



7820 – 7822 27th St W, University Place

Multi-Tenant Office Available



27th St W



Multi-Tenant Office Building

THE OFFERING

Office, Retail

Owner/User or Investment Property

University Place Business District, 27th St Corridor

This well maintained mixed-use property updated in 2007 is strategically located on a high-visibility street, has additional parking in the back, and access to public transit making it ideal for professional use or investment.

Ground level features two 1,000 sq ft offices. One is currently leased by an established neurologist, and the other, a former dental office, is available for immediate use with the option to acquire dental equipment and furniture.

The 2,000 sq ft vacant upper floor unit includes a reception area, kitchen and lunchroom, conference room, and a full bathroom. Five spacious offices offer versatility for office suites, coworking spaces, or professional services.

The property delivers flexibility, excellent visibility, and immediate income potential. Contact us today to schedule a tour and explore its possibilities! Potential to convert upstairs into two office spaces.

Buyer to verify all info to their satisfaction. Possible SBA 504 or 7A financing.



Multi-Tenant Office Building

DETAILS

5.91% Cap
\$1,100,000

LEASABLE SF	4,000 SF
LAND AREA	9,000 SF .207 acre
YEAR BUILT	1963
EFFECTIVE YEAR BUILT	2000, Updated 2007
PARKING	Uncovered, 12 Spaces
2024 TAXES	\$7,593
UNITS	3, Potential to convert to 4
PARCEL	448000-028-0

Multi-Tenant Office Building

INVESTMENT HIGHLIGHTS

Unit A:

1,000 SF

Former dental office, ready for immediate use.

Office equipment and furniture available to purchase.

Unit B:

1,000 SF

Currently leased to an established neurologist.

Unit C - Upper Floor:

2,000 SF

Currently available. Electric separately metered.

Five spacious offices, professional reception, kitchen, large open conference room, and full bathroom.

Customize unit into two offices and create a fourplex.





Multi-Tenant Office Building

FINANCIAL SUMMARY

MONTHLY INCOME

\$6,166

GROSS ANNUAL INCOME

\$74,000

ANNUAL EXPENSES WITH UTILITIES

\$18,546

NET ANNUAL INCOME

\$51,754

7820 Unit A:	1,000 SF	\$1,541/month proforma
7820 Unit B*:	1,000 SF	\$1,541/month proforma
7822 Unit C:	2,000 SF	\$ 3,083/month proforma

