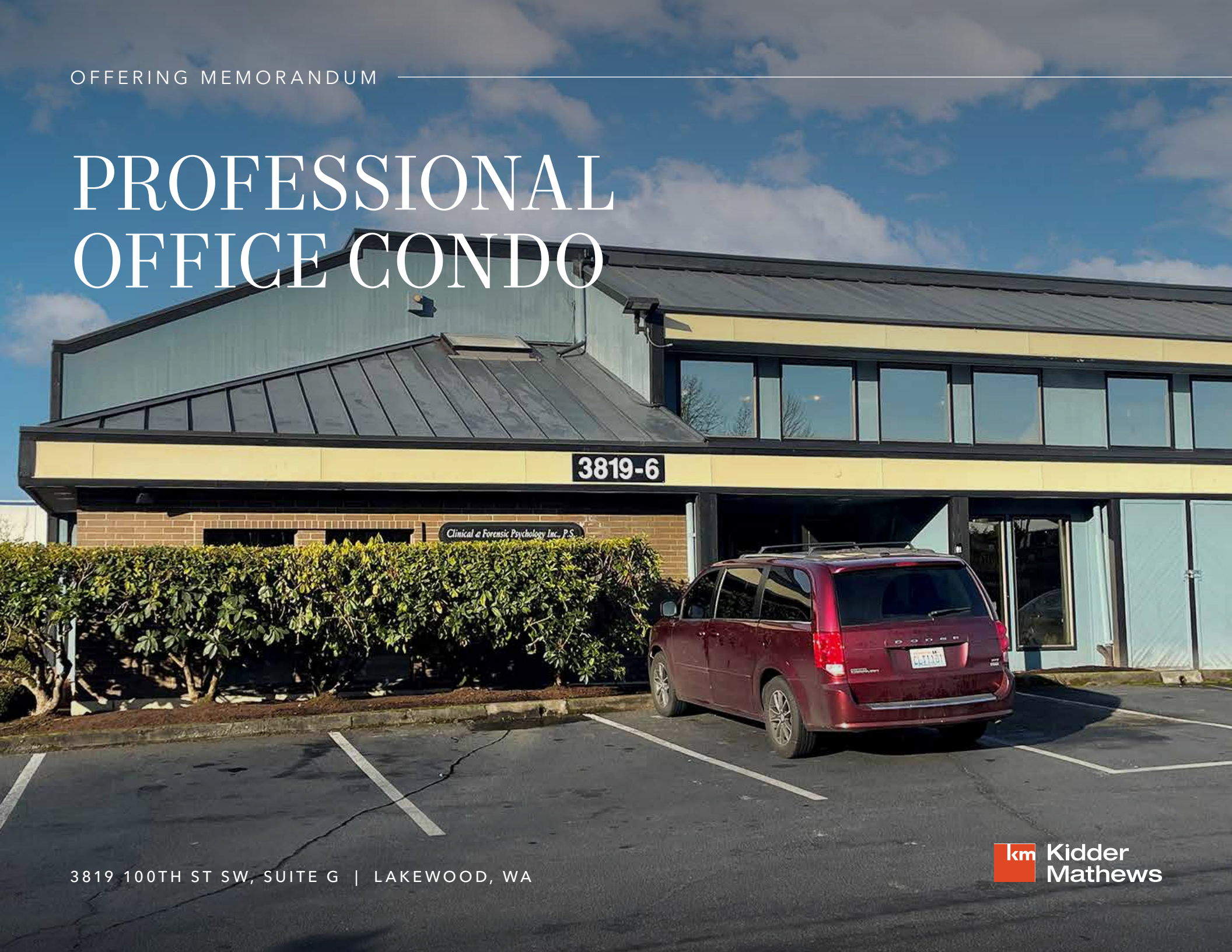


OFFERING MEMORANDUM

PROFESSIONAL OFFICE CONDO



3819 100TH ST SW, SUITE G | LAKEWOOD, WA

km Kidder
Mathews



EXECUTIVE SUMMARY

Section 01

EXECUTIVE SUMMARY

Kidder Mathews is pleased to present the exclusive opportunity to showcase 3819 100th St SW, Suite G, Lakewood, WA. The asking price is \$685,000.

