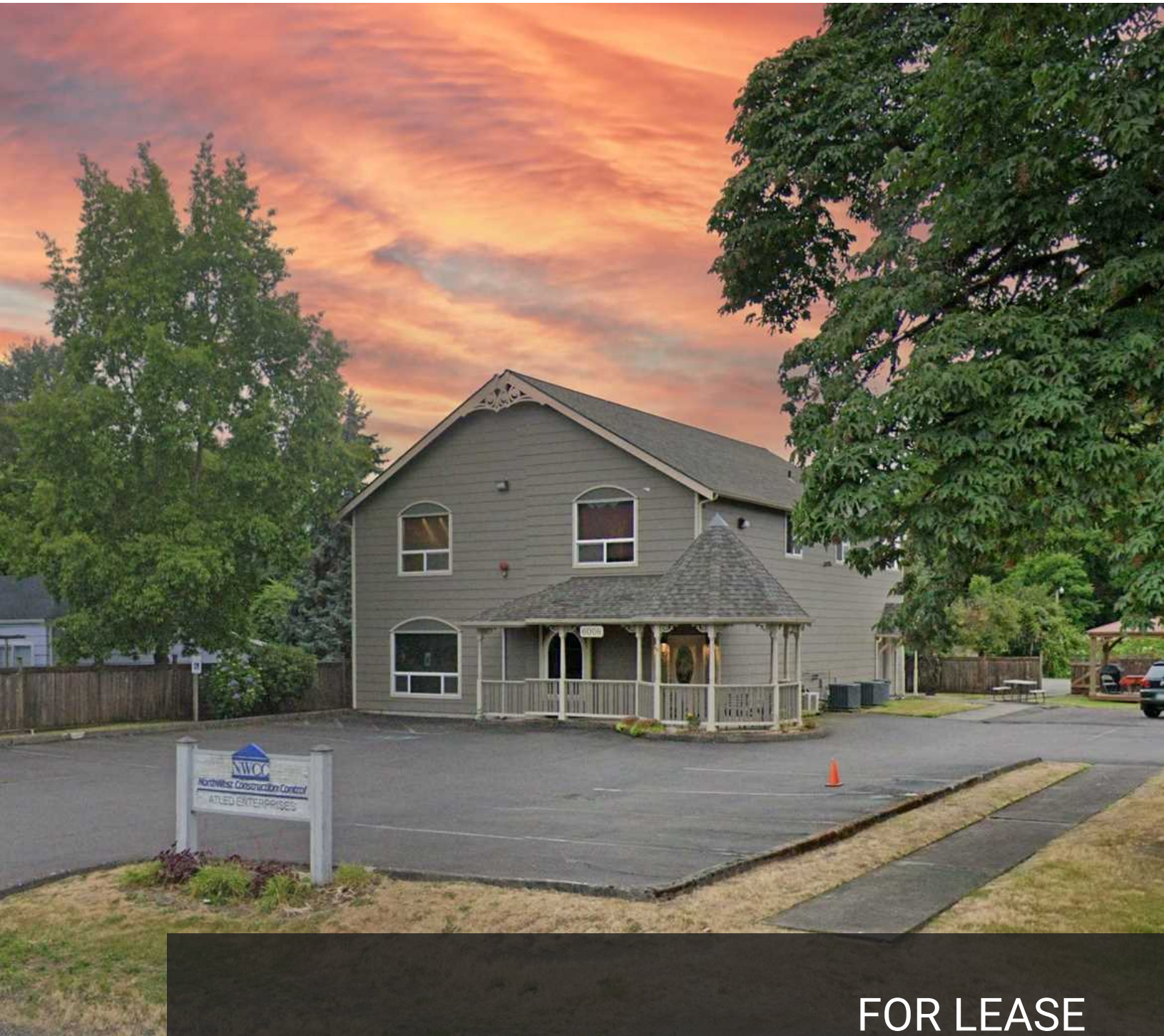


OFFICE FOR LEASE

# SUMNER OFFICE BUILDING

6008 160TH AVENUE EAST, SUMNER, WA 98390



## 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  
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rickbrown@kw.com  
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**SIMRANJIT KAUR**

