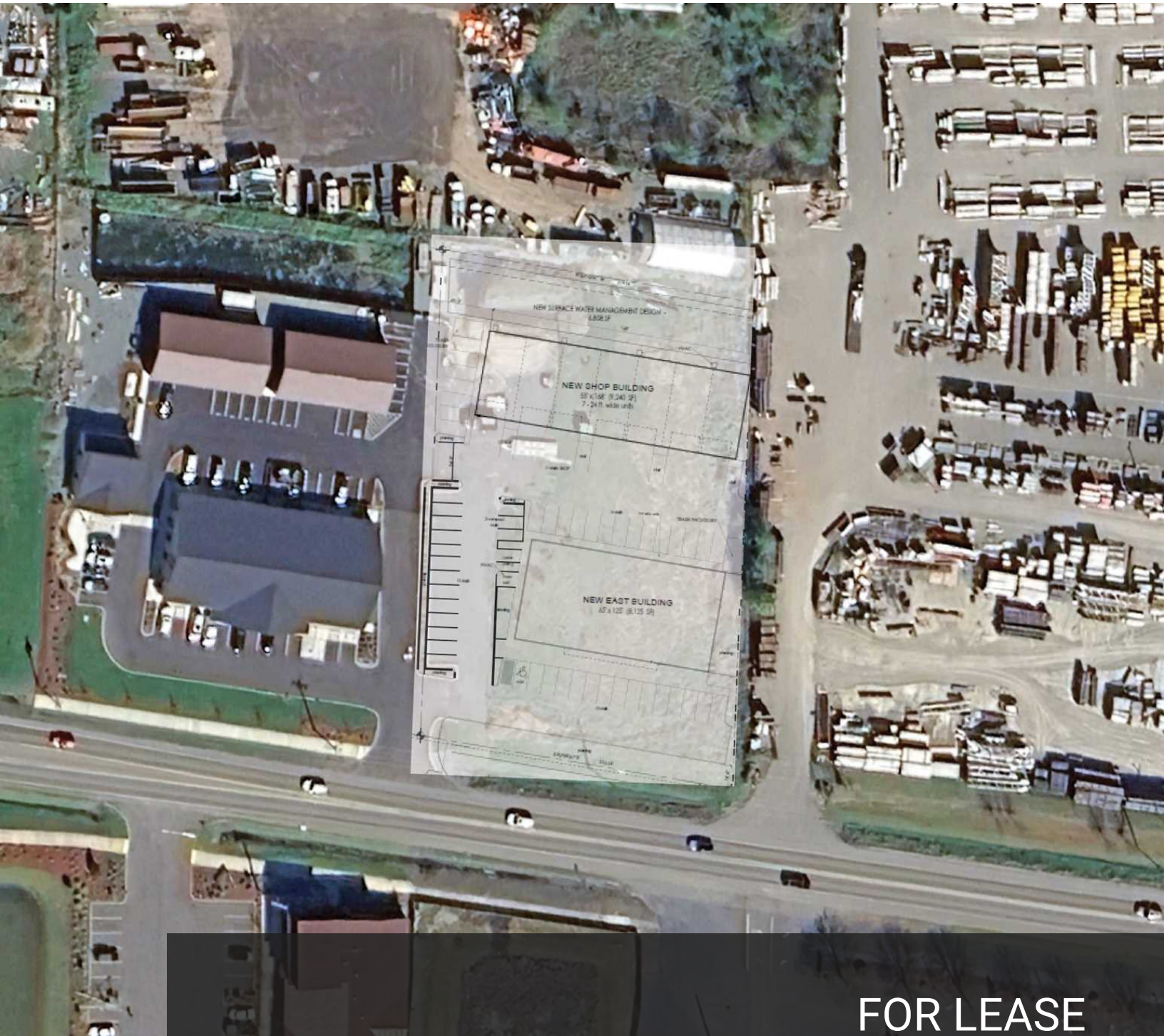


MIXED USE FOR LEASE

BUCKLEY 410 PROFESSIONAL CENTER

27973 WASHINGTON 410, BUCKLEY, WA 98321



FOR LEASE

KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

PRESENTED BY:

RICK BROWN

Commercial Broker
O: (253) 840-5574
C: (253) 617-9460
rickbrown@kw.com
Lic: 27026, WA