This is a rare opportunity to own a professional condominium in The Central Plaza condo complex. The park has two entrances off 100th St. Close access to Hwy-16 & I-5.

ADDRESS	3819 100th St SW, Suite 6 Lakewood, WA 98499
TYPE	Office
BUILDING	±3,607 SF
SITE	11,077 SF (0.25 AC)
YEAR BUILT	1978 / 1995 (many upgrades in place)
PARCEL	9001390060
BUILDING MATERIAL	Wood frame
PARKING	In common

\$685K

SALE PRICE

\$189.91

PRICE PSF

±3,607

RSF BUILDING



OFFERING HIGHLIGHTS

Take advantage of Century Plaza's unique floor plan. the lower unit has two private offices, a meeting area, and conference room along with two restrooms. This unit has its own entrance and can be leased out for additional income. The main unit has three floors with seven private office, two restrooms, a large conference room, a large waiting area, and spacious cubical area. There is a break area with wet bar, several cosmetic upgrades throughout the unit, pride of ownership is obvious. Ideal ingress/egress off 100th St with immediate access to I-5, Hwy 512, and Hwy 16. A common park-like area outside for summer lunches.

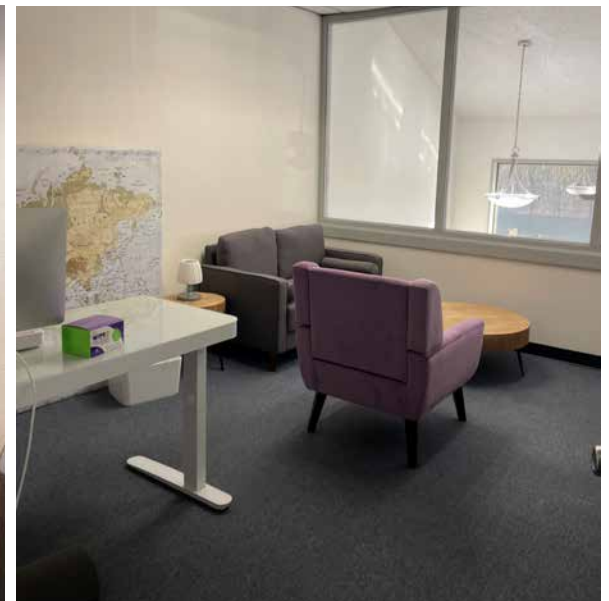
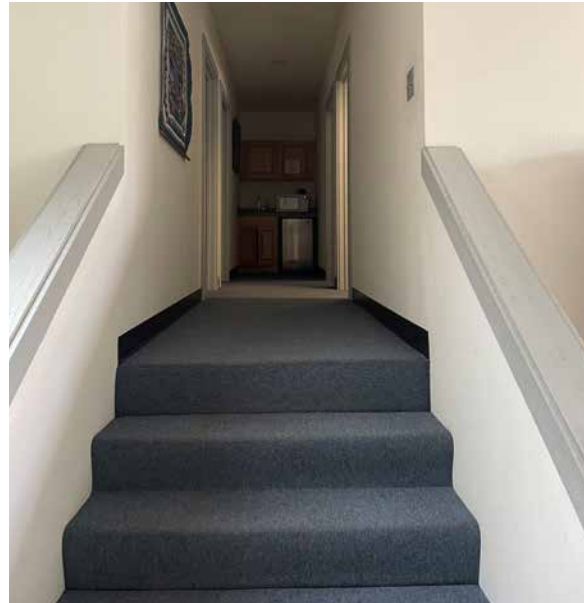
Ideal owner/user ability to occupy all ±3,607 and or lease out the lower unit

Located on popular 100th St, surrounded by many amenities

Centralized location provides for access to amenities, housing and highway access, I-5, Hwy 16, and Hwy 512