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6008 160TH AVENUE EAST



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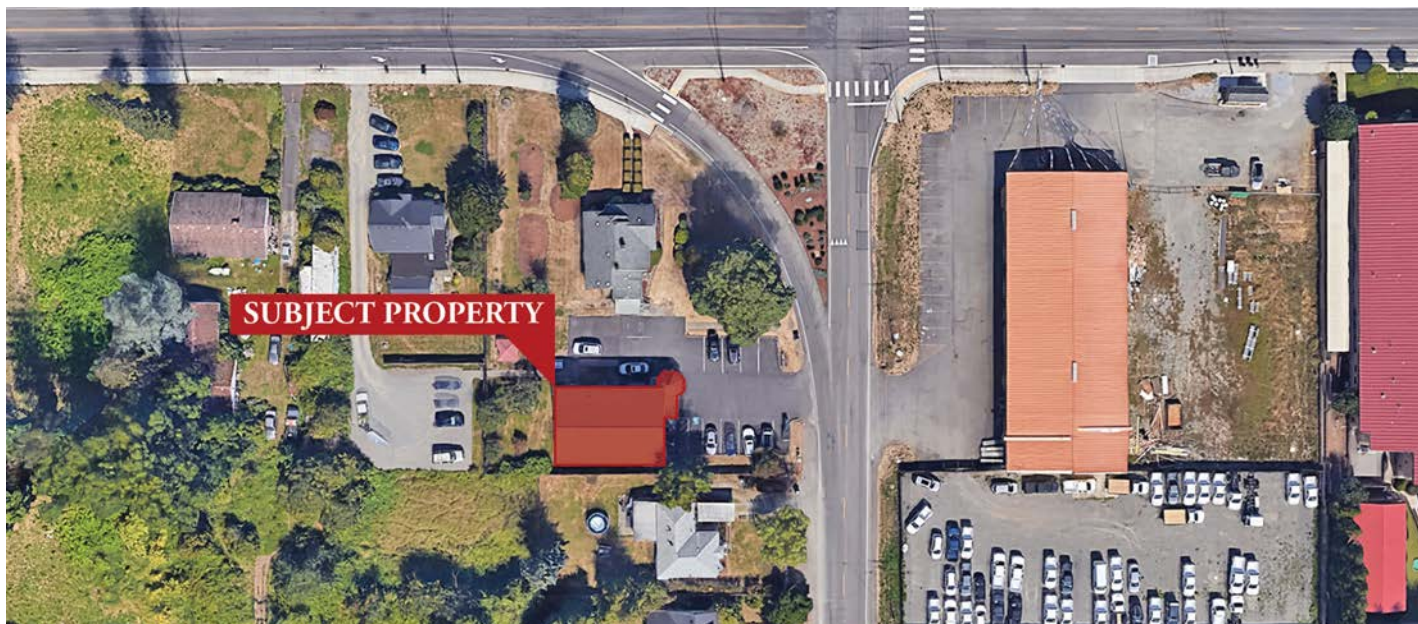
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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, 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

6008 160TH AVENUE EAST



## OFFERING SUMMARY

**LEASE RATE:** \$24.00 - \$26.00/SF/YR  
+ NNN

**NNN RATE:** \$5.00/SF

**LEASE TERM:** 36 - 60 Months

**BUILDING SF:** 4,000

**RENTABLE SF:** 2,000 - 4,000

**YEAR BUILT:** 2000

**BUILDING CLASS:** C

**FLOORS:** 2

**PARKING:** Surface

**PARKING RATIO:** 2.96/1,000

**ZONING:** GC - General  
Commercial

## Property Overview

Office Space just off Main St in Sumner, close to SR 410 on ramp, excellent exposure, up to 4,000 square feet available, could be split. Private offices, conference room, break room, and two restrooms.



