

OFFERING MEMORANDUM

# CIRCLE CREEK PROFESSIONAL/MEDICAL OFFICE

*Investment Opportunity*



FLETT CREEK  
PROFESSIONAL  
BUILDING  
6210 75th St. West



6212 75TH ST W, LAKEWOOD, WA 98499

**km** Kidder  
Mathews

# TABLE OF CONTENTS

01

EXECUTIVE SUMMARY &  
PROPERTY INFORMATION

02

REGIONAL  
OVERVIEW

*Exclusively  
Listed by*

JOEL SHABEL

Vice President

253.722.1406

joel.shabel@kidder.com

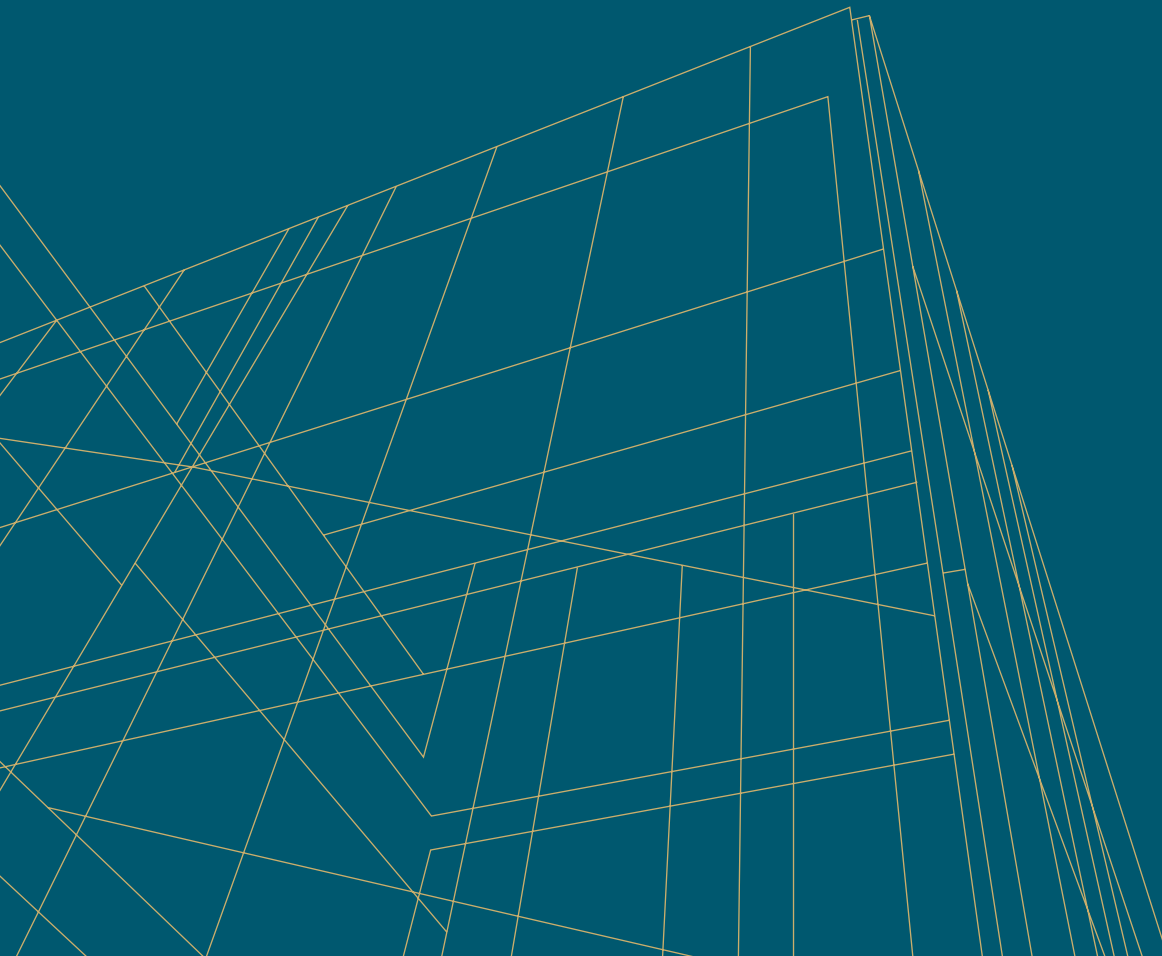
KIDDER.COM



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.



EXECUTIVE  
SUMMARY  
& PROPERTY  
INFORMATION

*Kidder Mathews is pleased to present the exclusive opportunity to showcase The Circle Creek Professional/Medical building located at 6212 75th St W, Lakewood, WA.*

**PROPERTY OVERVIEW**

ADDRESS	6212 75th St W, Lakewood, WA
TYPE	Professional / Medical Office
BUILDING	±4,832 SF
SITE	.32 AC (13,939 SF)
YEAR BUILT	1967 / 1990
PARCEL	0220267004
BUILDING MATERIAL	Wood
BUILDING HIGHLIGHTS	Three entrances, many upgrades throughout, flexible floor plans
TENANTS	All current tenants are on month-to-month leases
TRAFFIC COUNTS	29,869 vehicles/day on Bridgeport Way W & 8th St



# OFFERING HIGHLIGHTS

The Circle Creek Professional/Medical building is occupied by month-to-month tenants. Most are counselors. While this is an ideal owner user opportunity, it is also a good investment with additional income opportunities. The property has three separate entrances providing different options to various users. Professional and medical

offices are in the immediate area. The seller has had several upgrades done. Some offices have views of the woods and creek. A quiet and professional feel with a flowing floor plan offering many office configurations.





