



## Clover Park Professional Square

Clover Park Professional Square is a two story multi tenant office building in the heart of Lakewood. Located within minutes of I-5, it is an easy walk to the Lakewood Towne Centre. Directory signage is located in the landscaped courtyard and panel signage hangs overhead along the walkways. A lift at the end of the building makes it accessible. One lower floor suite is available, as well as three upper floor suites.

Suite 110 is two open rooms with sink counter and restroom. Suite 201 is open space plan with two restrooms, private office, and spacious break room or conference room. Suite 203B potentially adjoins Suite 201 and has a reception area, private office and one restroom. Suite 205 has four private offices, reception and one restroom. Upstairs 3 suites potentially combinable for a total of 3,440 SF.

## Property Overview

- Suite 110 of 900 SF
- Suite 201 of 2,000 SF
- Suite 203B of 400 SF
- Suite 205 of 1,040 SF
- Ample parking in lighted lot; service lift for ADA
- Lease Rate for lower floor: \$20/sf/yr modified gross
- Lease Rate for upper floor: \$18/sf/yr modified gross
- Tenant pays power

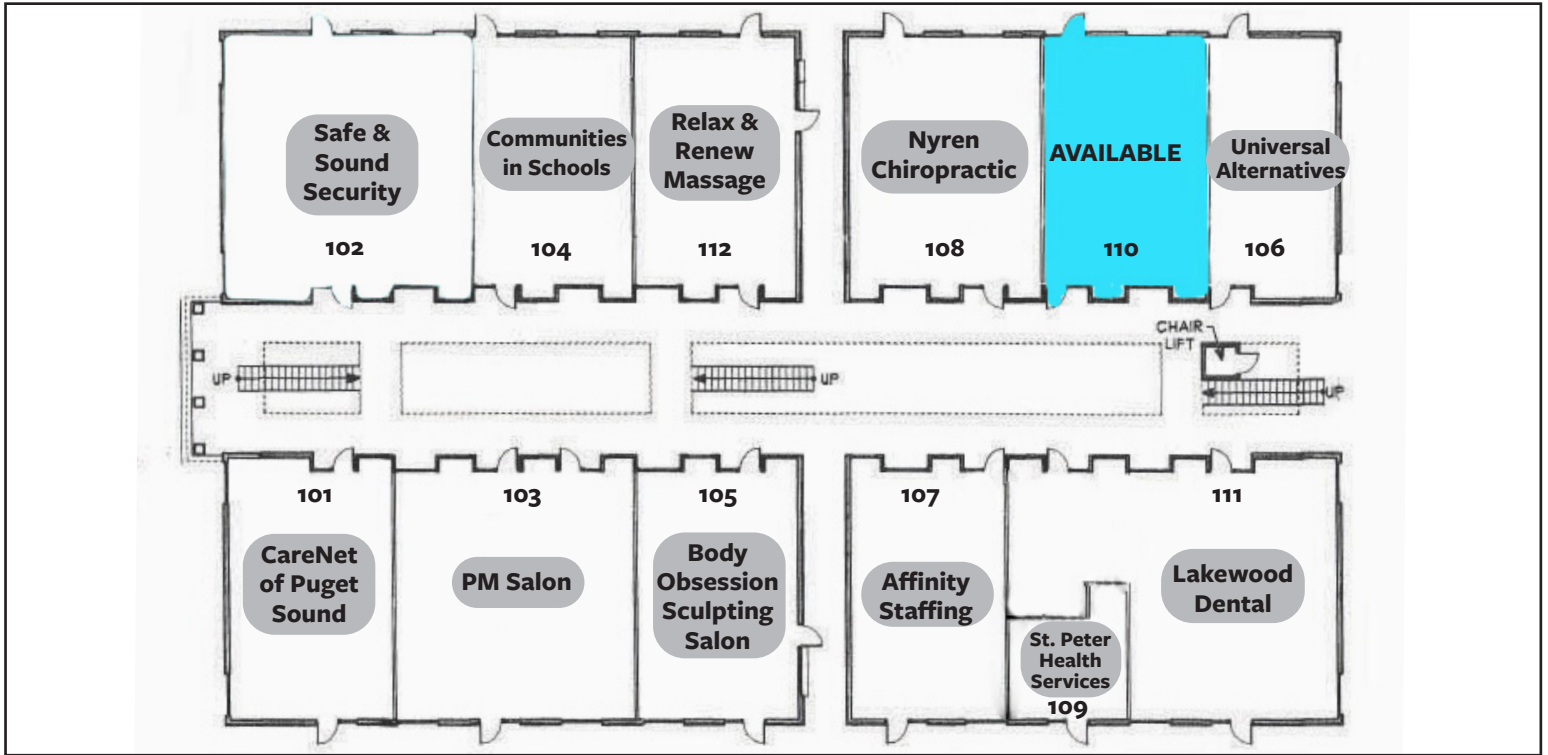
DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.



