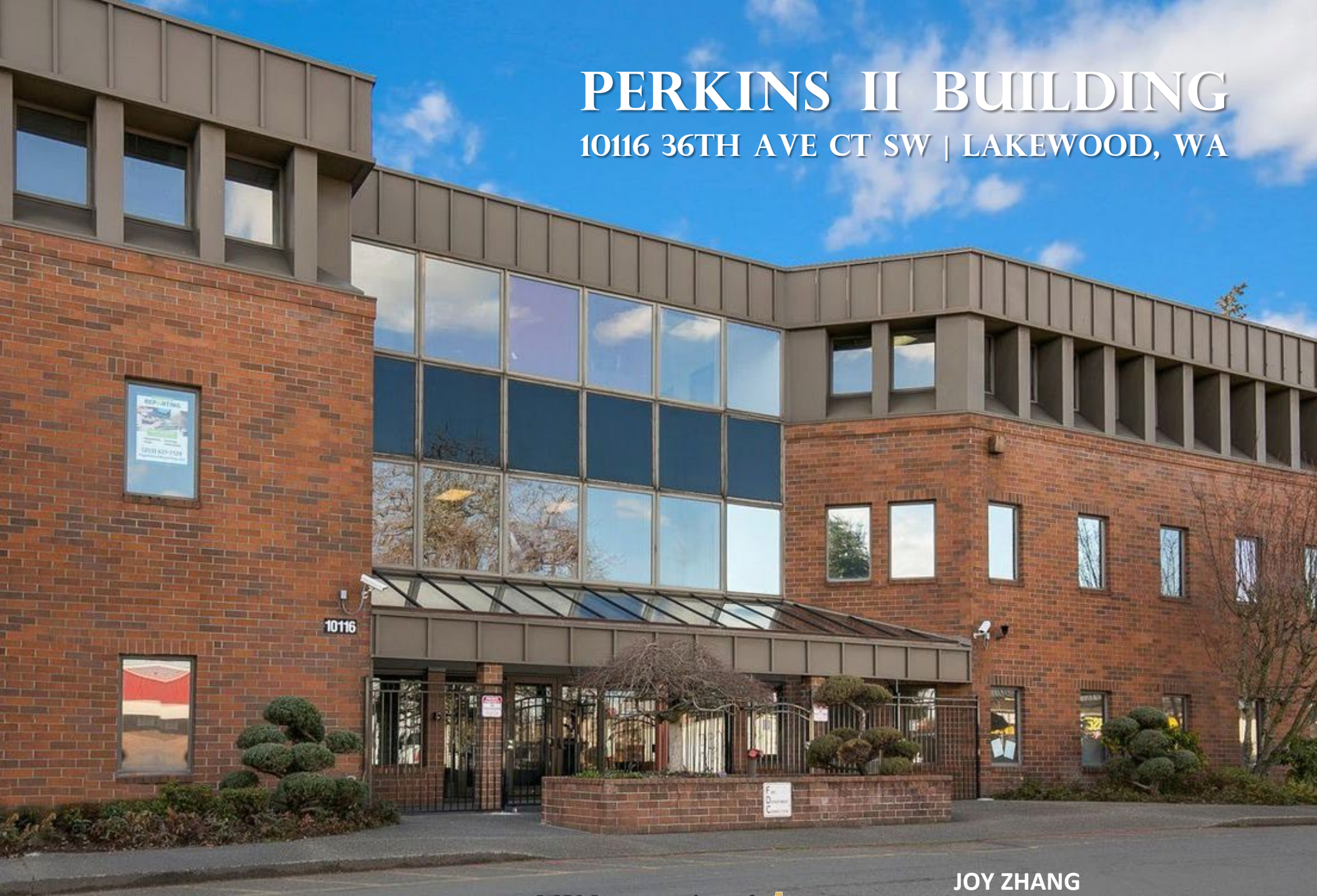


PERKINS II BUILDING

10116 36TH AVE CT SW | LAKEWOOD, WA



MY International 
Exceptional Real Estate

JOY ZHANG

Office Manager / Broker

206.660.6125

joy@myrealestate.com

PERKINS II BUILDING

10116 36th Ave Ct SW, Lakewood, WA



TYPE	Office
AVAILABLE	383 SF – 4,836 SF
OCCUPIED	85 % (as of Aug 2026)
BASE RENT	\$9.6 – \$12 PSF
NNN	\$8.4 PSF
PARKING	2.12/1,000 SF
AMENITIES	Outdoor Garden Courtyard Spacious Conference Room Gym With Two Showers

