

JOHNSON
COMMERCIAL



Offering Memorandum

Steilacoom Blvd Single Tenant Building

PROFESSIONAL OFFICE BUILDING | 8012 STEILACOOM BLVD SW | LAKEWOOD, WA 98498



11120 Gravelly Lake Dr SW Ste 2
Lakewood, Washington 98499
johnson-commercial.com

Tim Johnson
timothy@johnson-commercial.com
(253) 209-9999



Narrative

For lease is a professional office building of 1,210sf on busy Steilacoom Blvd in Lakewood, WA. Possible purchase opportunity as well. The building boasts a spacious waiting room with a receptionist's counter and office, plus three private offices and one open office. There are two restrooms (one is ADA-compliant) and a small break room. The building has the benefit of an attached 264sf garage. In addition to the parking lot in the front, there is ample, graveled parking in the rear, and a storage shed, too.

The building's prime location offers excellent signage exposure on Steilacoom Blvd. Oakbrook is a busy subarea of Lakewood. Oakbrook Plaza, the over 94,000sf neighborhood shopping center, is adjacent and across Steilacoom Blvd from the subject property. Lakewood's Central Business District is nearby.

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: 8012 Steilacoom Blvd SW, Lakewood
- Office building with three private offices and one open office
- Year built: 1952
- Parking in front and rear
- Standalone office building area: 1,210 SF
- Detached garage area: 264 SF
- Basement area: 946 SF
- Lot: 0.1982 acres or 8,632 SF
- Parcel Number: 377500-0-280
- Zoning: ARC (Arterial Residential/Commercial)

Lease Rate

- \$2,750.00/month plus actual building expenses



Signage on Steilacoom Blvd



Front Parking on Steilacoom Blvd



Reception Area



Storage Shed and Rear Parking