**Owner occupied*

Multi-Tenant Office Building

LEASE CONTRACTS

PREMISE AND TERM

Tenant: Mount Rainier Neurology

Term: 5 year lease

Date: January 2025

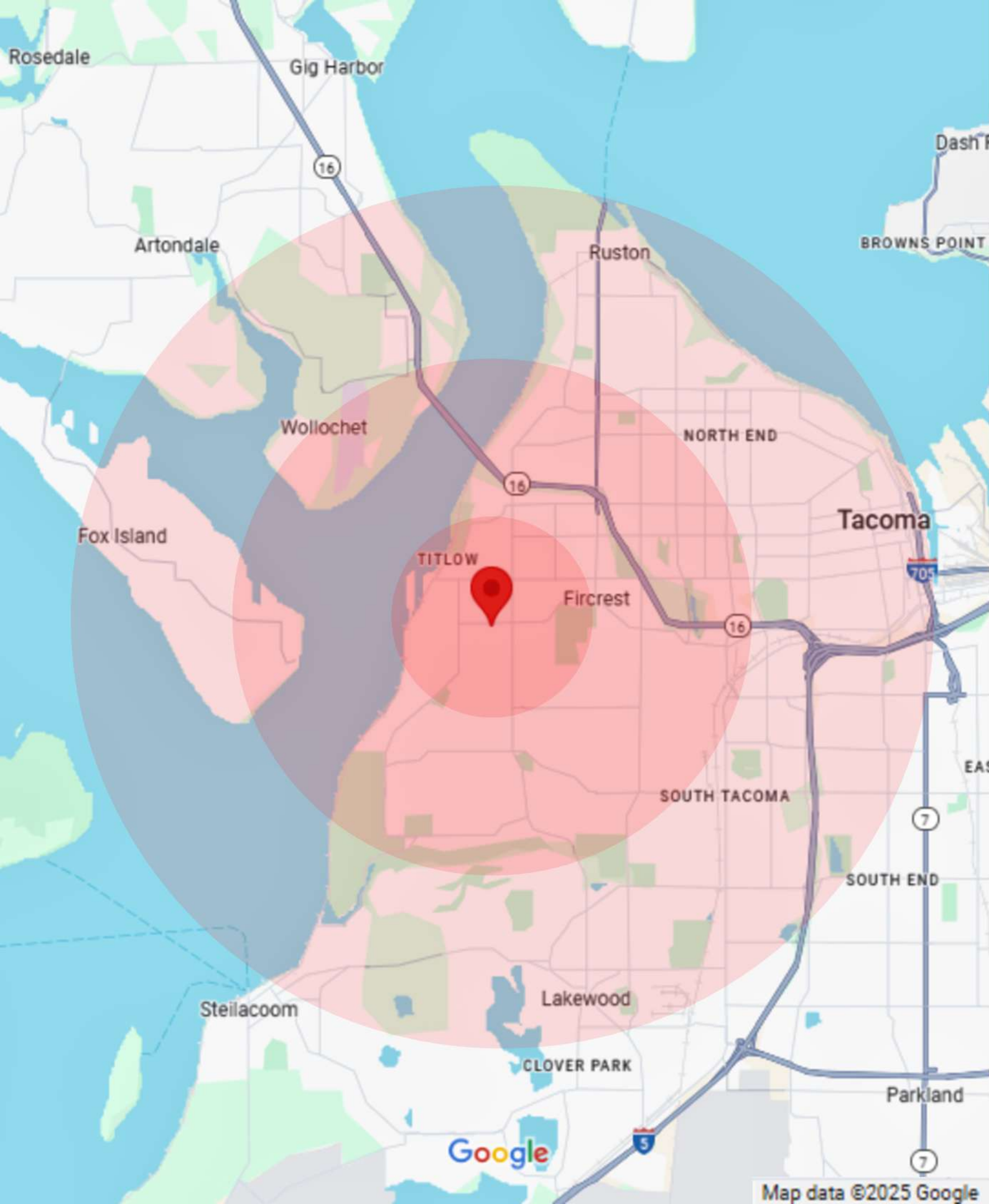
MAINTENANCE AND EXPENSES

Tenant is responsible for most maintenance and repairs.

Tenant to pay ground floor utilities directly.

Tenant is required to maintain general liability and renters insurance.





Professional Commercial Triplex

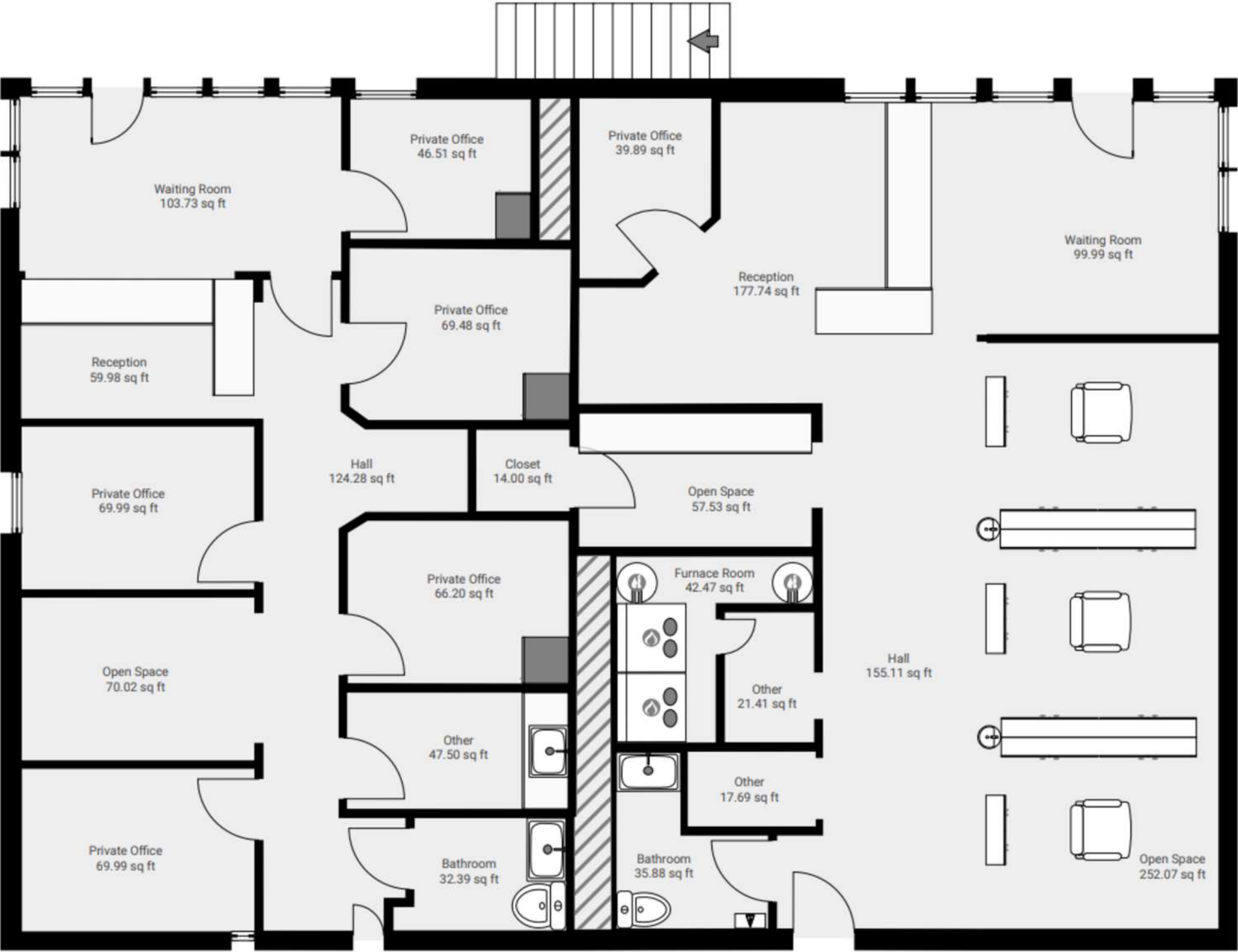
LOCATION DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
POPULATION	17,175	87,771	231,303
PROJECTED POPULATION (2029)	17,918	90,748	238,885
MEDIAN HOUSEHOLD INCOME	\$83,660	\$83,480	\$79,416
HEALTH CARE SPENDING	\$11,807	\$60,626	\$153,608
TOTAL CONSUMER SPENDING	\$251,256	\$1.271M	\$3.266M

Traffic Counts	
27TH ST W & 78TH AVE W	13,892 Avg Daily Volume
31ST ST W & BRIDGEPORT WAY W	25,818 Avg Daily Volume

Professional Commercial Triplex

FLOOR PLANS/PARCEL



GROUND FLOOR



SECOND FLOOR









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