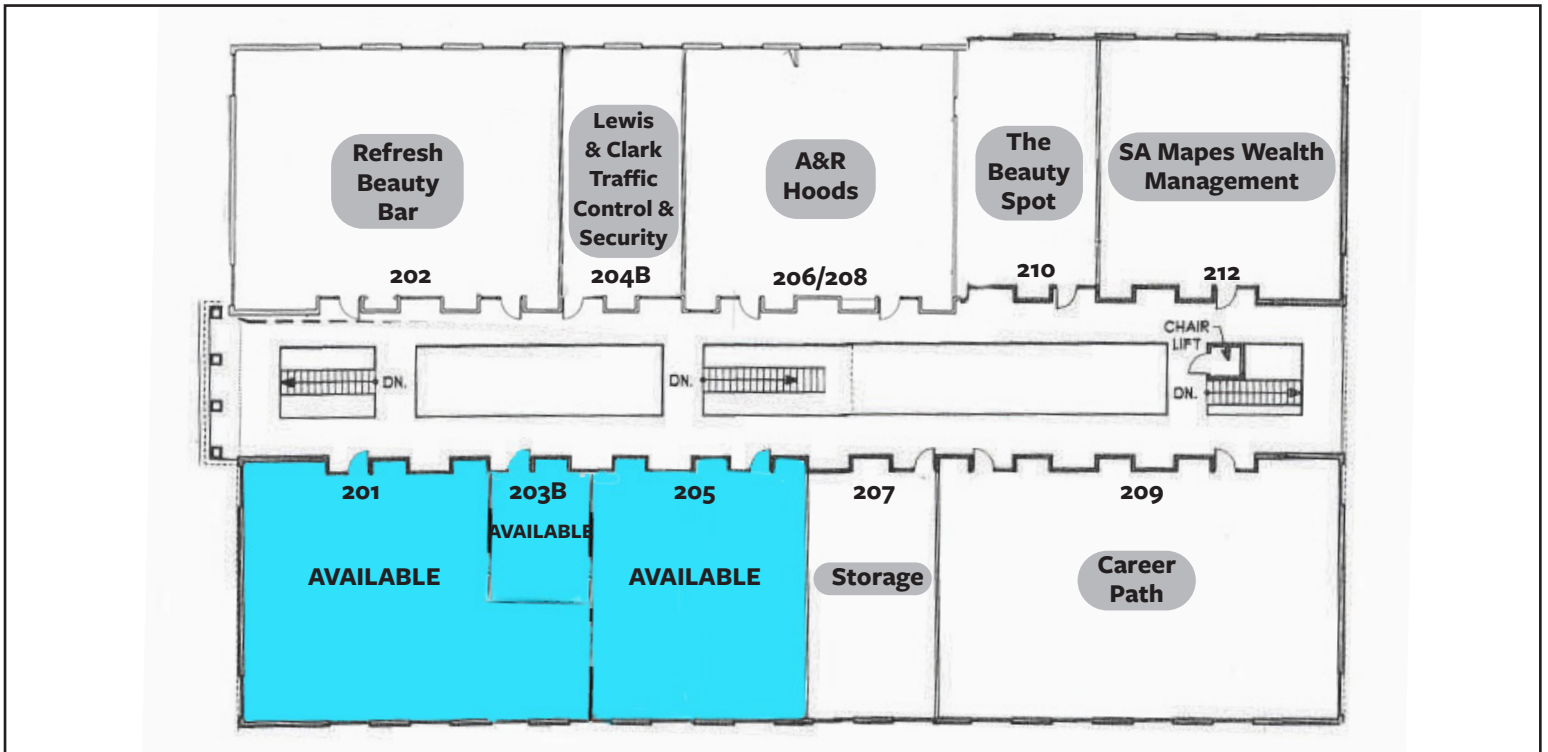


# Retail/Office Space for Lease

## LOWER FLOOR AVAILABILITY



## UPPER FLOOR AVAILABILITY





# Retail/Office Space for Lease

## EXTERIOR PHOTOS



## INTERIOR