

OFFICE FOR LEASE

WESTGATE OFFICE BUILDING

5929 WESTGATE BOULEVARD, TACOMA, WA 98406



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

SIMRANJIT KAUR

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5929 WESTGATE BOULEVARD



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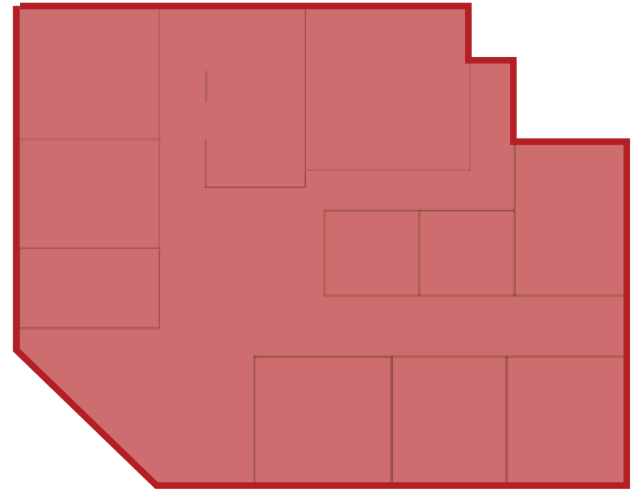
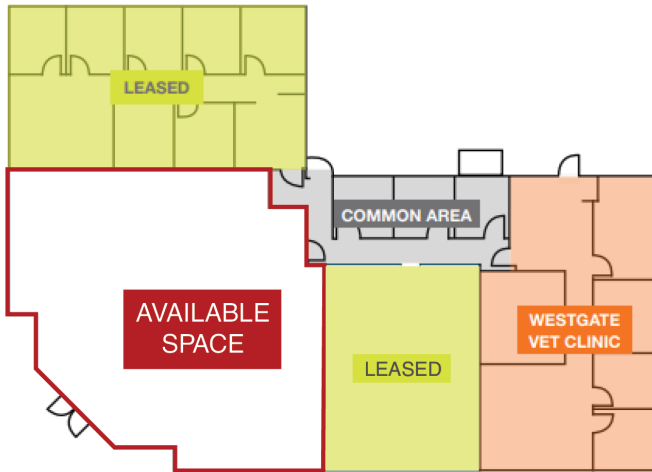
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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

5929 WESTGATE BOULEVARD



OFFERING SUMMARY

LEASE RATE: \$30.00/SF/YR, MG

LEASE TERM: 3 - 5 Years

BUILDING SF: 8,024

AVAILABLE SF: 2,370

YEAR BUILT: 1993

BUILDING CLASS: B

PARKING: Surface

PARKING RATIO: 4.61

ZONING: CCX

PROPERTY OVERVIEW

Nice office build out with 7 private offices, conference room, break room and large open area for cubicles.



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LOCATION & HIGHLIGHTS

5929 WESTGATE BOULEVARD



LOCATION INFORMATION

Building Name: Westgate Office Building

Street Address: 5929 Westgate Boulevard

City, State, Zip Tacoma, WA 98406

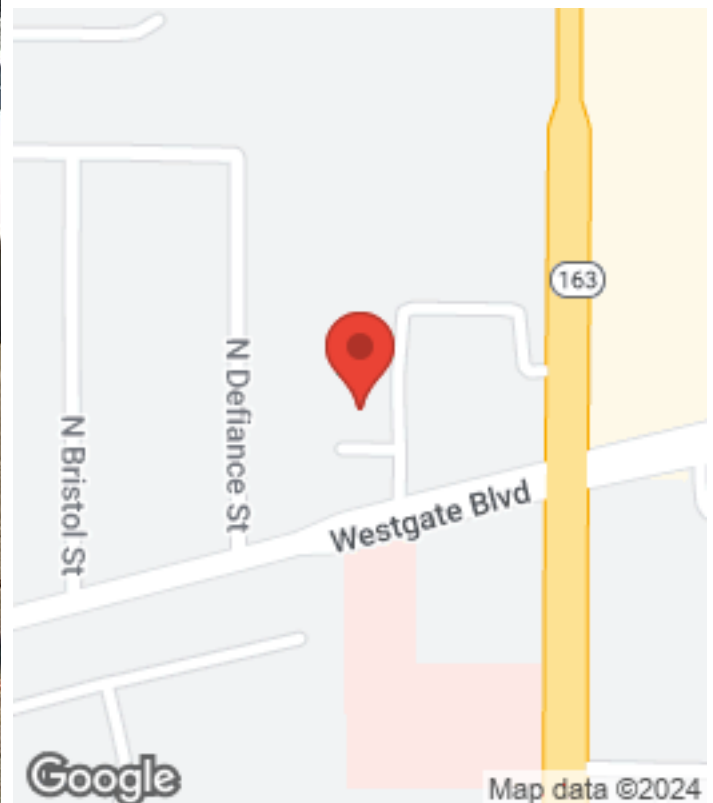
County: WA - Pierce

Market: Pierce County

Sub-market: Tacoma

LOCATION OVERVIEW

Beautifully located in North Tacoma.



