

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

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*Exclusively
Listed by*

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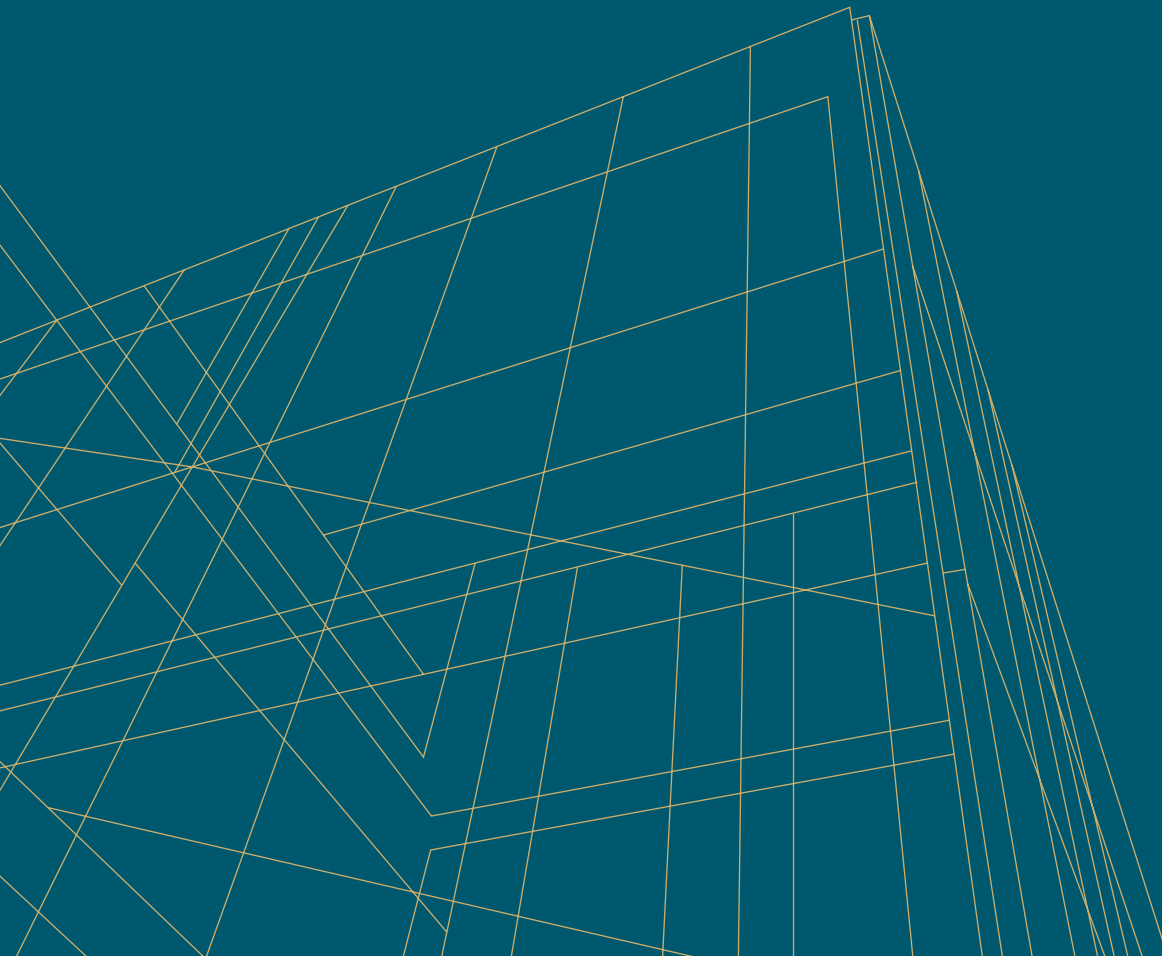
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EXECUTIVE SUMMARY & PROPERTY INFORMATION

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	Five 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
ASKING PRICE	\$995,000

