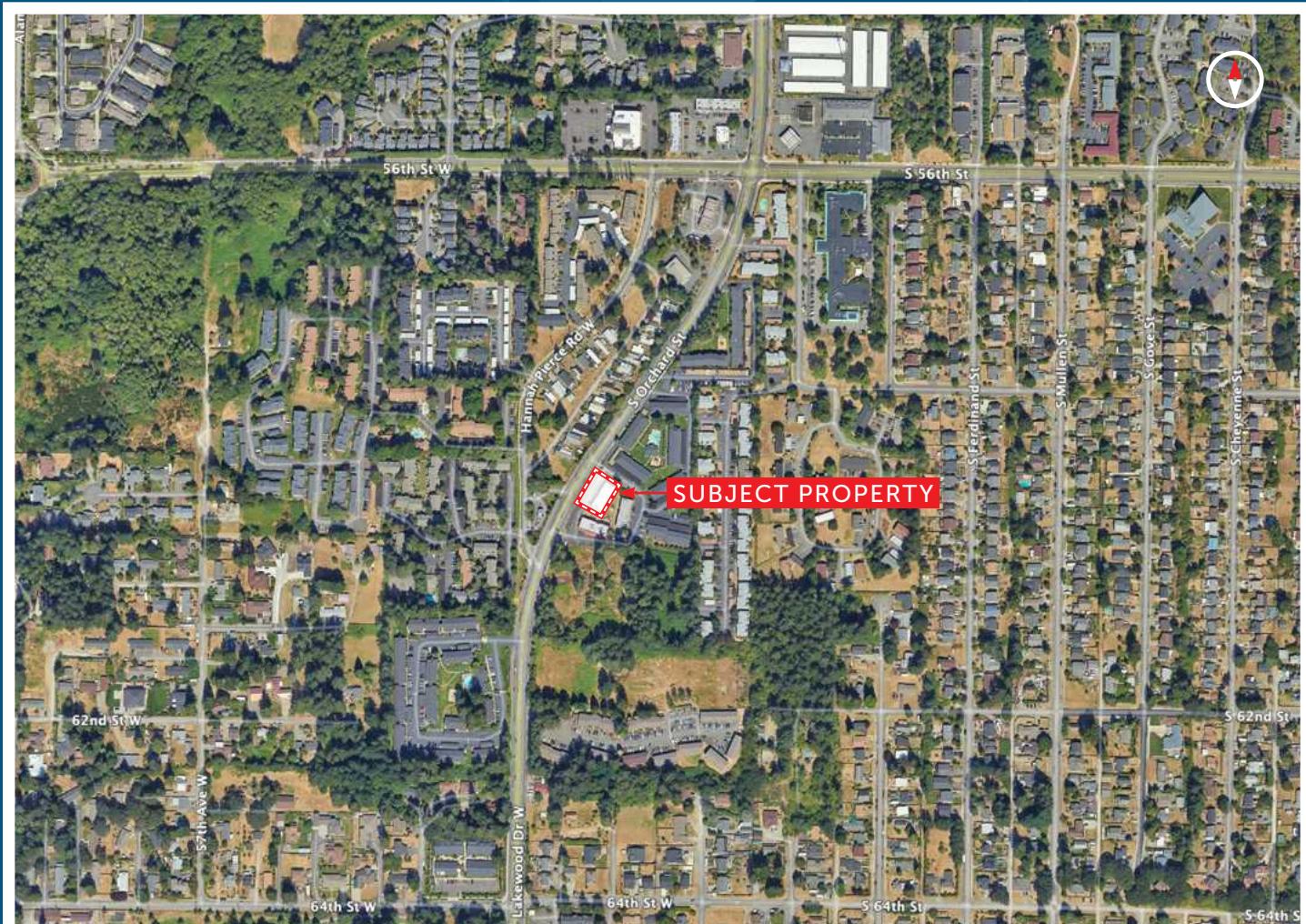
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