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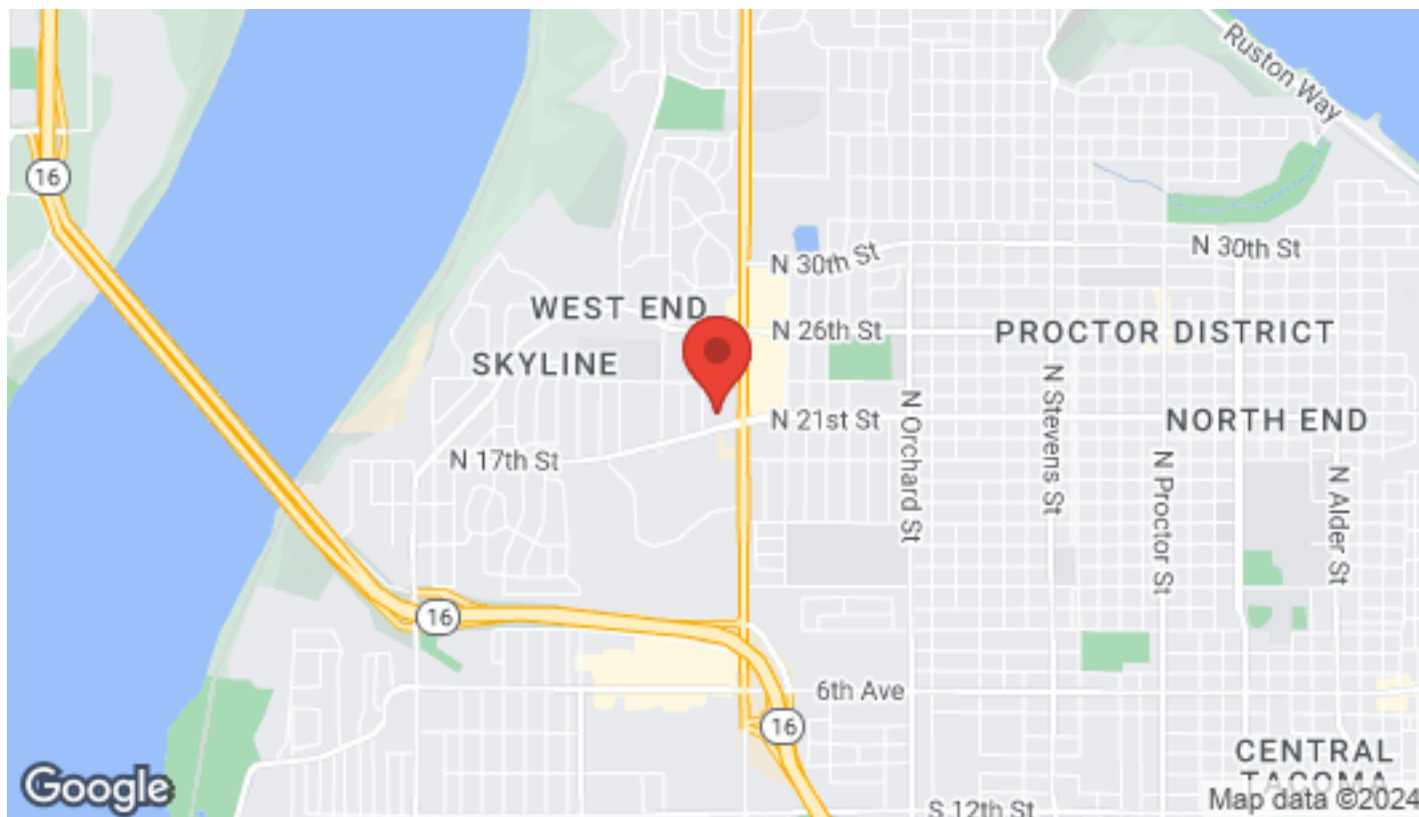
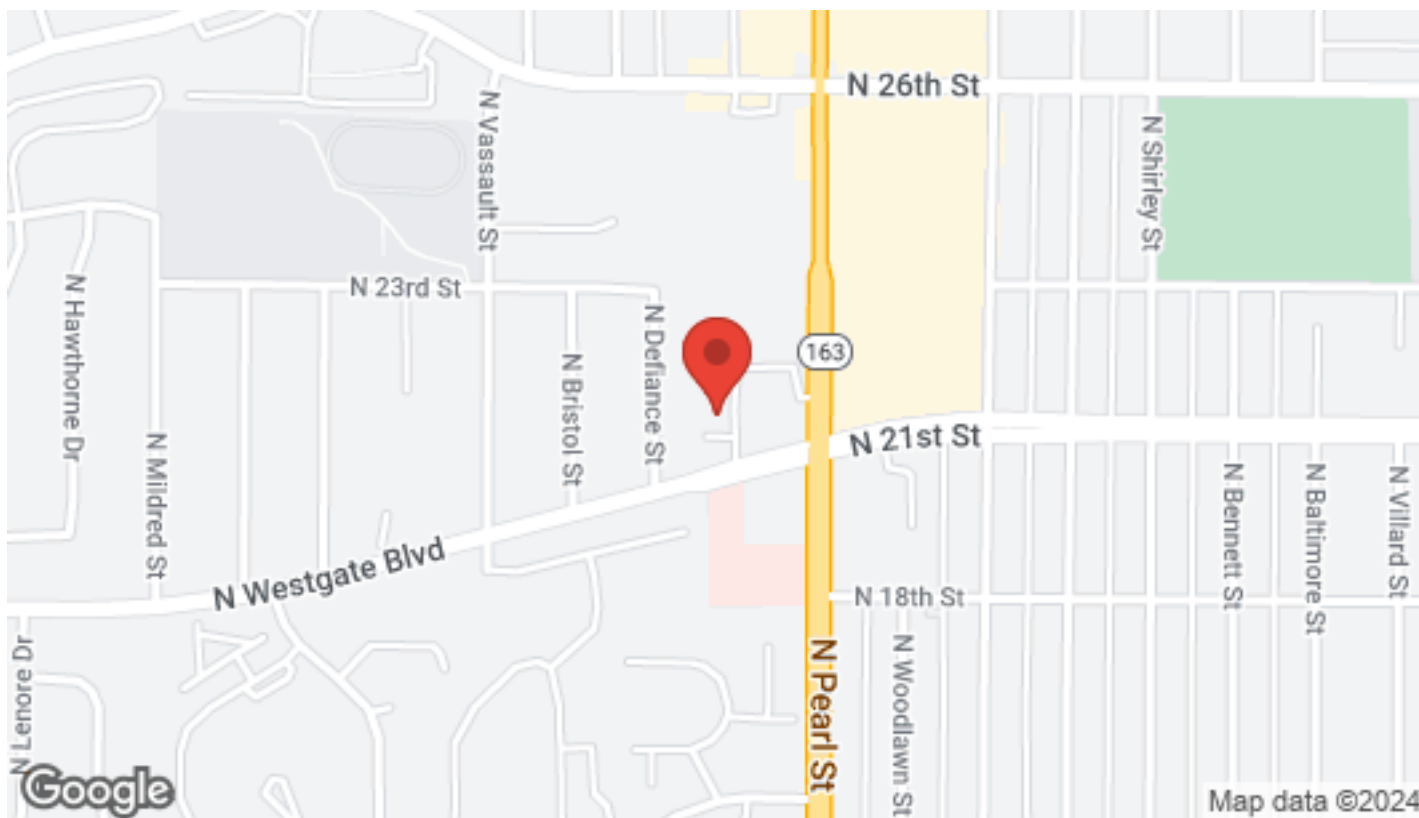
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LOCATION MAPS

