OFFERING MEMORANDUM

PROFESSIONAL OFFICE/CONDO

6923 LAKEWOOD DR W, UNIT B-2 | UNIVERSITY PLACE, WA

Kidder Mathews

EXECUTIVE SUMMARY

Section 01

Kidder Mathews is pleased to present the exclusive opportunity to showcase 6923 Lakewood Drive West, Unit B-2, University Place, WA. The asking price is $550,000.

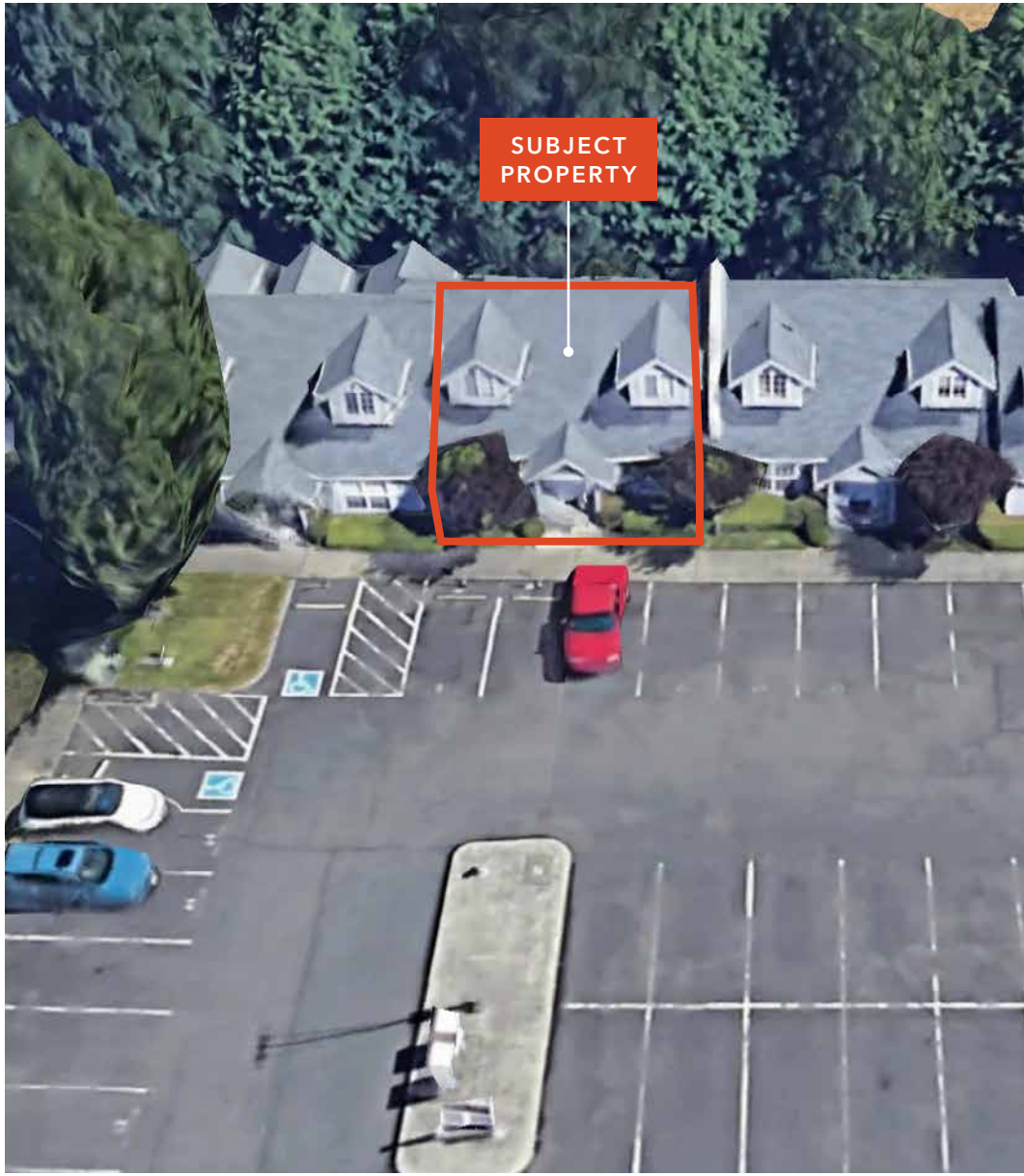
This is a rare opportunity to own a professional condominium in The Meadow Park condo complex. The park has two entrances and is fully fenced & secured. Convenient access to Hwy-16 & I-5.