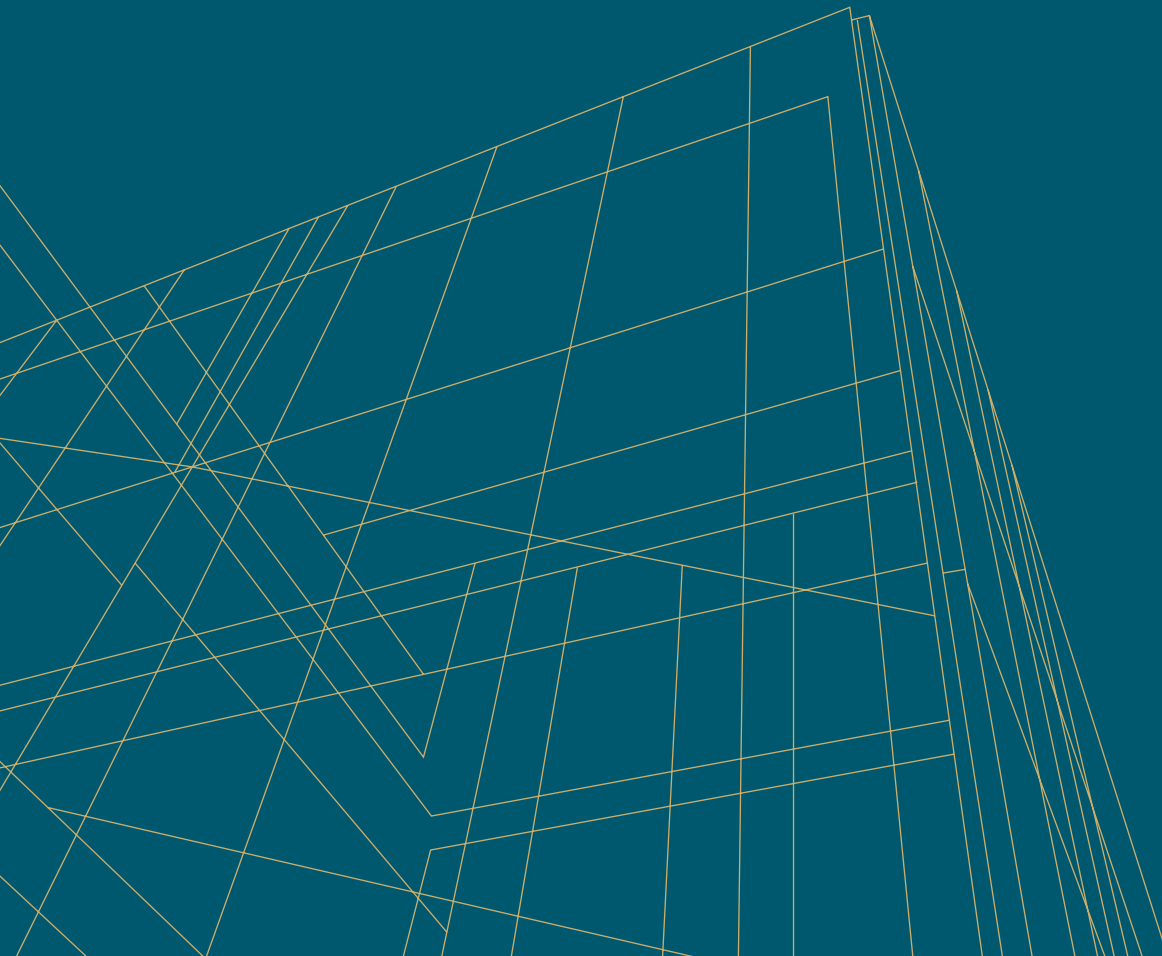


OFFERING HIGHLIGHTS

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

Section 02

REGIONAL OVERVIEW



REGIONAL OVERVIEW

PIERCE COUNTY MAJOR EMPLOYERS

amazon

MultiCare 

 **BOEING**

CARLISLE
CONSTRUCTION MATERIALS

COSTCO
WHOLESALE

 **PROVIDENCE**
Health & Services

TACOMA
PUBLIC SCHOOLS
EVERY STUDENT. EVERY DAY.

