

For Sale

# Commerce Business Center, Buildings A & C

LIGHT INDUSTRIAL & OFFICE BUILDINGS  
2590 & 2600 WILLAMETTE DR NE, LACEY, WA 98156

**\$5,950,000 (\$183/SF)**

KIM MARVIK  
Partner  
+1 253 203 1325  
kmarvik@nai-psp.com

WYK PARKER  
Partner  
+1 206 660 8768  
wparker@nai-psp.com

**NAI** Puget Sound  
Properties



# Retail Map





# Investment Highlights

NAI Puget Sound Properties is pleased to offer Commerce Business Center, Buildings A & C, for purchase.

The property is in the heart of the desirable Meridian Campus, one of City of Lacey's most desirable commercial districts consisting of approximately 1,100 acres. The property is close to the prestigious Lacey Gateway commercial center, Cabela's, Home Depot Distribution Center, Target Distribution Center, Medline, Providence, WSDOT Region 3 Headquarters, and a host of additional employers, both local and regional.

A summary of this offering is the following:

<b>OFFERING PRICE</b>	\$5,950,000 (\$183/RSF)
<b>NET OPERATING INCOME (PROJECTED)</b>	\$406,361
<b>CAPITALIZATION RATE (PROJECTED)</b>	7%
<b>BUILDING AREA</b>	32,622 RSF
<b>LAND AREA</b>	126,215 SF (2.9 AC)
<b>TOTAL TENANTS</b>	4
<b>OCCUPANCY</b>	100%

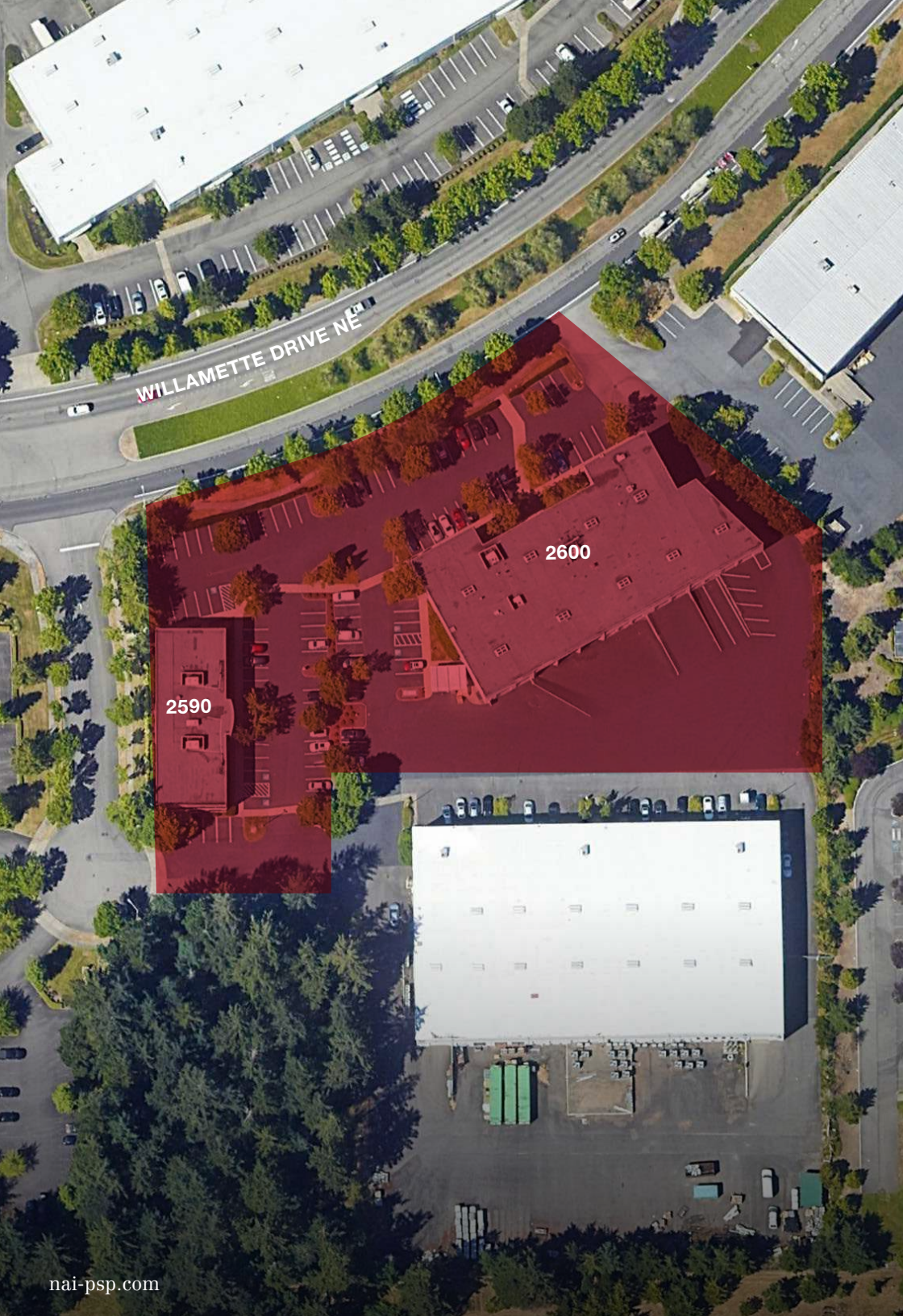




# Property Overview

	Building A	Building C
<b>ADDRESS</b>	2600 Willamette Dr NE	2590 Willamette Dr NE
<b>TYPE</b>	Industrial/Commercial	Office/Commercial
<b>BUILDING SIZE</b>	20,714 SF	11,908 SF
<b>OCCUPANCY</b>	100%	100%
<b>YEAR BUILT</b>	2000	2001
<b>SITE AREA</b>	83,134 SF	43,081 SF
<b>ZONING</b>	LI (Light Industrial)	LI (Light Industrial)
<b>PARCEL NUMBERS</b>	5807-00-00100	4206-00-0030





# Investment Highlights

- + Quality diverse tenancies in government and private sectors.
- + Stabilized income with annual scheduled increases and projected near-term upside income opportunity.
- + Quality concrete & steel construction and modern design.
- + Well maintained property and professionally managed.
- + **Excellent location:** Located on Willamette Dr. in the desirable Meridian Campus and half mile to north and south Interstate-5 access.
- + The property is in a high growth area in Washington State.
- + **Dense Trade Areas:** The current demographic base within a 10-minute radius of the center has a population of 149,284.
- + **High Traffic:** Traffic counts are more than 17,000 cars per day on Willamette Drive and Hogum Bay Road, and over 107,000 cars per day at Interstate-5 exit 111 that is a half mile from the property.



## Demographic Overview

### 2590 & 2600 WILLAMETTE DR NE

	1 MILE	3 MILES	5 MILES
Population	6,861	50,175	100,304
Households	2,552	19,071	39,091
Median Age	32.9	37.3	38.9
Median HH Income	\$84,926	\$95,605	\$93,768
Avg. HH Income	\$103,486	\$116,049	\$114,845



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LACEY, WA 98156

EXCLUSIVELY LISTED BY:

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kmarvik@nai-psp.com

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