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EXECUTIVE SUMMARY

27973 WASHINGTON 410



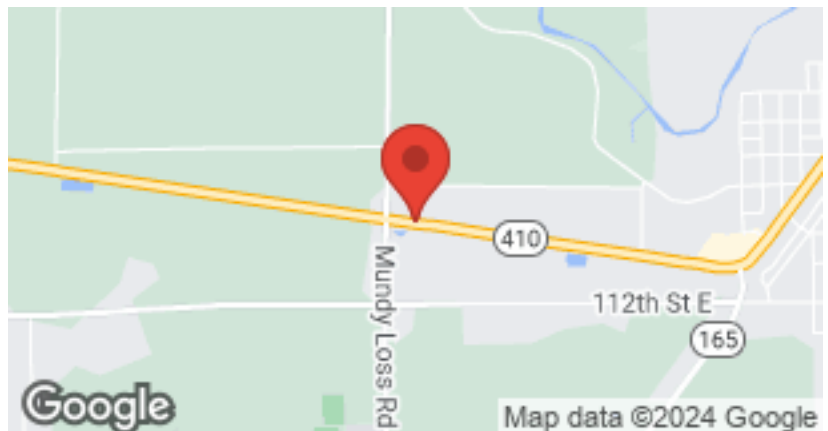
OFFERING SUMMARY

LEASE RATE:	\$20.00 - \$30.00/SF/YR + NNN
LEASE TERM:	3+ Years
BUILDING SF:	17,365
AVAILABLE SF:	1,320 - 9,240
FRONTAGE:	SR 410
YEAR BUILT:	2024
PARKING:	Surface
BUILDING CLASS:	B
ZONING:	GC - General Commercial

PROPERTY OVERVIEW

Coming Fall 2024 - warm shell and ready for your designs!
Wonderfully designed new construction located on Hwy 410
just inside the city of Buckley.

Property is ideal for Medical, Office, or Retail use with
additional storage options available at the rear of the
property.



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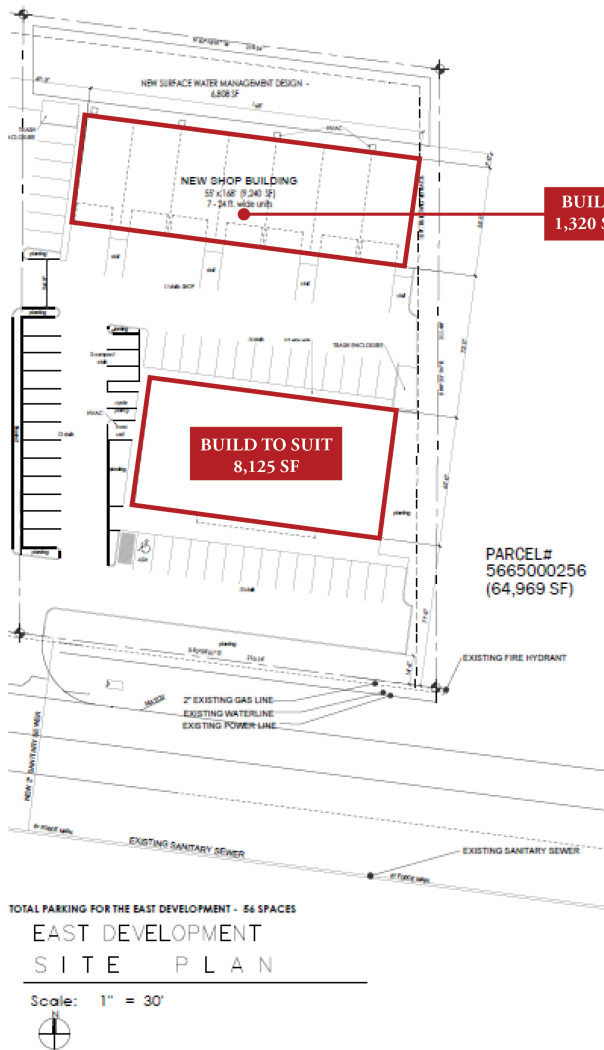
LOCATION & HIGHLIGHTS