SAFEWAY 


UNITED STATES
POSTAL SERVICE

16 MIN

TO TACOMA

20 MIN

PORT OF TACOMA

28 MIN

TO AUBURN

30 MIN

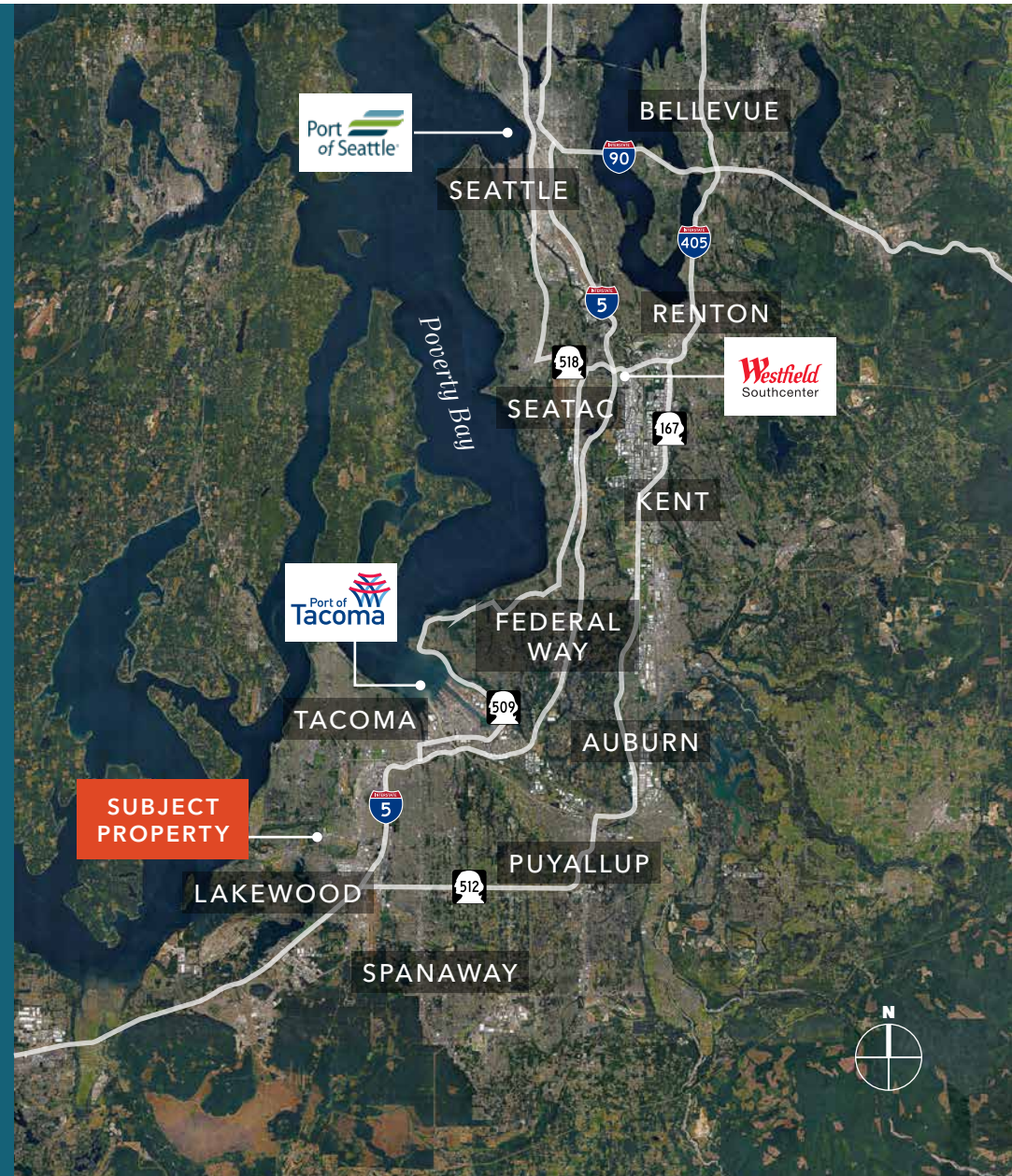
TO KENT