ADDRESS	6923 Lakewood Dr W, Unit B-2, University Place, WA
TYPE	Office
BUILDING	±2,242 SF
SITE	6,058 SF (0.14 AC)
OCCUPANCY	0%
YEAR BUILT	2000
ZONING	County MUD
PARCEL	
BUILDING MATERIAL	Wood frame
PARKING	No common

$550K
SALE PRICE

$245.32
PRICE PSF

±2,242
RSF BUILDING



OFFERING HIGHLIGHTS

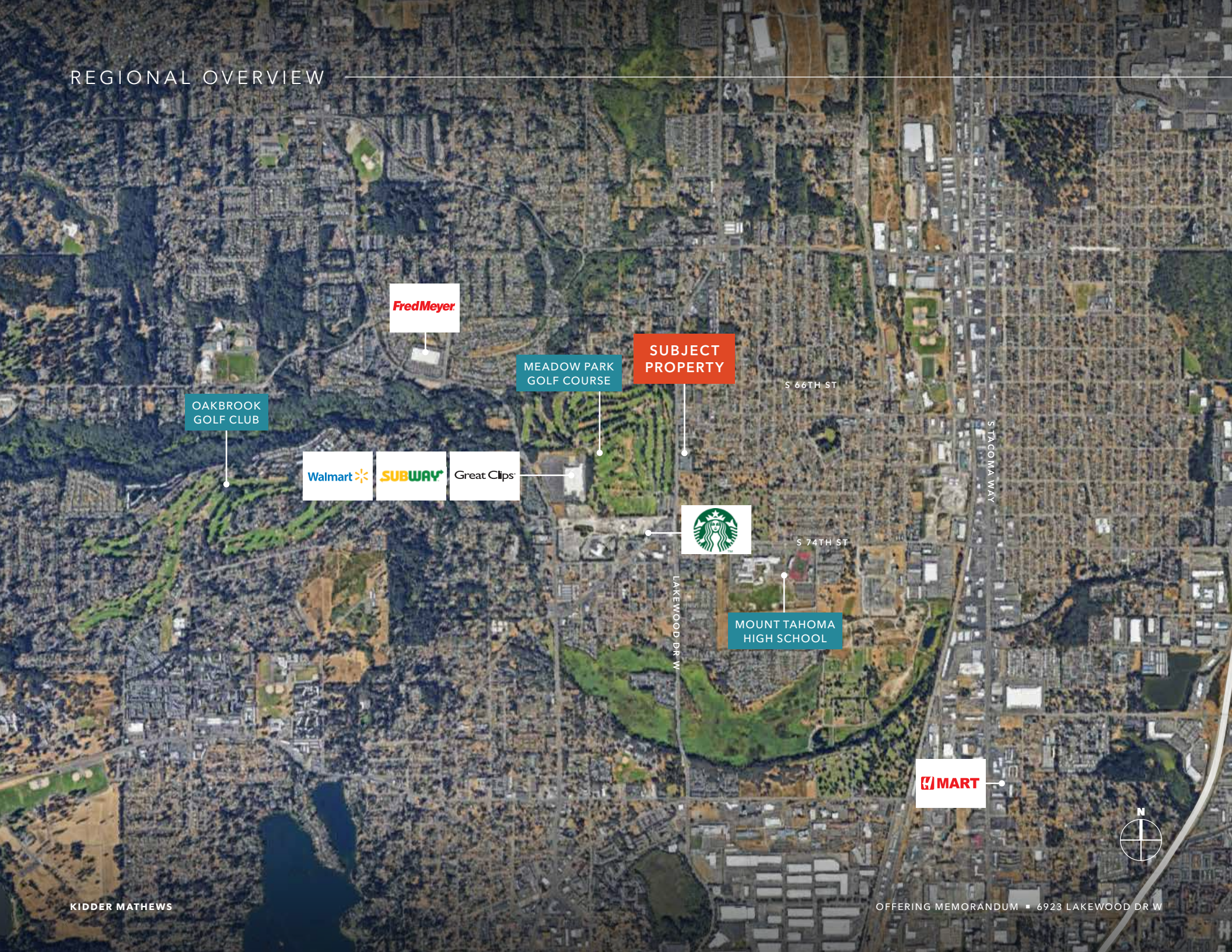
Unit B-2 is a two-story commercial office condo. Approximately 2,242 SF with four private offices and a conference room. A nice break area behind the inviting reception/work desk. Custom built in file cabinets helps maximize the square footage. Recently, the roof was replaced. The park is fully fenced with excellent ingress egress off Lakewood Drive West & 70th Street West. Well maintained, the pride of ownership thorughout the park is noticeable and welcoming. Ideal owner user opportunity with a strong professional mix of tenants/owners in place.