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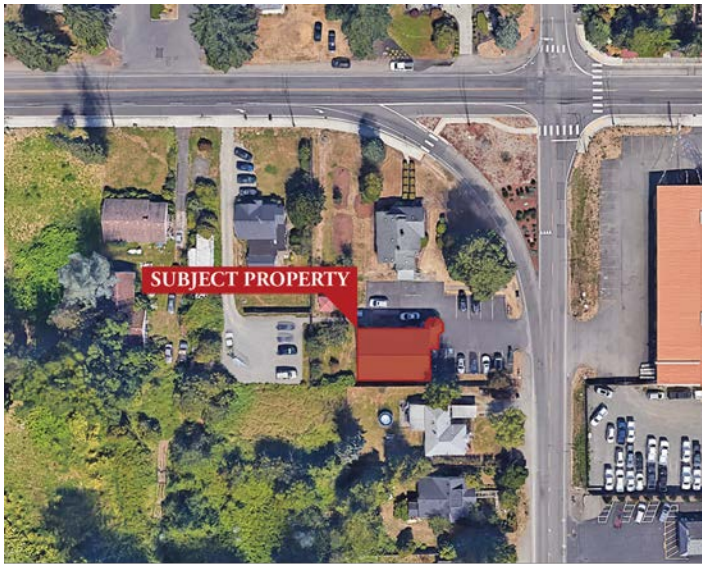
# LOCATION & HIGHLIGHTS

6008 160TH AVENUE EAST



## LOCATION INFORMATION

Building Name: Sumner Office Building  
Street Address: 6008 160th Avenue East  
City, State, Zip: Sumner, WA 98390  
County: WA - Pierce  
Market: Pierce County  
Sub-market: Sumner  
Signal Intersection: Main Street & 160th Avenue East



## Location Overview

5 min drive to Sumner Station Commuter Rail (Sounder South Line).



## PROPERTY HIGHLIGHTS

- Close to SR 410 on ramp
- Private Offices
- Conference Room
- Break Room
- Adequate Parking