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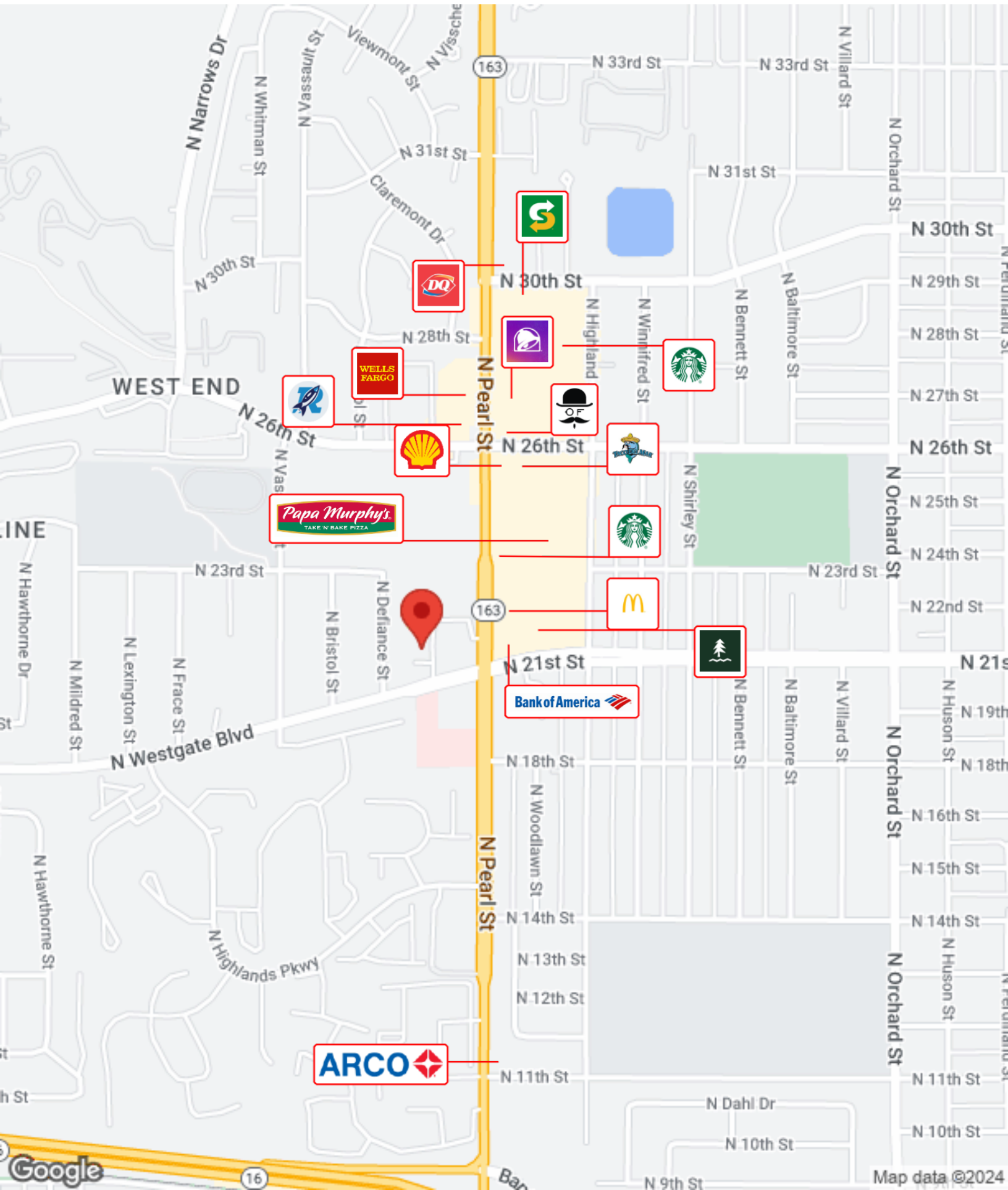