# REGIONAL OVERVIEW

# REGIONAL OVERVIEW



REGIONAL OVERVIEW

PIERCE COUNTY MAJOR EMPLOYERS


16 MIN

TO TACOMA

20 MIN

PORT OF TACOMA

28 MIN

TO AUBURN

30 MIN

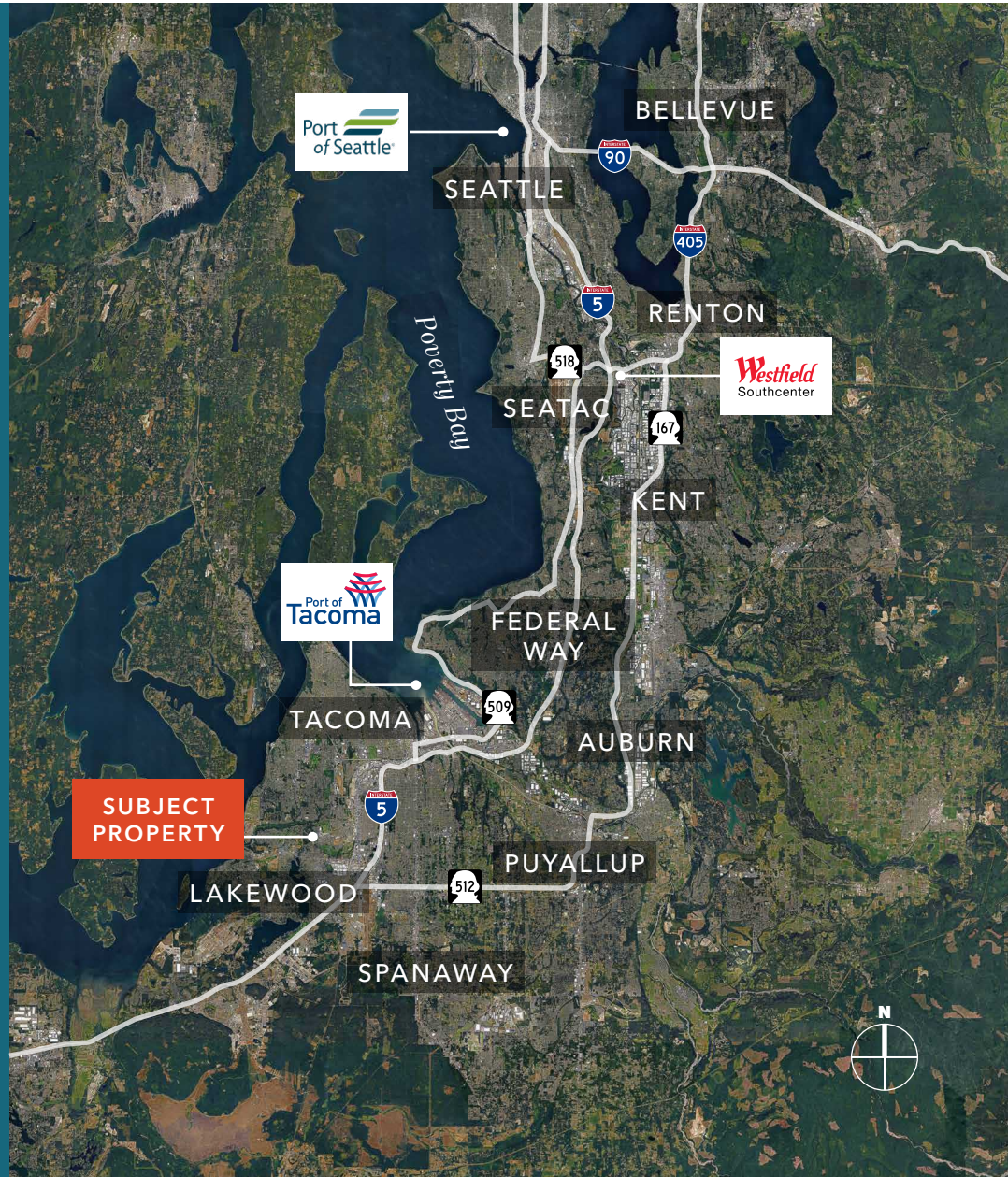
TO KENT


45 MIN

TO RENTON

50 MIN

TO SEATTLE/BELLEVUE





*Located in the southern region of the Puget Sound, Pierce County's population makes it the second largest county in Washington, behind King County, and is part of the Seattle MSA.*

#### PIERCE COUNTY

Formed out of Thurston County in 1852, it was named for U.S. President Franklin Pierce. At the 2010 census, Pierce County's population was 795,225 and it is currently estimated to be approximately 876,764.

Pierce County boasts a diverse mixture of dynamic businesses with key industries including healthcare, financial services, aerospace, government and international marine shipping principally at the Port of Tacoma.

#### TACOMA

With a population over 213,000, Tacoma is the third-largest city in Washington State, the urban core of Pierce County, less than 10 miles from the Lakewood Residential Infill site.

With access to one of the largest ports in the United States and the largest military installation west of the Mississippi, the Tacoma economy is anchored by the Trade and Government Sectors. Health care and a rapidly growing leisure and hospitality industry help add diversity to this expanding economy.

#### PORT OF TACOMA

The Port of Tacoma, Washington's largest port, is a major seaport for the United States, serving as a major economic hub for the region and linking local businesses with international markets. Port operations support over 29,000 jobs and generate nearly \$3 billion in economic activity, including \$223 million in annual tax revenues. Together with the Port of Seattle, the ports recorded over \$75.3 billion in two-way international trade value that included commodities ranging from electronics to produce.

*Exclusively listed by*

**JOEL SHABEL**

Vice President

253.722.1406

[joel.shabel@kidder.com](mailto:joel.shabel@kidder.com)

[KIDDER.COM](http://KIDDER.COM)

