

JOHNSON
COMMERCIAL



Offering Memorandum
Gerling Professional Center

4-BLDG MEDICAL/PROFESSIONAL OFFICE CAMPUS | 9101 BRIDGEPORT WAY SW | LAKEWOOD, WA 98499



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9101 BRIDGEPORT WAY SW, LAKEWOOD, WA 98499

Gerling Professional Center is an impressive and well-maintained medical campus located at the corner of Bridgeport Way and Gerlings Drive in Lakewood, WA. It is comprised of four office buildings situated within a picturesque, park-like setting on 1.47 acres of land. The four buildings total 14,400 square feet, with Building A offering 2,800 square feet, Building B 4,300 square feet, Building C 2,200 square feet, and Building D 5,300 square feet (including a lower level). Three of the buildings are fully tenanted, with Building D currently available for lease. Ample lighted parking lots are conveniently located at both ends of the property, with a paved walkway running through the grounds. This property offers exciting development potential, as well as the possibility to condominiumize, with ample space for an additional building at the rear of the lot. Zoned within the desirable Central Business District (CBD), the complex is ideally located near the Lakewood Towne Centre, Lakewood Colonial Center, and next door to Kiwanis Park. With easy access to Interstate-5 and Highway 512, the Gerling Professional Center is positioned in a prime location for businesses seeking both accessibility and a serene setting.

\$3.95m

\$237k

\$274

6%

PRICE

NOI

\$PSF

CAP RATE

HIGH-TRAFFIC LOCATION

Minutes from Lakewood Towne Center, I-5 and SR-512

BUILDING A

2800 Total RSF. One Unit
Lower Level Used for Storage
Fully Leased

BUILDING B

4,300 Total RSF. Two Units of 2,200 SF and 2,100 SF
Fully Leased

BUILDING C

2,200 Total RSF. One Unit
Lower level used for storage
Fully Leased

BUILDING D

5,300 Total RSF. Two First Floor Units of 1,800 SF and 1,000 SF
One Lower Floor Unit of 2,300 SF (Shell Condition)
First Floor Units Combinable

TOTAL BUILDING AREA

14,400 RSF

DEVELOPMENT POTENTIAL

Potential to condominiumize the campus & develop vacant land

LOT SIZE

64,175 SF of which 12,622 SF is potentially developable

PARCEL NUMBER

CDP (Central Business District)





About the Location

ABOUT LAKEWOOD, WASHINGTON

Lakewood, Washington is a thriving suburban community in Pierce County, just south of Tacoma and adjacent to Joint Base Lewis-McChord. The city is home to approximately 63,000 residents, with around 26,000 households averaging approximately \$70,500 in median household income. Lakewood's economy is supported by healthcare, military, and retail sectors, and families enjoy local amenities like Lakewood Gardens, Lakewood Towne Center, several parks around American Lake. Lakewood's mix of household income, community diversity, and strong regional connectivity makes it an attractive location for commercial investment.



MAJOR HEALTHCARE EMPLOYERS

- **St. Clare Hospital** – A 105-bed general hospital with Level IV trauma services, part of the Franciscan Health system; Lakewood's largest healthcare employer with nearly 600 staff.
- **VA American Lake Medical Center** – A U.S. Veterans Affairs facility originally opened in 1924, providing outpatient and inpatient services for veterans.
- **Madigan Army Medical Center** – Situated at Joint Base Lewis-McChord, this Level II trauma military hospital has over 200 beds (expandable to 318 in emergencies).
- **Western State Hospital** – Previously Washington state's psychiatric facility, it is currently being revamped as a 350-bed inpatient forensic behavioral health hospital and will be finished in 2029.

ECONOMIC FOOTPRINT

- Over **9,000 healthcare jobs** are based in Lakewood, representing one of the city's strongest employment sectors.
- The region's **mental health focus is emphasized statewide**, as Western State is among the largest psychiatric-care providers in the Seattle metro.
- **Healthcare is a major economic anchor:** With hospitals (St. Clare), VA facilities, military and psychiatric hospitals, Lakewood's medical sector employs thousands and drives the local economy.
- **Medical & professional office real estate is robust:** From general to specialized clinic spaces, rental rates and building quality reflect solid demand.





Building A



Building B



Building C



Building D







DEMOGRAPHIC SUMMARY

9101 Bridgeport Way SW, Lakewood, Washington, 98499

Ring of 1 mile

KEY FACTS

13,087

Population



5,455

Households

34.9

Median Age

\$59,704

Median Disposable Income

EDUCATION

11.0%

No High School Diploma



26.3%

High School Graduate



34.3%

Some College/
Associate's Degree



28.4%

Bachelor's/Grad/
Prof Degree

INCOME



\$69,132

Median Household Income



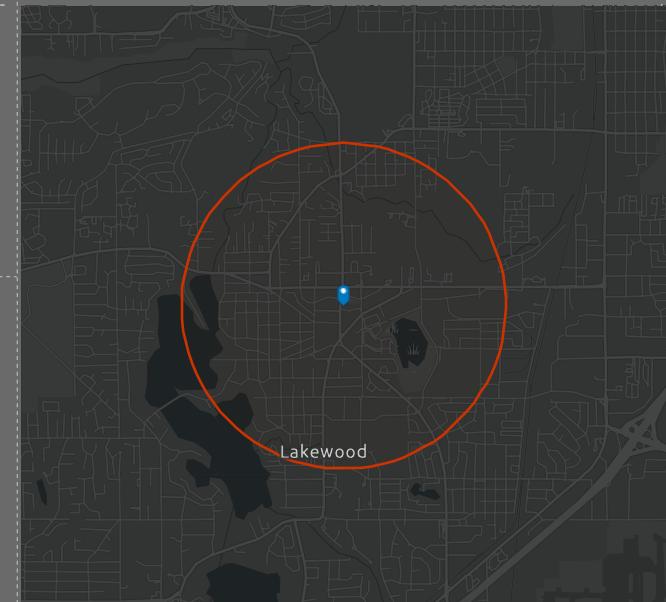
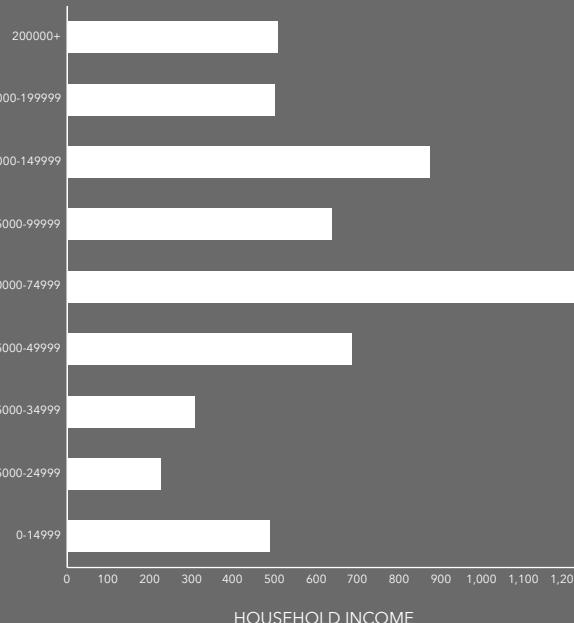
\$41,055

Per Capita Income



\$98,219

Median Net Worth



EMPLOYMENT

60.9%

White Collar



20.6%

Blue Collar



25.2%

Services

3.6%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri



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