EXECUTIVE SUMMARY





REGIONAL OVERVIEW

Section 02

REGIONAL OVERVIEW



PIERCE COUNTY MAJOR EMPLOYERS



50 MIN
TO SEATTLE/BELLEVUE

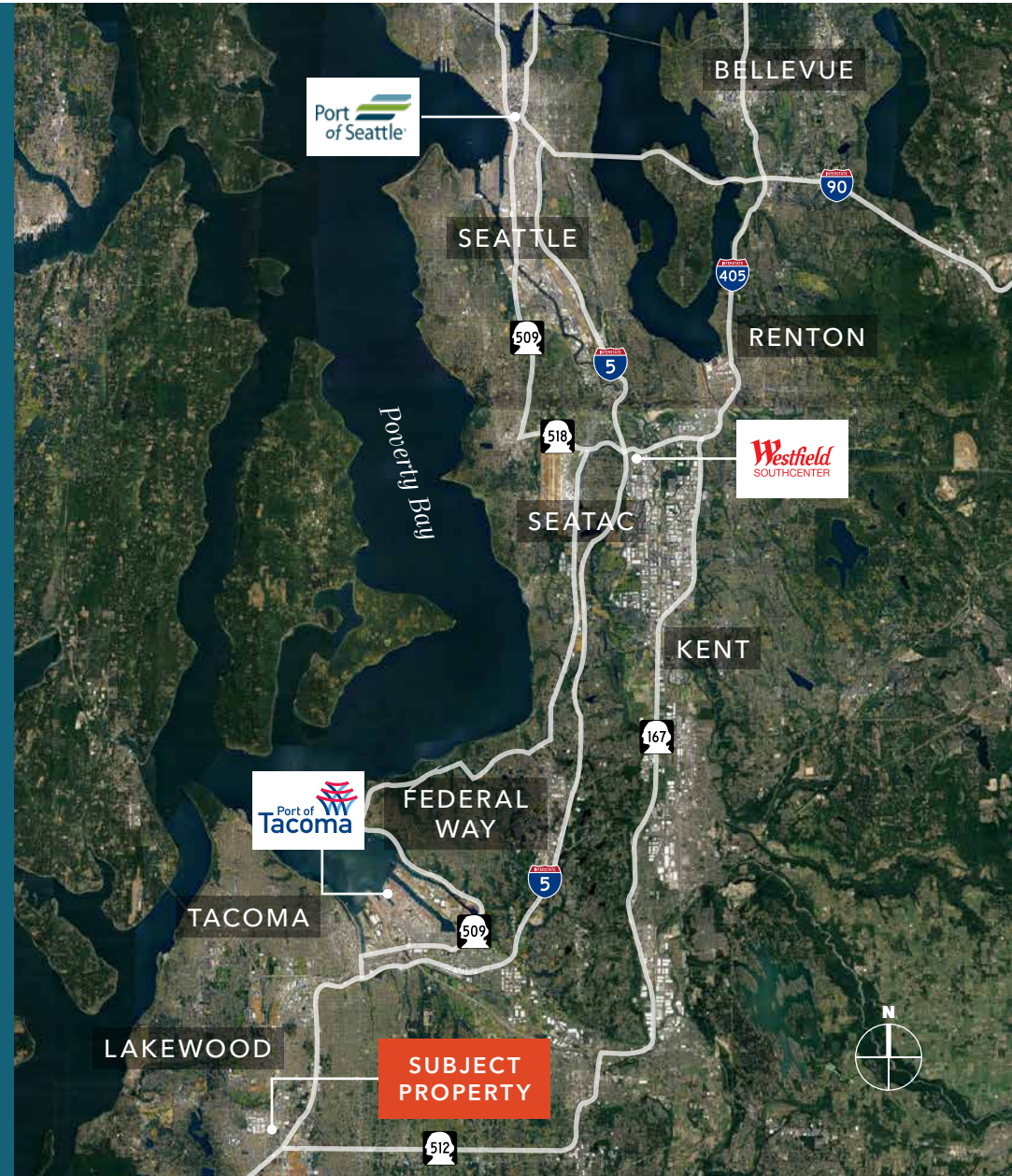
35 MIN
SEATAC AIRPORT