27973 WASHINGTON 410



LOCATION INFORMATION

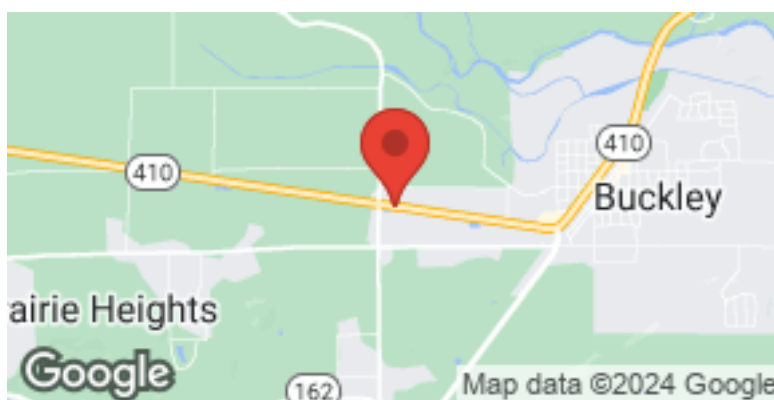
Building Name: Buckley 410 Professional Center
Street Address: 27973 Washington 410
City, State, Zip: Buckley, WA 98321
County: WA - Pierce
Market: Pierce County
Sub-market: Buckley



LOCATION OVERVIEW

Located on Hwy 410, just as you enter the city of Buckley. Excellent visibility from both directions of traffic with approximately 17,800 CPD.

Buckley is a scenic town that plays heavily to its history as a logging town. It hosts an Annual Log Show every fall and is home to the Foothills Historical Museum. It is one of the towns that is accessible along the 21-mile-long Foothills trail, which starts on Puyallup and ends at the White River in Buckley.



PROPERTY HIGHLIGHTS

- New construction
- Warm shell allows a tenant more control of the finished design
- High bay storage available on site

