

# JOHNSON COMMERCIAL



## Professional Office Space for Lease

Surprise Lake Professional Center • 2748 Milton Way, Milton, WA 98354

### Property Overview

Join fine tenants including Franciscan Medical Center (building anchor), Ideal Dental, and Edward Jones at Surprise Lake Professional Center. Now leasing several quality office spaces on the second floor. Spaces have a maximum contiguous space of 6,912 sf.

Located on Milton Way, just one block west of Meridian, the building traffic counts are approximately 24,000 CPD, providing excellent exposure to the building. Shopping and services are nearby, with easy access to I-5, Hwy 18, and Hwy 167.

This well-maintained, professional building features ample parking, a drive-up patient entrance, a bright entryway with floor to ceiling windows, and an elevator. Building is ADA accessible.



### Property Highlights

- Ample parking
- Excellent location
- Anchored by Franciscan Medical Center
- ADA Accessible
- Second floor spaces available: 1,701 sf, 1,707 sf, 2,473 sf, and 2,732 sf
- 6,612 sf contiguous space available
- Lease rates \$17.00-21.45 sf/yr plus \$8.50/sf/yr NNN



DISCLAIMER: The above information 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.



11120 Gravelly Lake Dr SW Ste 2  
Lakewood, Washington 98499  
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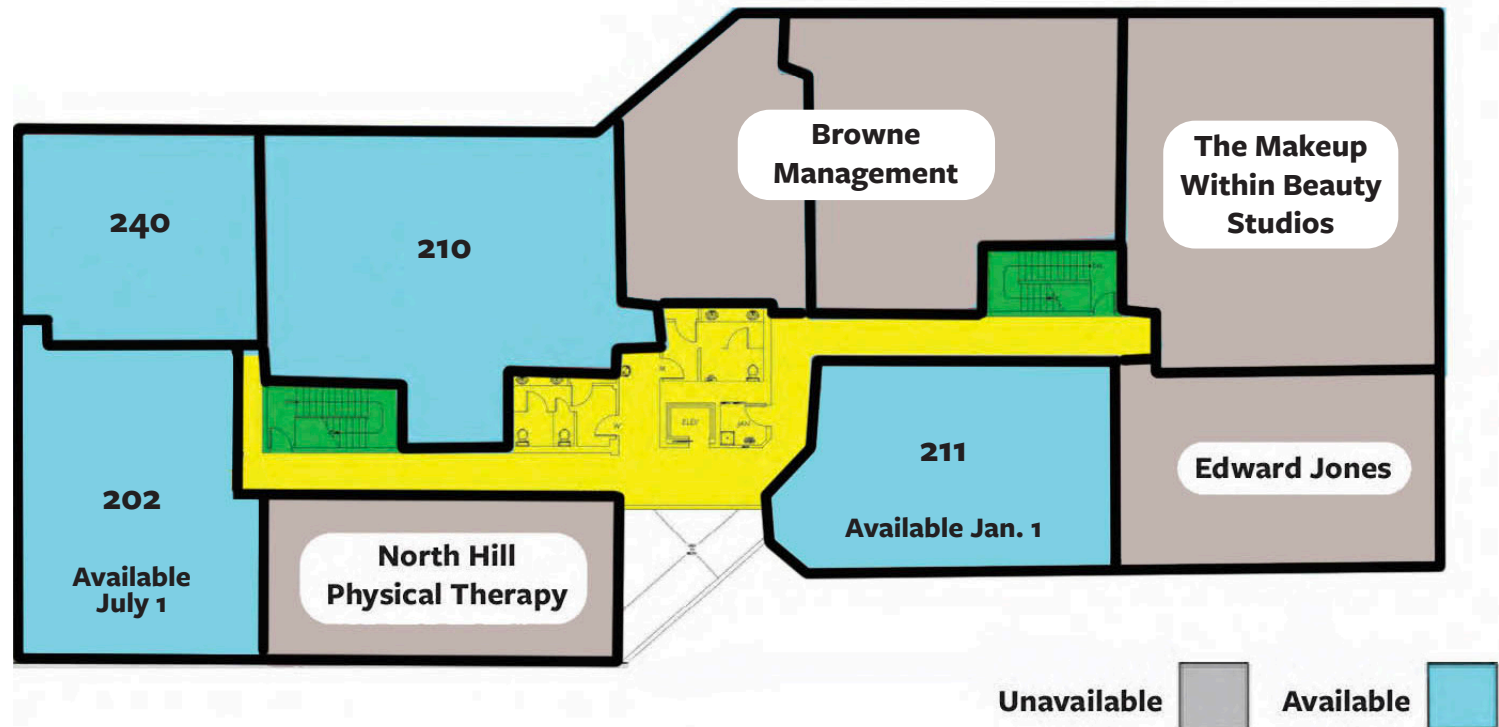
**Tim Johnson**  
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SUITE	SIZE	RATE	LEASE TYPE	AVAILABILITY	USE
202	2,732 sf	\$21.45 sf/yr	NNN	Now	Dental
210	2,473 sf	\$17.00 sf/yr	NNN	Now	Shell
240	1,707 sf	\$21.45 sf/yr	NNN	Now	Office
211	1,701 sf	\$21.45 sf/yr	NNN	Jan. 1, 2024	Office