- Ideal owner/user ability to occupy all ±2,242 SF
- Located on popular Lakewood Dr West, surrounded by many amenities
- Deep labor and houring pool which provides strong demographics
- Centralized location provides for access to amenities, housing and highway access, Hwy 16 and I-5

REGIONAL OVERVIEW

Section 02

REGIONAL OVERVIEW



PIERCE COUNTY MAJOR EMPLOYERS

- amazon
- MultiCare
- BOEING
- CARLISLE CONSTRUCTION MATERIALS
- COSTCO WHOLESALE
- PROVIDENCE Health & Services
- TACOMA PUBLIC SCHOOLS
- SAFEWAY
- UNITED STATES POSTAL SERVICE

45 MIN TO SEATTLE/BELLEVUE

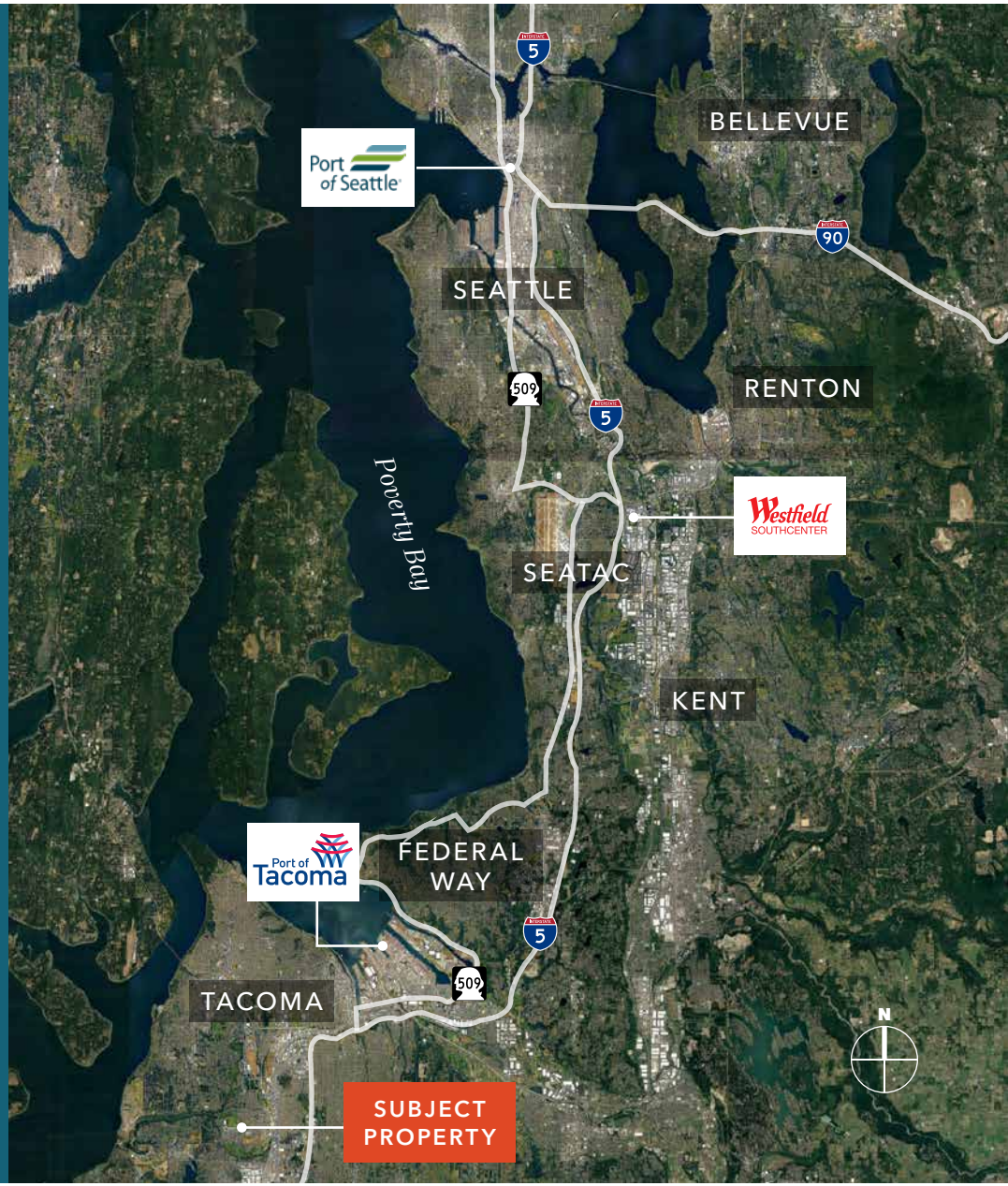
35 MIN SEATAC AIRPORT

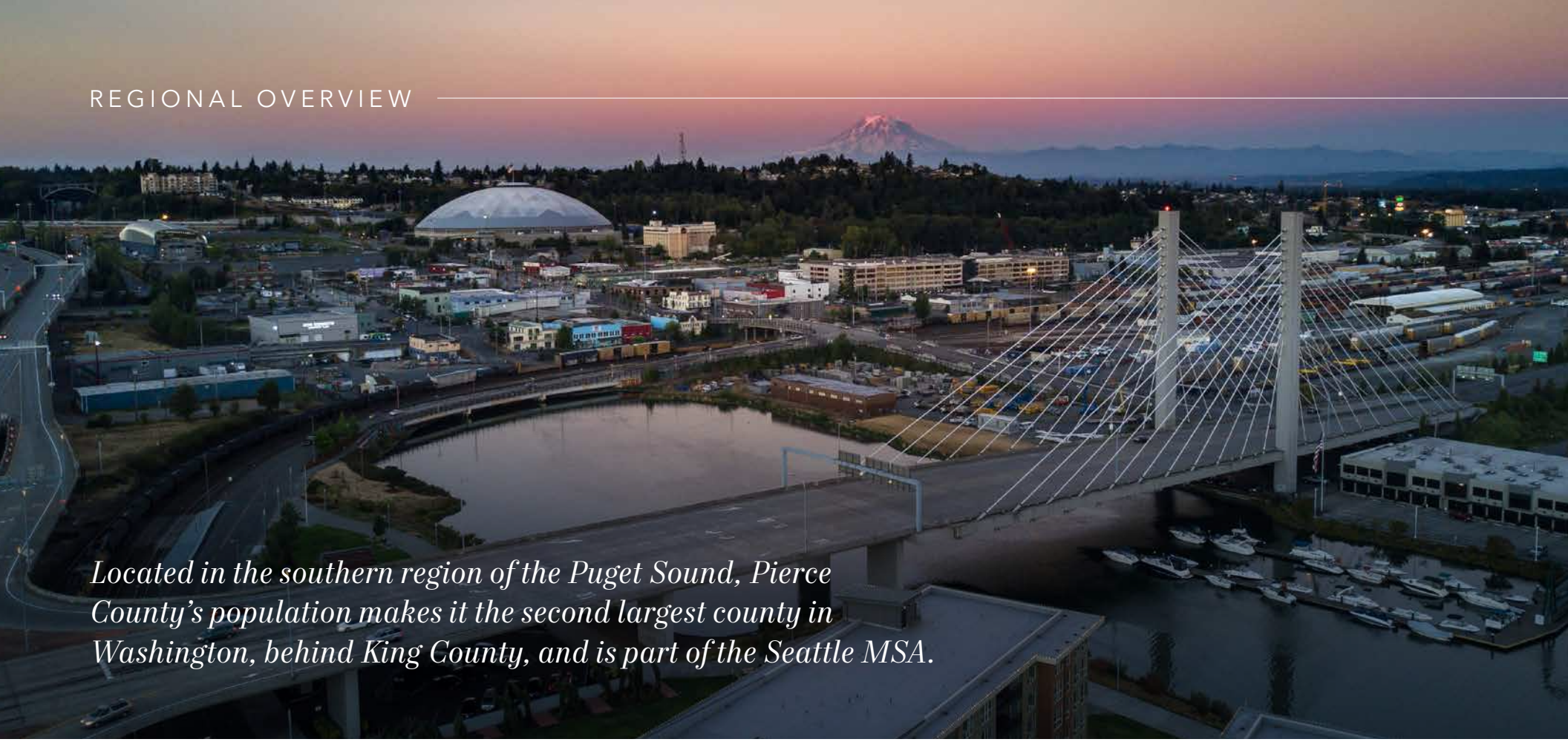
20 MIN PORT OF TACOMA

35 MIN SOUTHCENTER

30 MIN KENT

25 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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