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PROPERTY PHOTOS

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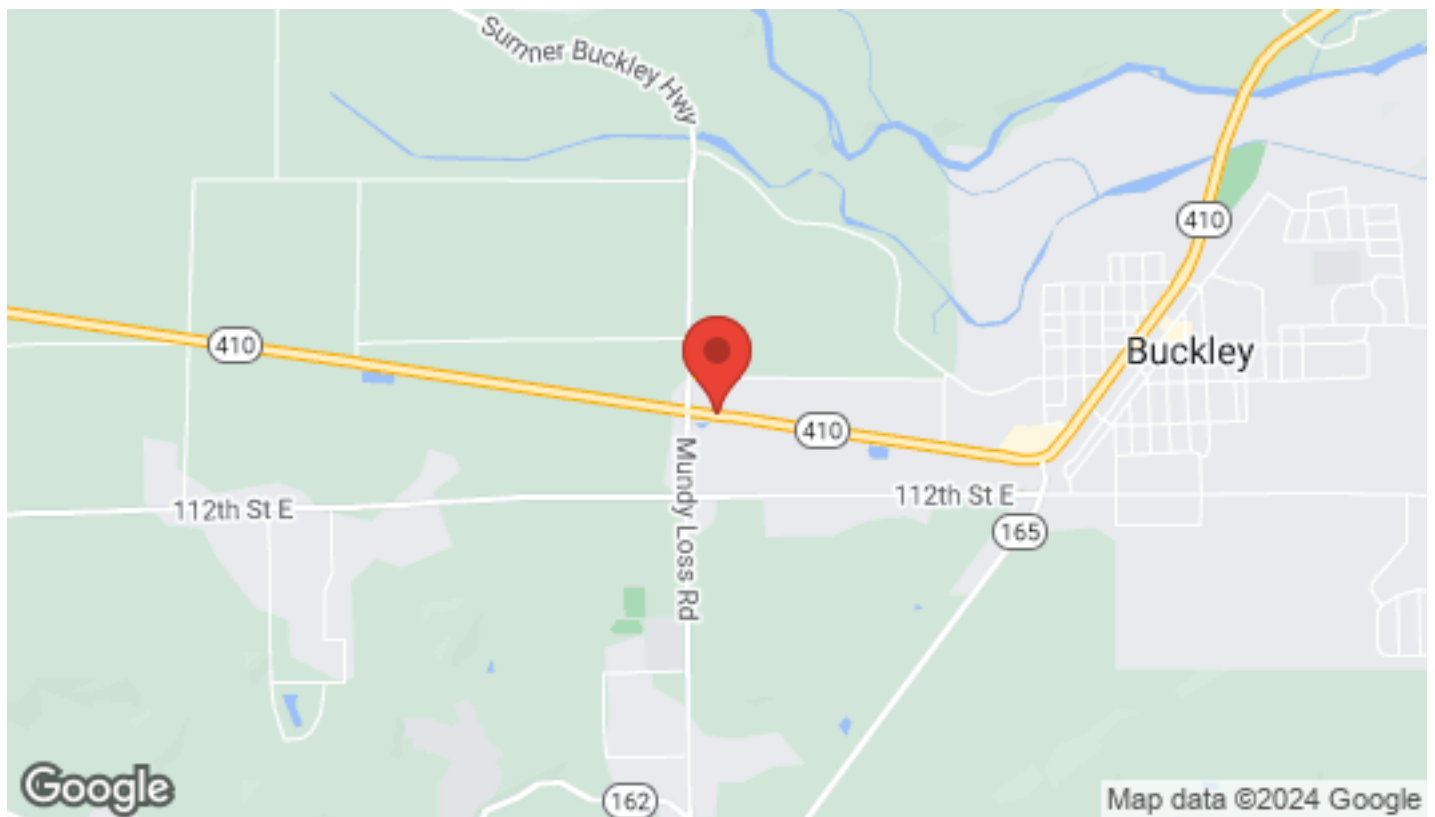
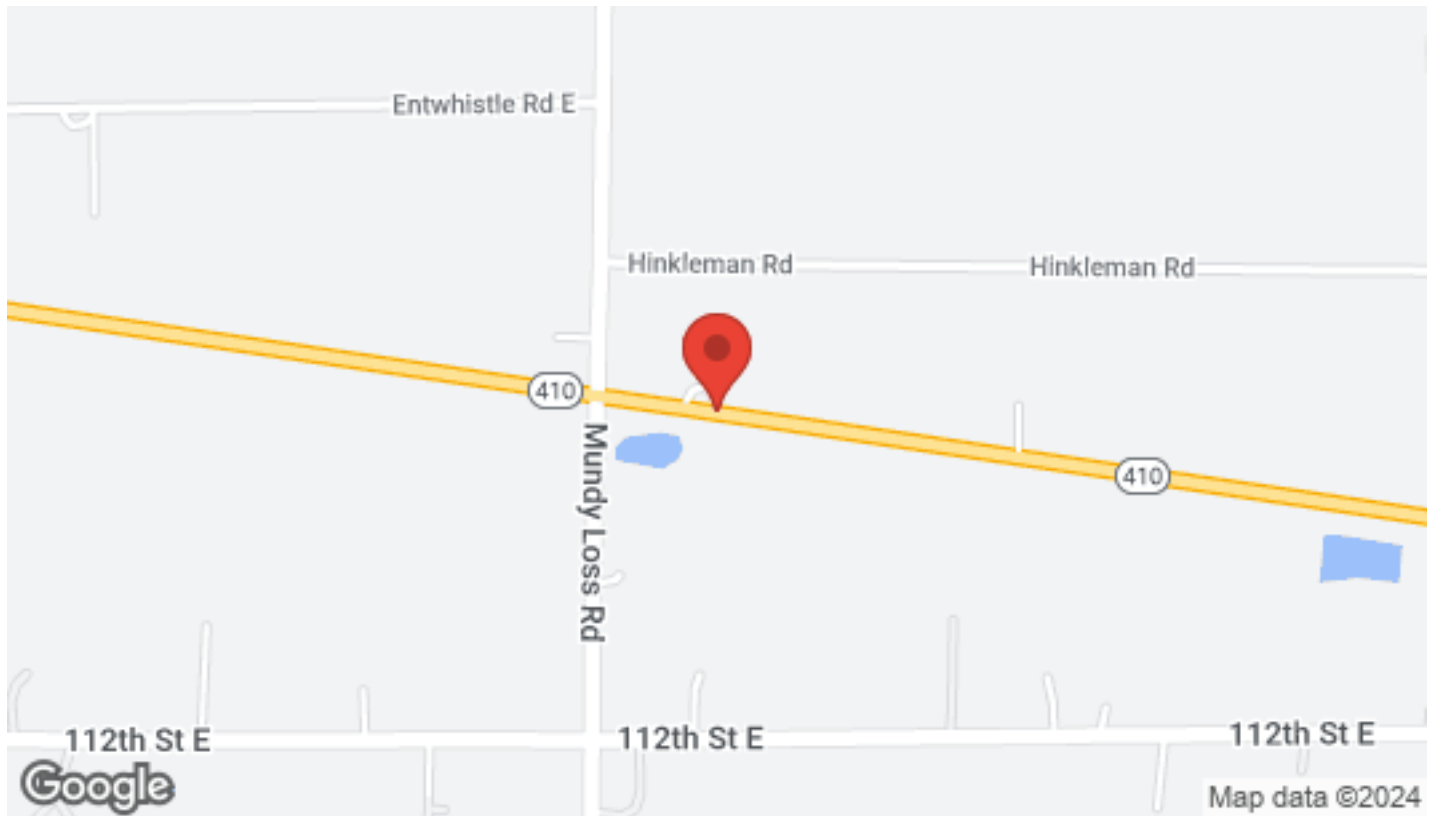