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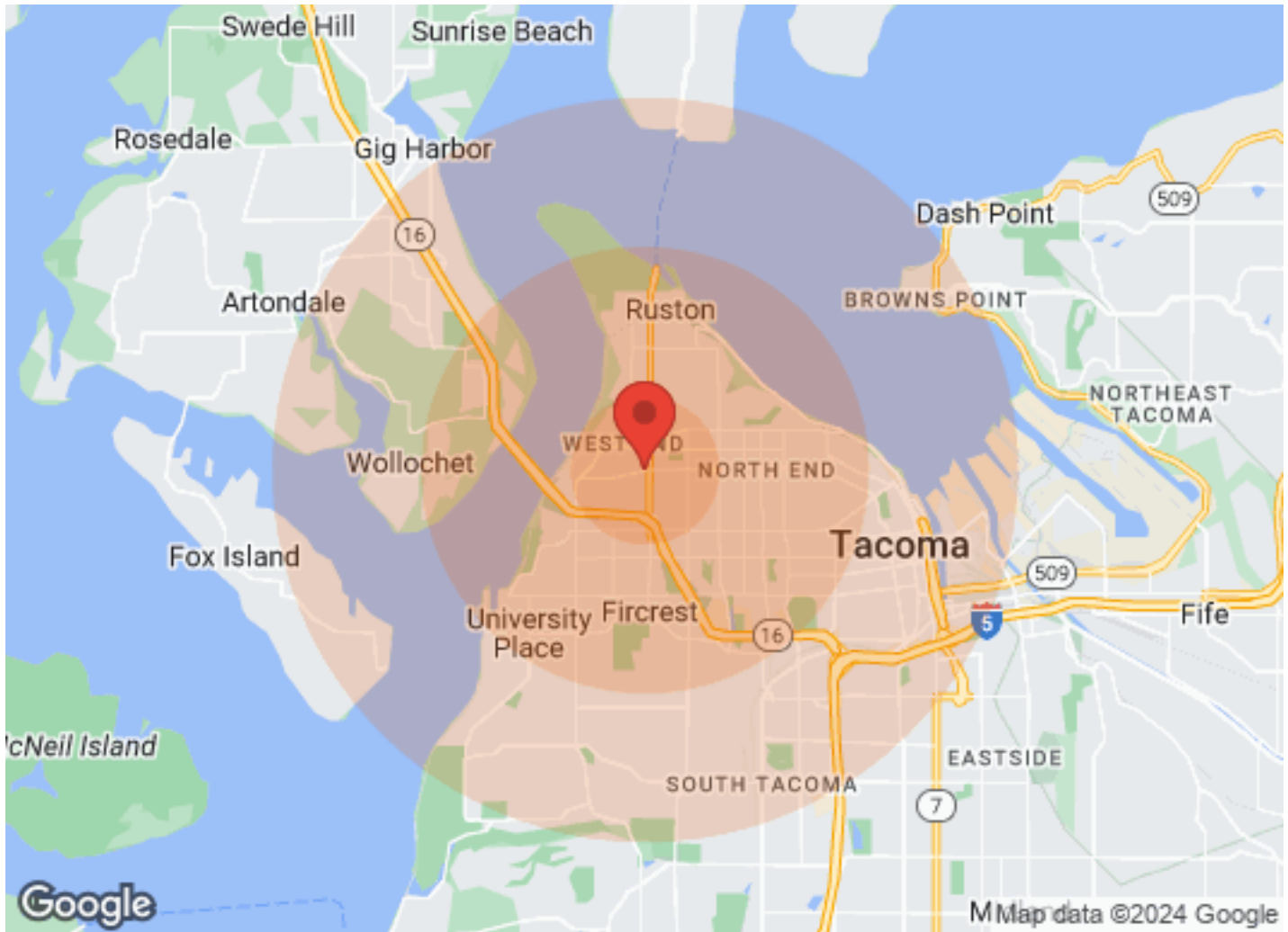
BUSINESS MAP