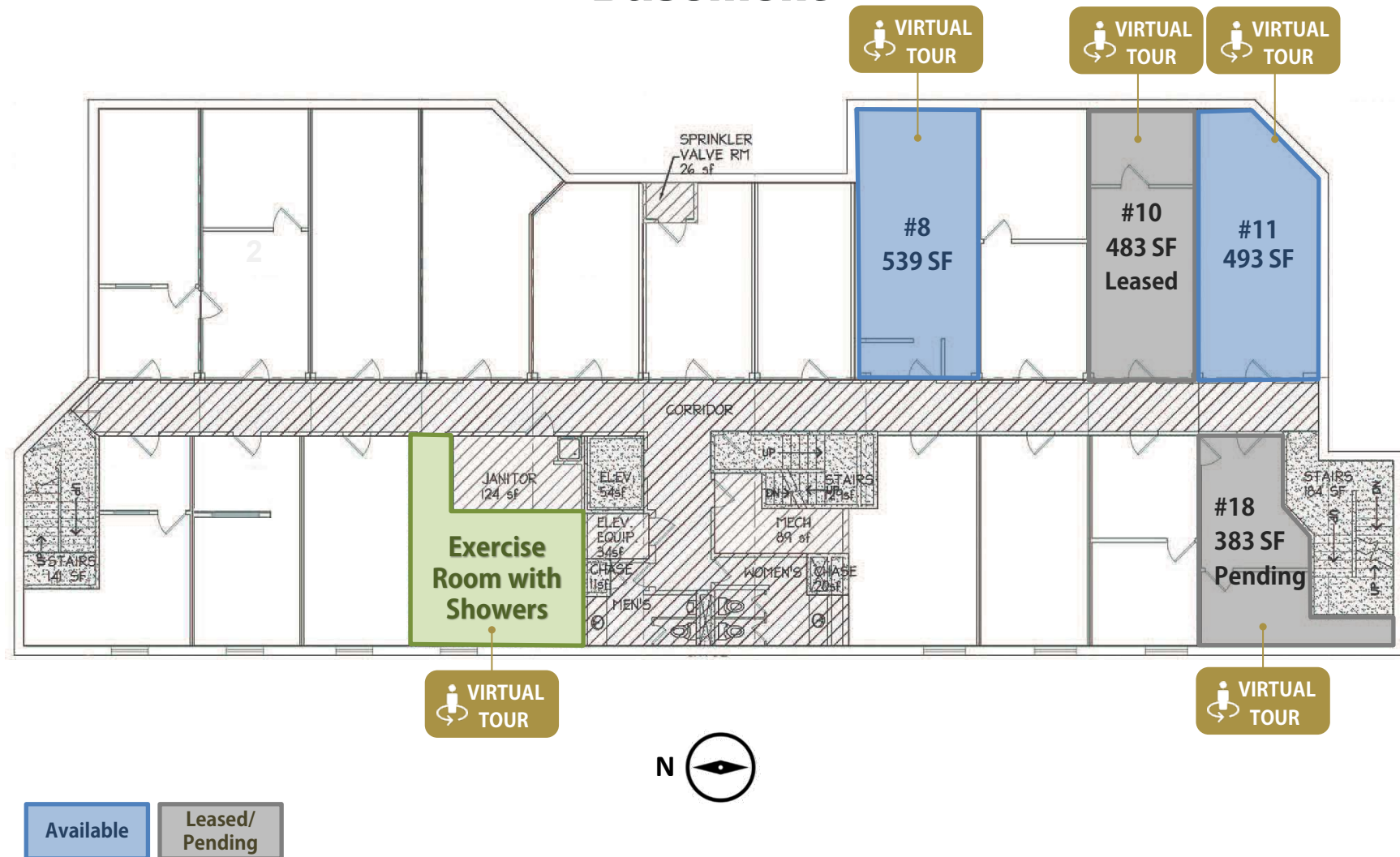
AVAILABLE SUITES

#	SF	Base	NNN	Gross
18	383 SF	\$345	\$268	\$613
10	483 SF	\$386	\$338	\$724
11	493 SF	\$394	\$345	\$739
8	539 SF	\$431	\$377	\$808
103	953 SF	\$953	\$667	\$1,621
106	651 SF	\$651	\$456	\$1,107
105	722 SF	\$722	\$505	\$1,227
112	754 SF	754 SF	\$527	\$1,281
206	827 SF	\$827	\$579	\$1,405
308	1,641 SF	\$1,641	\$1,149	\$2,790