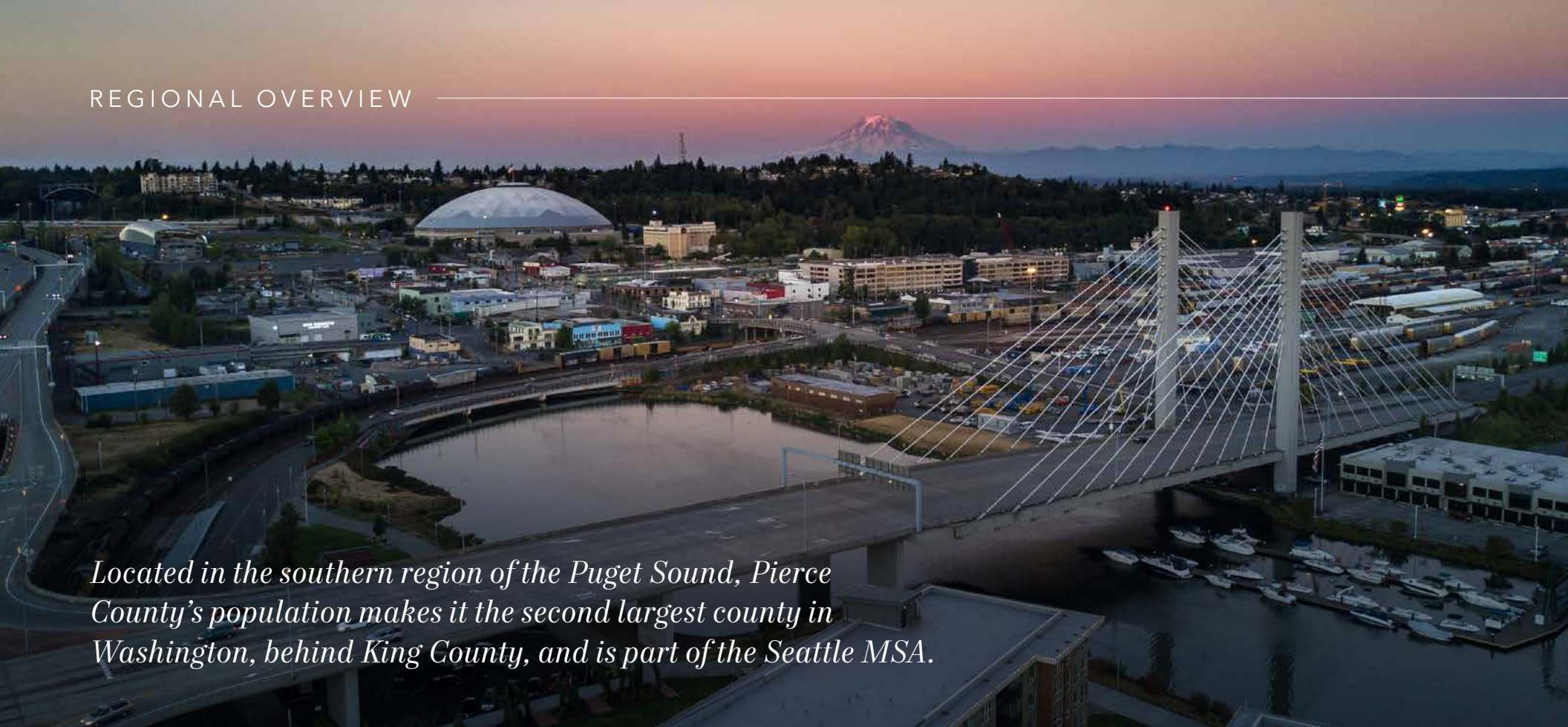
45 MIN

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.



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