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LOCATION MAPS

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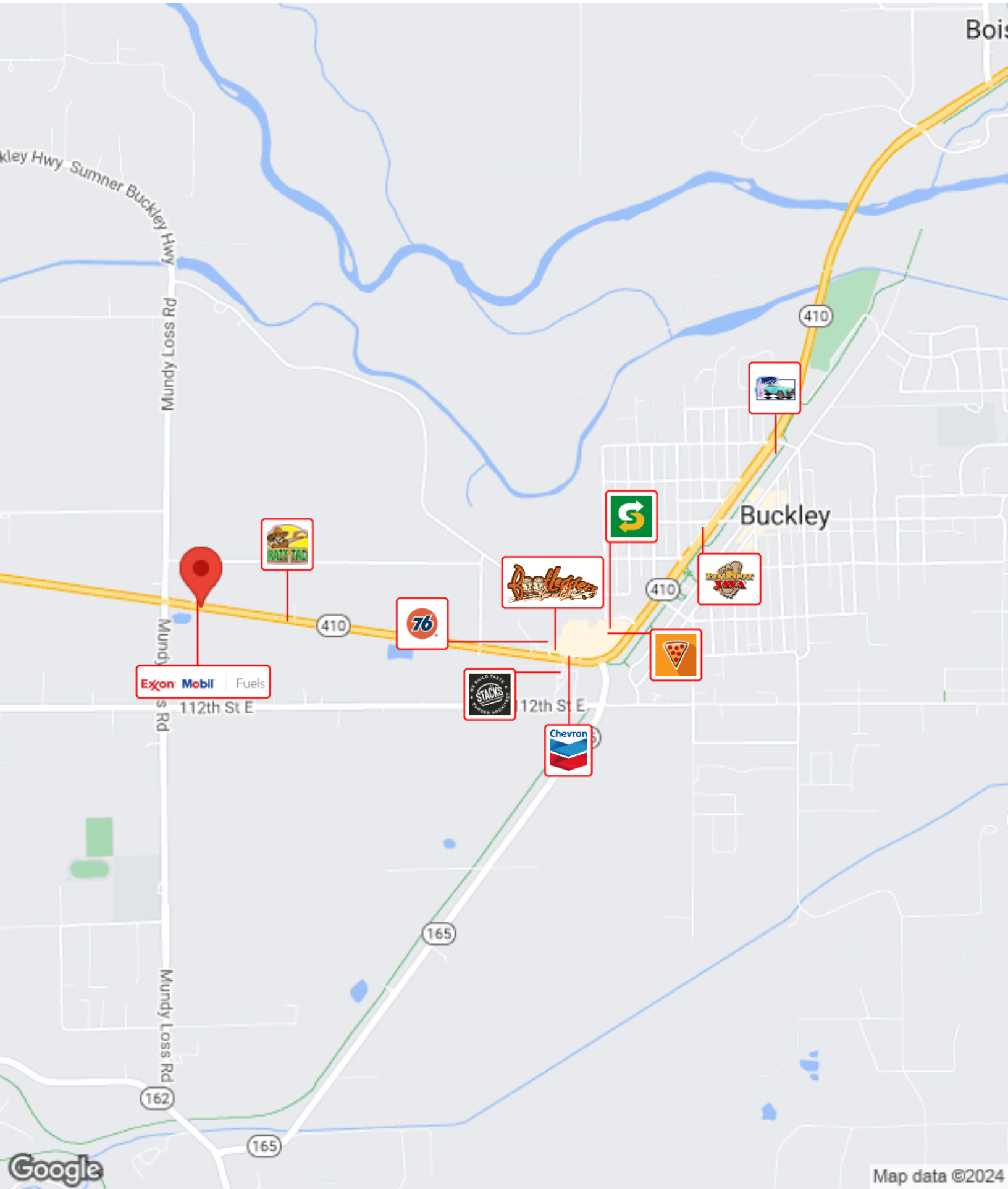