PHOTOS - Suite 110



## INTERIOR PHOTOS - Suite 203B





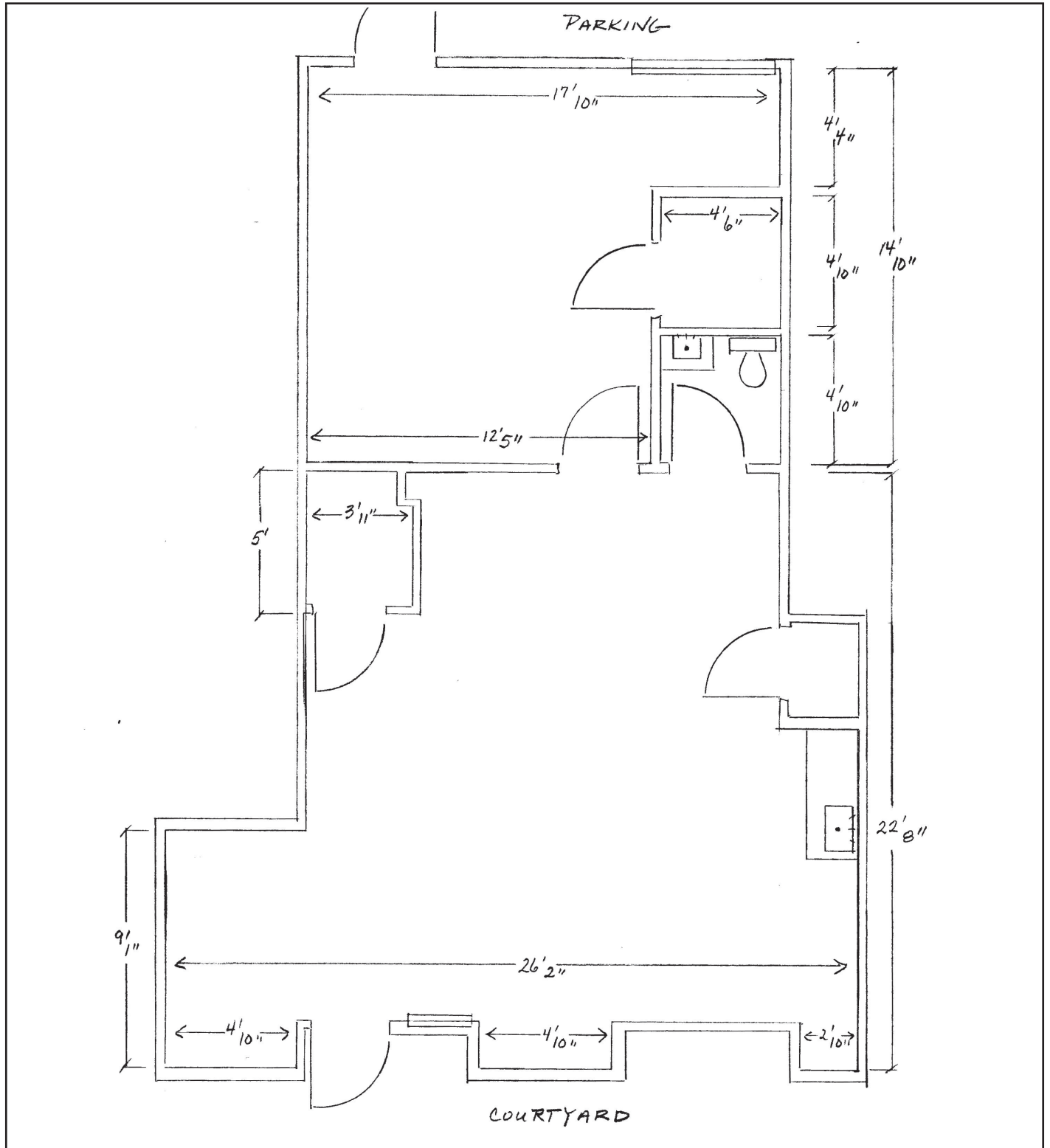
# Retail/Office Space for Lease

INTERIOR PHOTOS - Suite 205





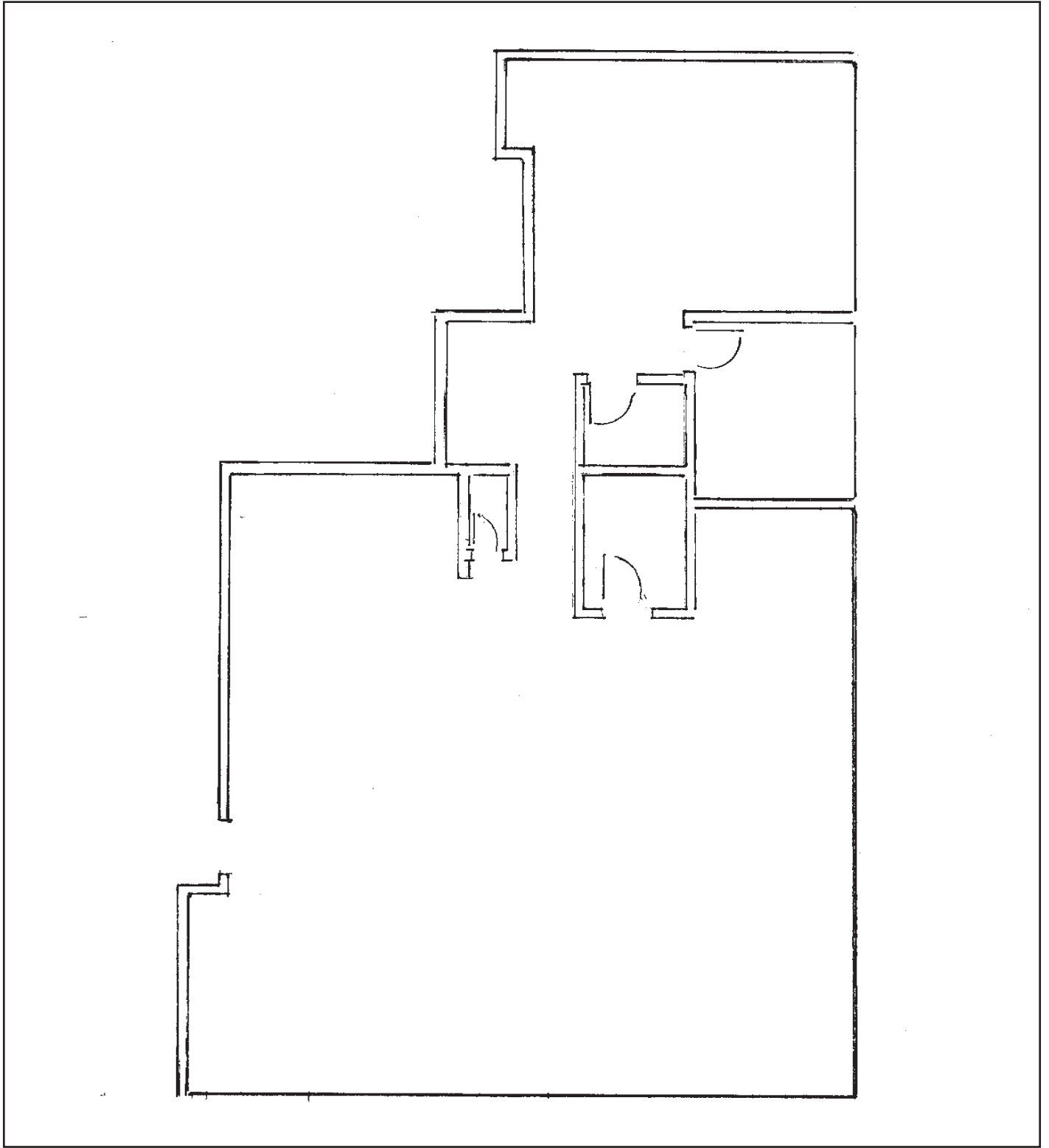