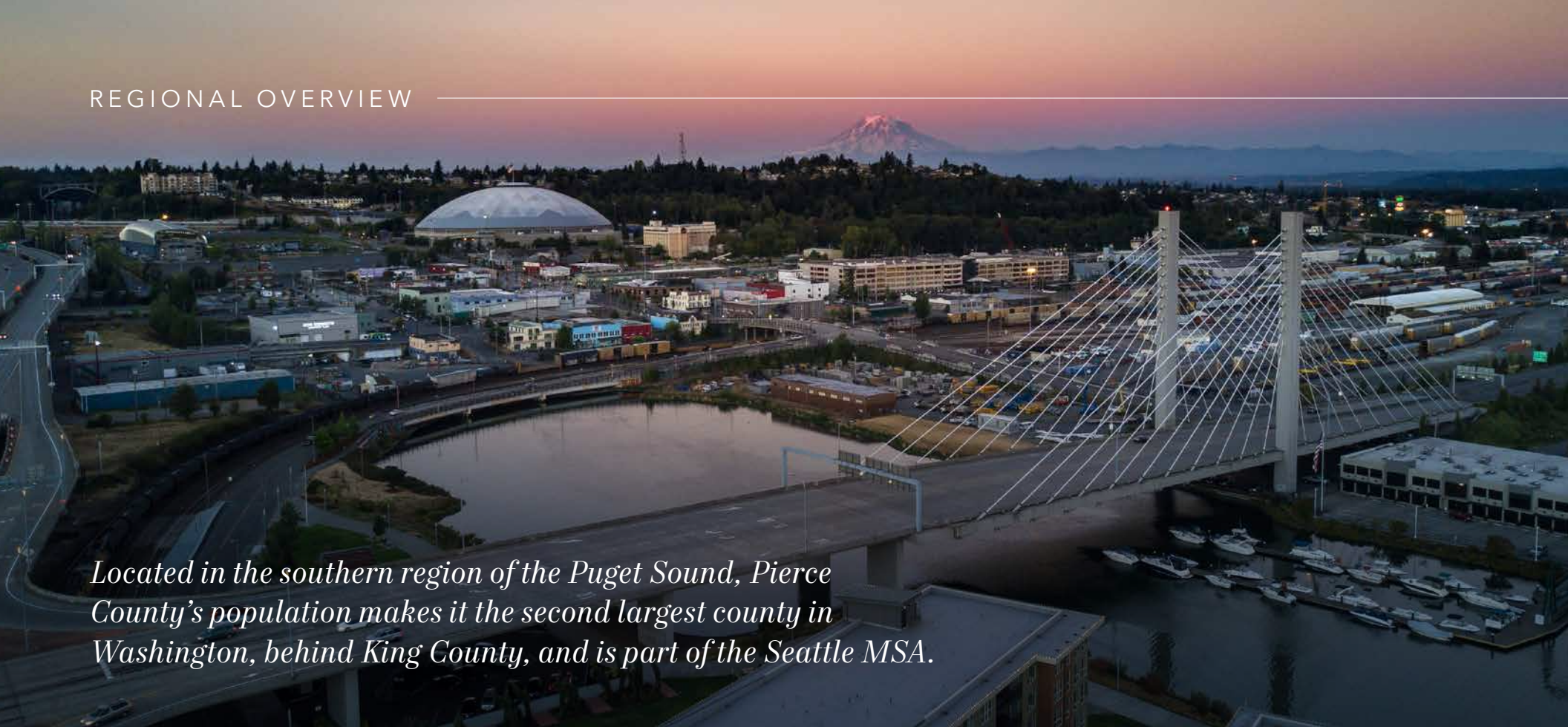
20 MIN
PORT OF TACOMA

35 MIN
SOUTHCENTER

35 MIN
KENT

30 MIN
AUBURN





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

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