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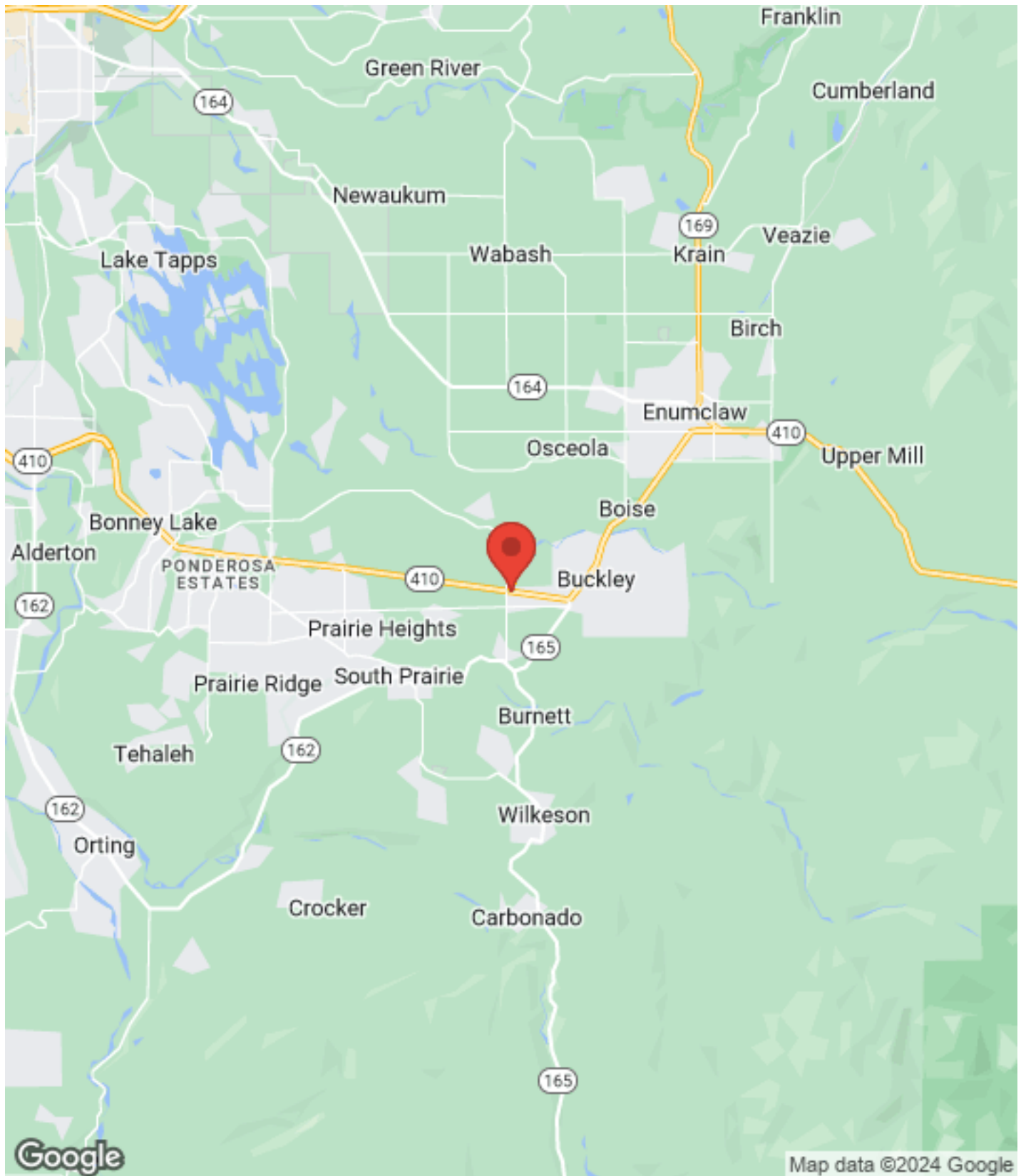
BUSINESS MAP