5929 WESTGATE BOULEVARD



DEMOGRAPHICS

5929 WESTGATE BOULEVARD



Population	1 Mile	3 Miles	5 Miles
Male	6,802	41,040	80,983
Female	7,497	44,820	87,300
Total Population	14,299	85,860	168,283

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,194	14,768	30,524
Ages 15-24	1,540	10,011	20,371
Ages 25-54	5,263	34,702	67,375
Ages 55-64	1,910	11,492	21,709
Ages 65+	3,392	14,887	28,304

Race	1 Mile	3 Miles	5 Miles
White	11,766	73,750	130,646
Black	906	4,105	14,112
Am In/AK Nat	55	172	546
Hawaiian	54	120	585
Hispanic	813	4,032	12,298
Multi-Racial	2,118	10,904	30,166

Income	1 Mile	3 Miles	5 Miles
Median	\$59,089	\$60,647	\$58,142
< \$15,000	1,329	3,969	9,896
\$15,000-\$24,999	775	3,854	7,289
\$25,000-\$34,999	799	3,852	8,074
\$35,000-\$49,999	854	5,584	10,368
\$50,000-\$74,999	1,098	6,846	13,346
\$75,000-\$99,999	879	5,015	8,564
\$100,000-\$149,999	762	5,200	9,071
\$150,000-\$199,999	191	1,632	2,812
> \$200,000	99	1,231	2,157

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,652	42,790	82,091
Occupied	7,156	39,645	75,365
Owner Occupied	3,729	22,937	39,209
Renter Occupied	3,427	16,708	36,156
Vacant	496	3,145	6,726

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