### 2nd Floor Space Plan

Maximum Contiguous Space 6,912 sf





### Demographics

Population	1 Mile	3 Miles	5 Miles
	10,675	53,905	184,945
Median Household Income 1 Mile	3 Miles	5 Miles	
	\$94,499	\$84,870	\$76,293



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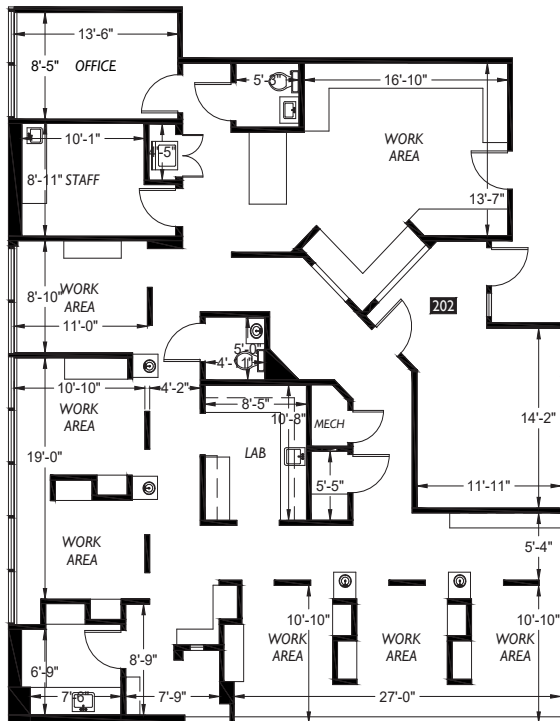
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## Suite 202

Suite 202 is 2,732sf former dental space and offers an efficient office floor plan with six operatories and a beautiful view from a bank of picture windows.

**\$21.45 sf/yr NNN**



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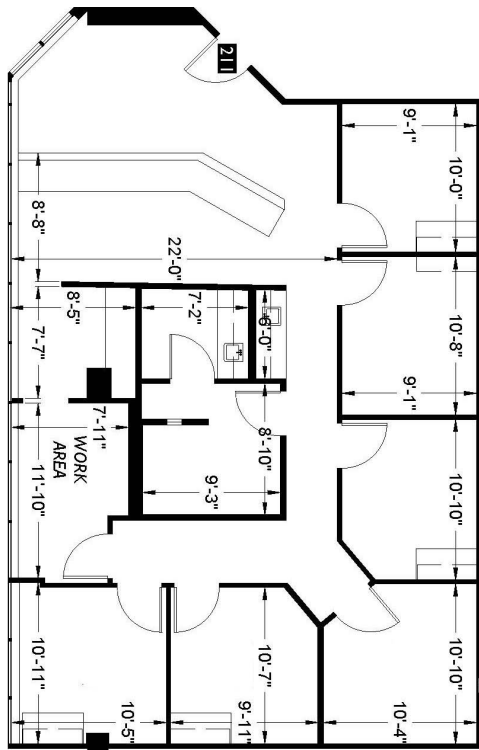
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## Suite 211

Suite 211 is 1,701sf and features 6 private offices, a spacious reception area, abundant natural light, and staff work area. Available for lease January of 2025.

**\$21.45 sf/yr NNN**



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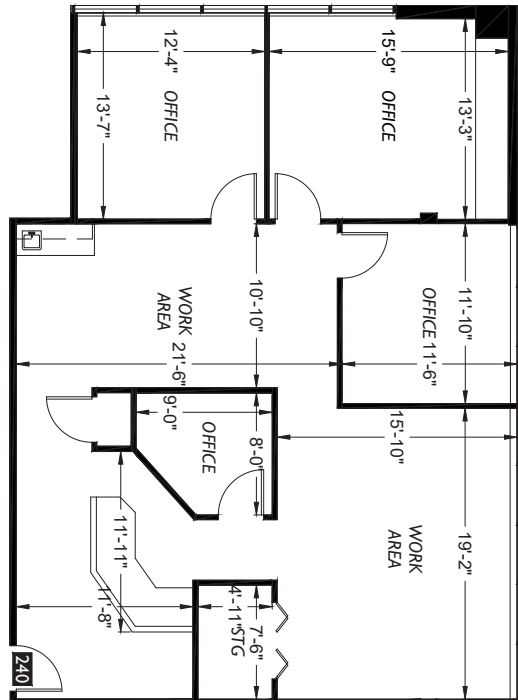
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## Suite 240

Suite 240 is 1,707 sf and features four spacious offices, two work areas, and a waiting area with reception desk. Handwashing sink conveniently located in the work area and ample storage. The suite offers plenty of natural light.

**\$21.45 sf/yr NNN**



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Suite 210 is 2,473 sf of unfinished space. Bay of windows along the north wall gives ample natural light and a broad view of rear parking and neighborhood.

**\$17.00 sf/yr NNN**