## Floor Plan - Suite 110





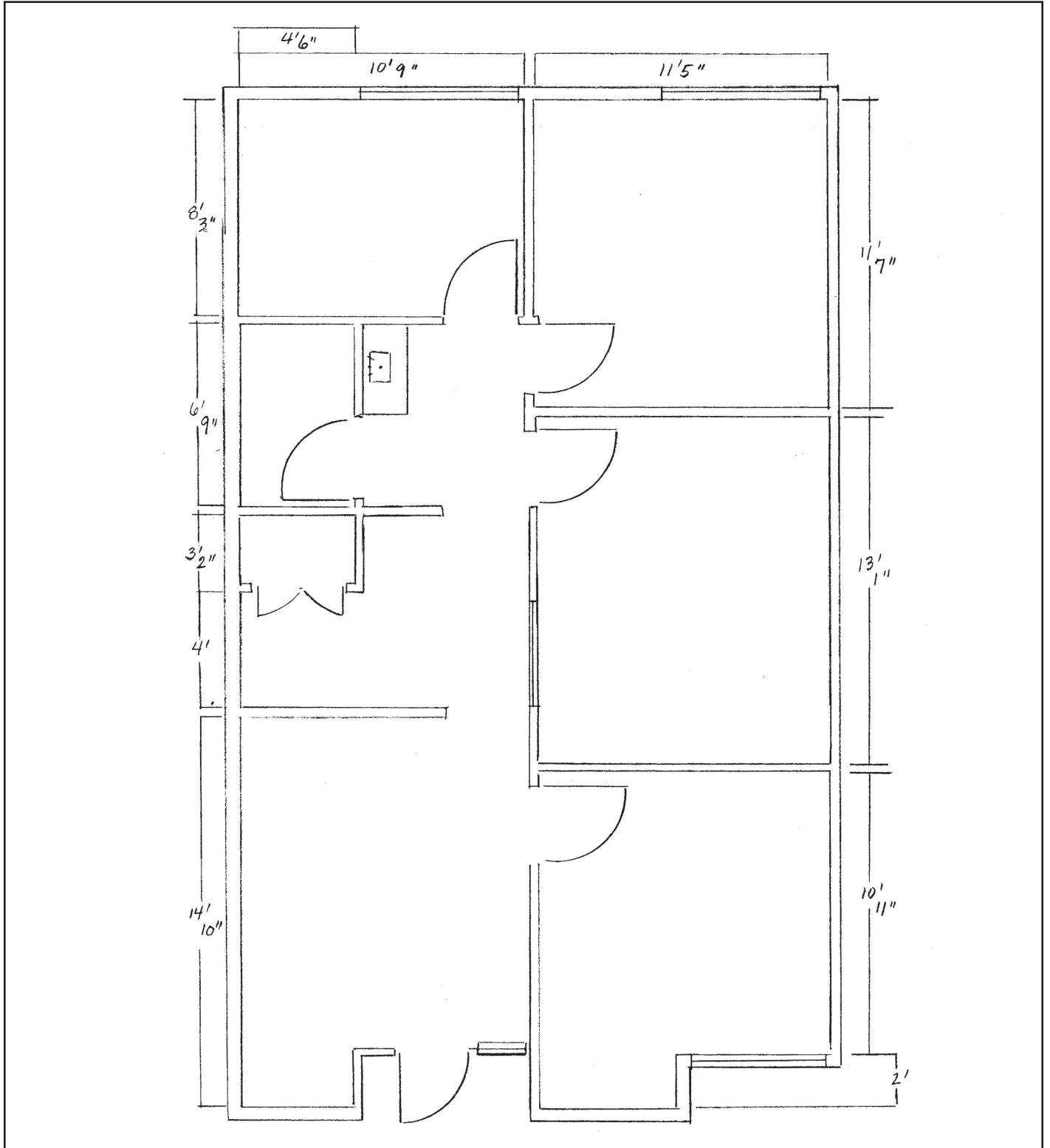
# Retail/Office Space Available

Floor Plan - Suite 201





## Floor Plan - Suite 205





# Retail/Office Space Available