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Basement



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Available

Leased/
Pending

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2F



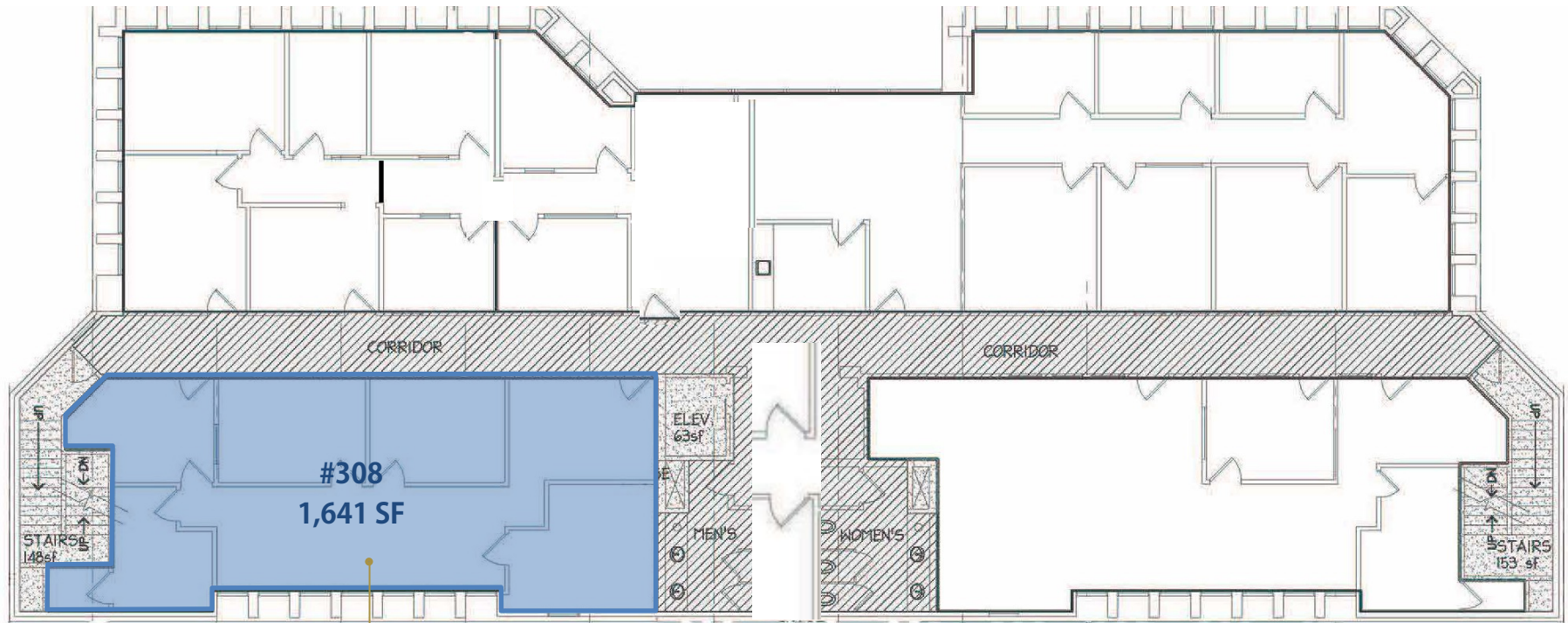
Available



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3F



Available



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10116 36th Ave Ct SW, Lakewood, WA

CITY, STATE

Lakewood, WA

POPULATION

132,975

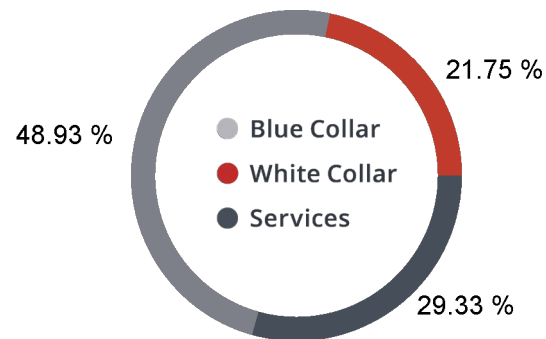
AVG. HH SIZE

2.57

MEDIAN HH INCOME

\$49,076

EMPLOYMENT



41.70%

Employed

2.59%

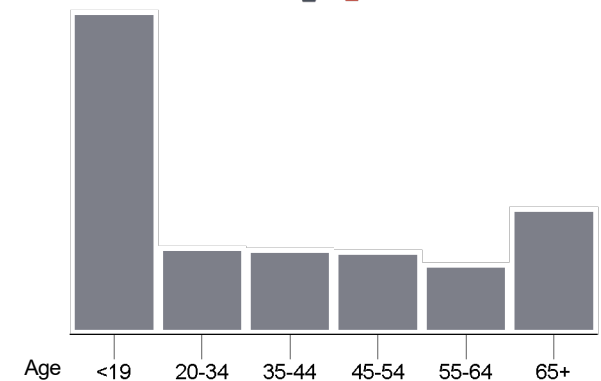
Unemployed

EDUCATION

High School Grad:	35.14%
Some College:	28.21%
Associates:	7.29%
Bachelors:	15.27%

