

**J O H N S O N
C O M M E R C I A L**



Offering Memorandum
Gerling Professional Center

MEDICAL & PROFESSIONAL OFFICE COMPLEX | 9101 BRIDGEPORT WAY SW | LAKEWOOD, WA 98499



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Narrative

Gerling Professional Center is a stately, well-maintained complex of primarily medical tenants located in a park-like setting on the corner of Bridgeport Way and Gerlings Drive in Lakewood, WA. Situated on approximately an acre and a half of land, the four buildings comprise approximately 12,000sf: Building A is 2,800sf, Building B is 4,300sf, Building C is 2,200sf, Building D is 2,700sf. Of the four buildings, three are fully tenanted and one space is for lease. There are ample, lighted parking lots at either end of the complex and a walkway through the property. The large lot offers development potential for an additional building at the back.

The property is located within the desirable Central Business District (CBD) zone, and is close to both the Lakewood Towne Center and Lakewood Colonial Center. Beautiful Kiwanis Park is next door. Interstate-5 and Hwy 512 are minutes away.

Disclosure

The information contained herein 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.

Property Highlights

- Property Address: 9101 Bridgeport Way SW, Lakewood
- Four Buildings:
 - A – 2,800 SF, one unit with basement
 - B – 3,100 SF, two units, one daylight basement unit, one ground level unit
 - C – 2,200 SF, one unit with basement
 - D – 2,800 SF, two units with basement
- Additional developable area - 20,625 SF
- Approximate total building area: 12,000 SF
- Lot: 1.47 acres or 64,175 SF
- Minutes from Lakewood Towne Centre, I-5, and SR-512
- Parcel Number: 688000-0-042

Offering Price

- \$4,499,000.00



Building A



Building B



Building C



Building D