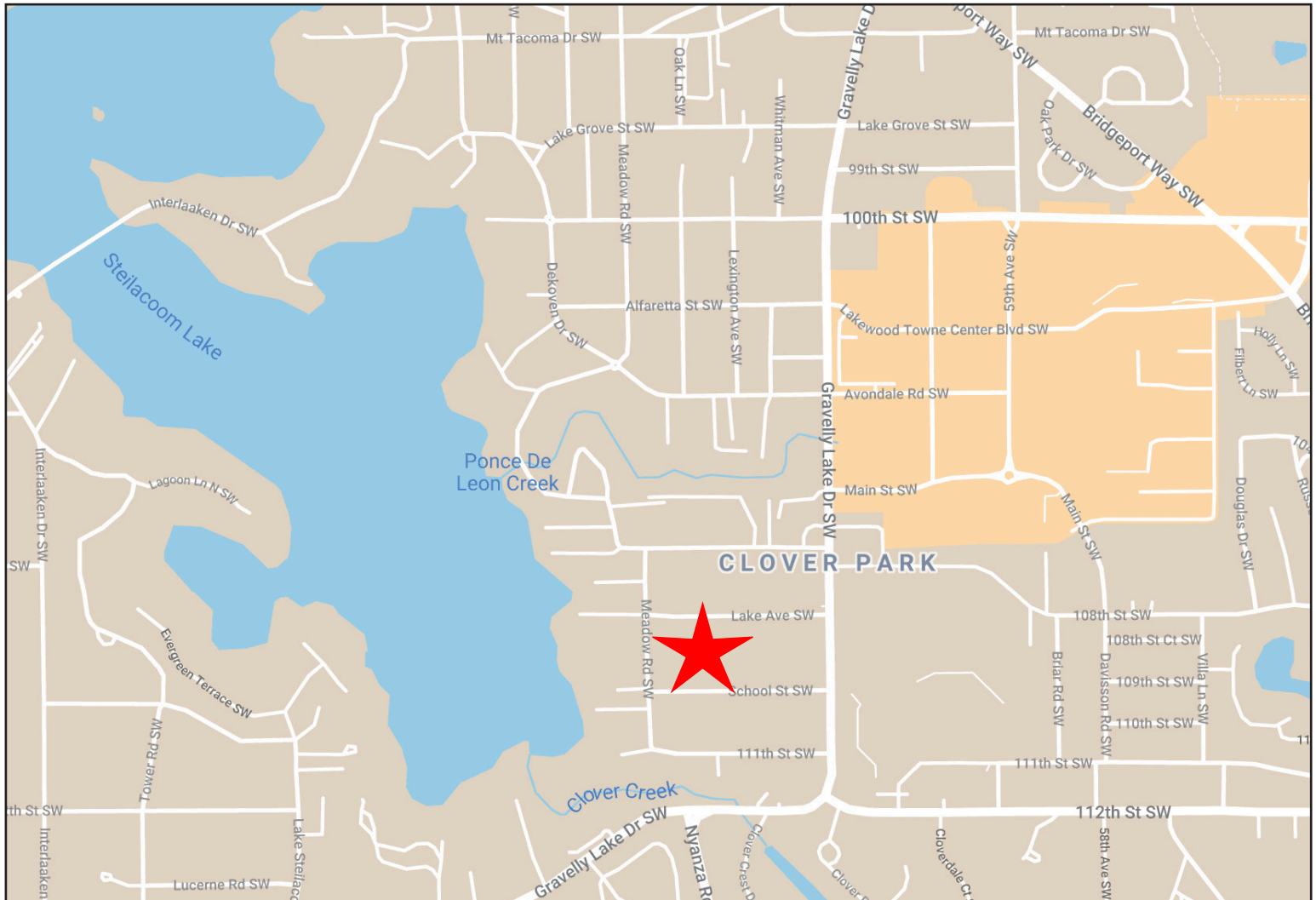
## DEMOGRAPHICS

2021 Population	1 Mile	3 Miles	5 Miles
	8,075	82,363	207,472
2021 Household Income	1 Mile	3 Miles	5 Miles
	\$57,684	\$55,274	\$60,209

## TRAFFIC COUNTS

<b>Gravelly Lake Dr. SW &amp; Wildaire Ct. SW</b>	<b>20,521 VPD</b>
<b>Gravelly Lake Dr. SW &amp; 112th St.SW</b>	<b>15,329 VPD</b>

## REGIONAL MAP



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