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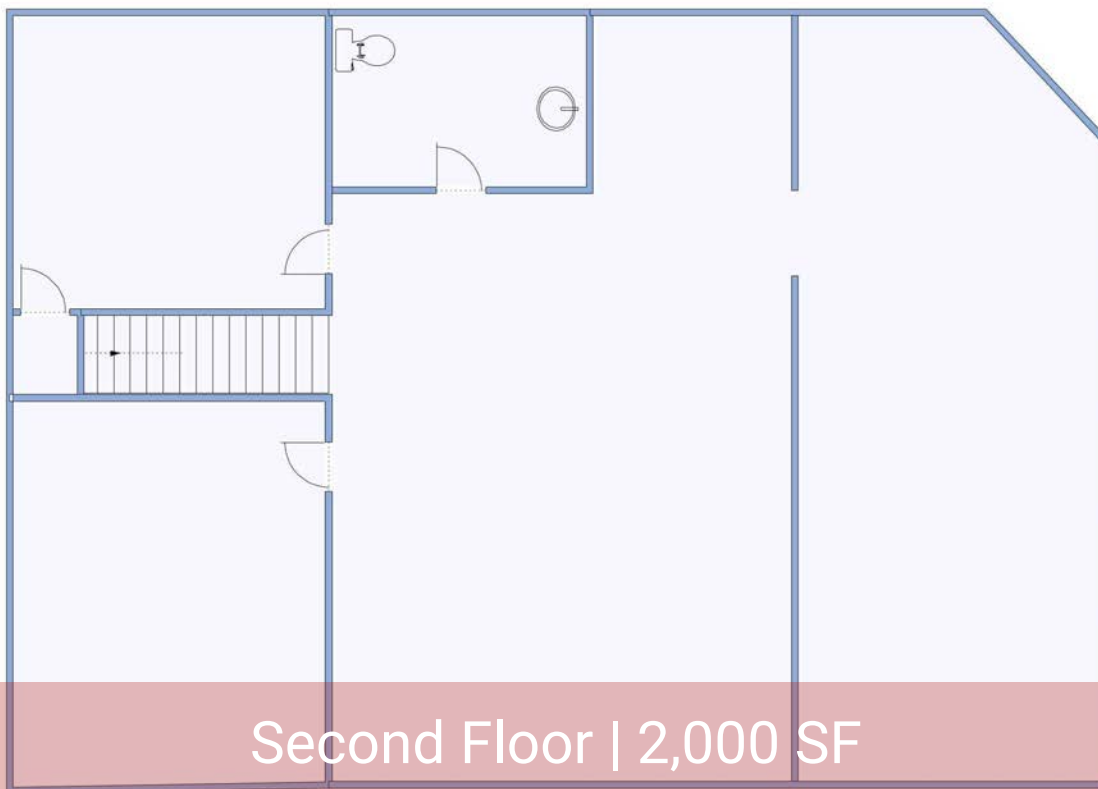
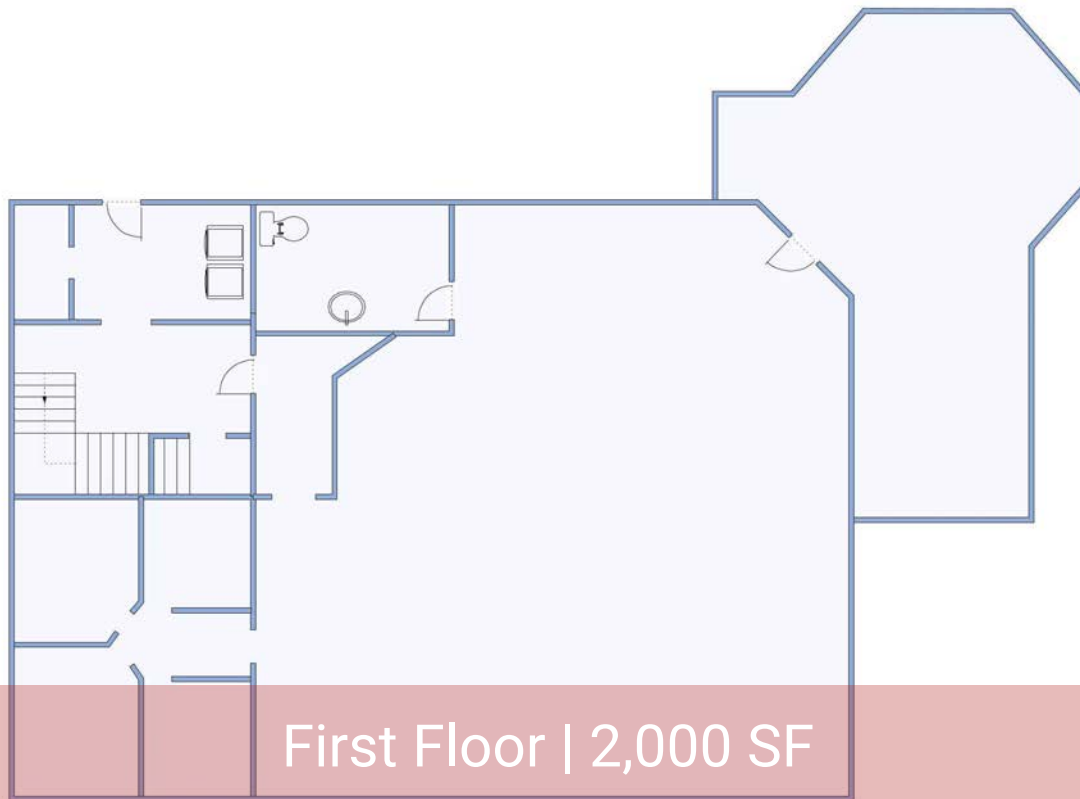
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# FLOOR PLANS