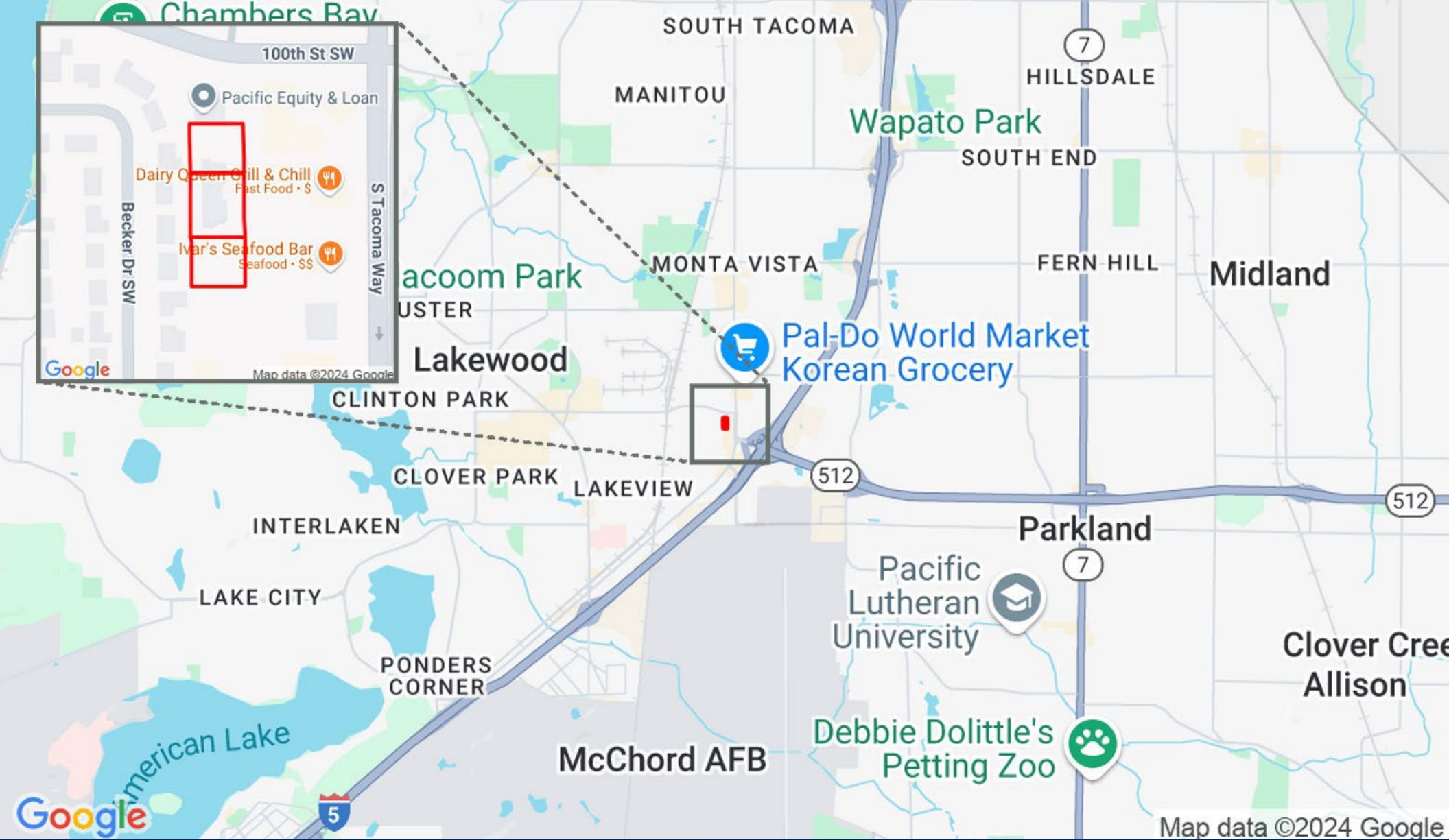
GENDER & AGE

49.00%   51.00%



RACE & ETHNICITY

White:	33.89%
Asian:	6.32%
Native American:	0.48%
Pacific Islanders:	2.95%
African-American:	9.21%
Hispanic:	25.67%
Two or More Races:	21.49%



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