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REGIONAL MAP

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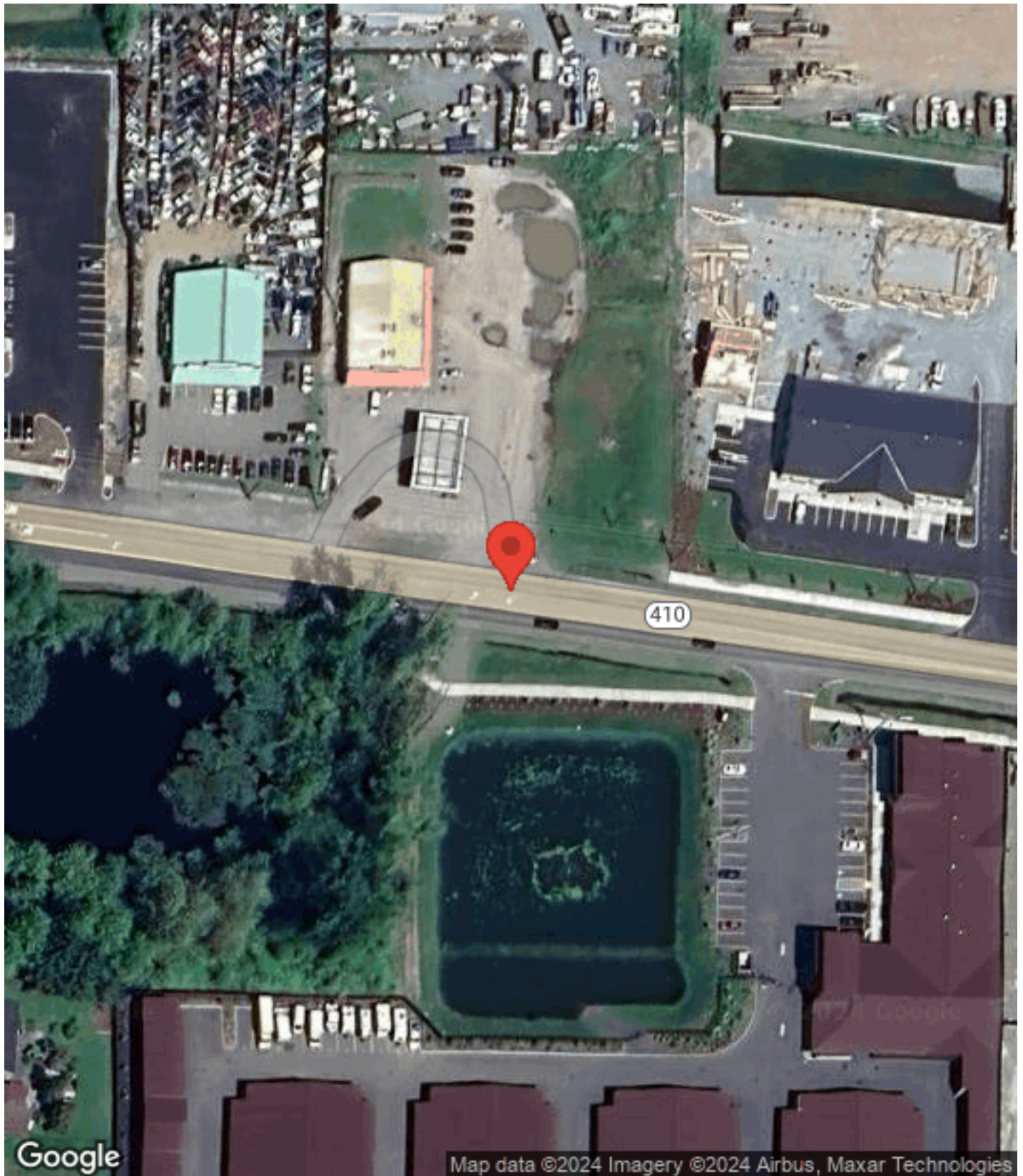
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AERIAL MAP

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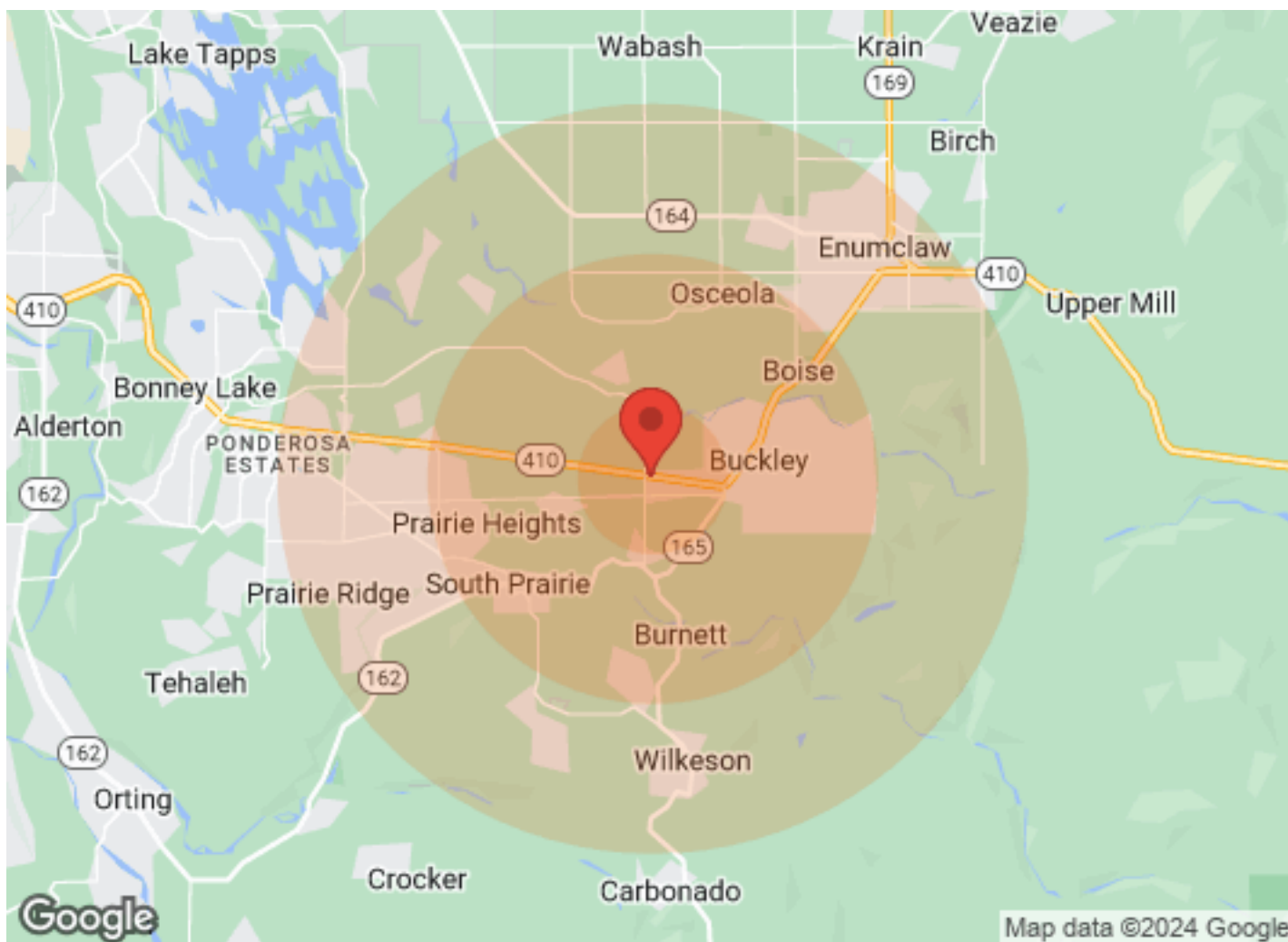


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	N/A	5,434	23,677	Median	N/A	\$70,349	\$69,468
Female	N/A	5,557	23,661	< \$15,000	N/A	290	1,203
Total Population	N/A	10,991	47,338	\$15,000-\$24,999	N/A	266	1,124
				\$25,000-\$34,999	N/A	149	1,065
				\$35,000-\$49,999	N/A	705	2,299
				\$50,000-\$74,999	N/A	809	3,582
				\$75,000-\$99,999	N/A	857	3,363
				\$100,000-\$149,999	N/A	653	3,129
				\$150,000-\$199,999	N/A	148	855
				> \$200,000	N/A	47	444
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	2,052	9,303	Total Units	N/A	4,064	18,311
Ages 15-24	N/A	1,546	7,166	Occupied	N/A	3,878	17,398
Ages 25-54	N/A	4,398	18,840	Owner Occupied	N/A	2,908	13,924
Ages 55-64	N/A	1,518	6,009	Renter Occupied	N/A	970	3,474
Ages 65+	N/A	1,477	6,020	Vacant	N/A	186	913
Race	1 Mile	3 Miles	5 Miles				
White	N/A	10,529	44,655				
Black	N/A	7	82				
Am In/AK Nat	N/A	30	126				
Hawaiian	N/A	2	9				
Hispanic	N/A	369	2,414				
Multi-Racial	N/A	794	4,500				

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