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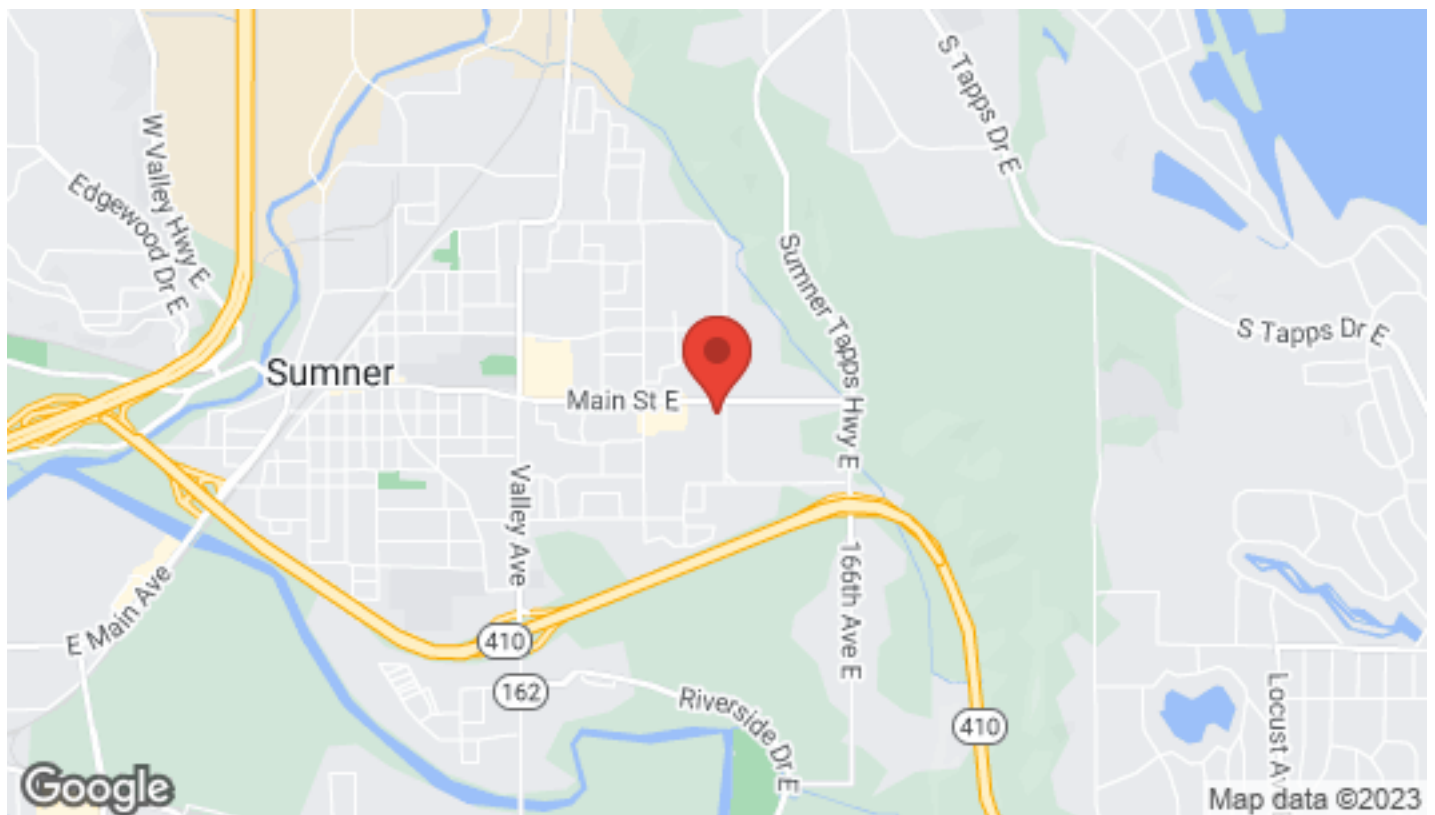
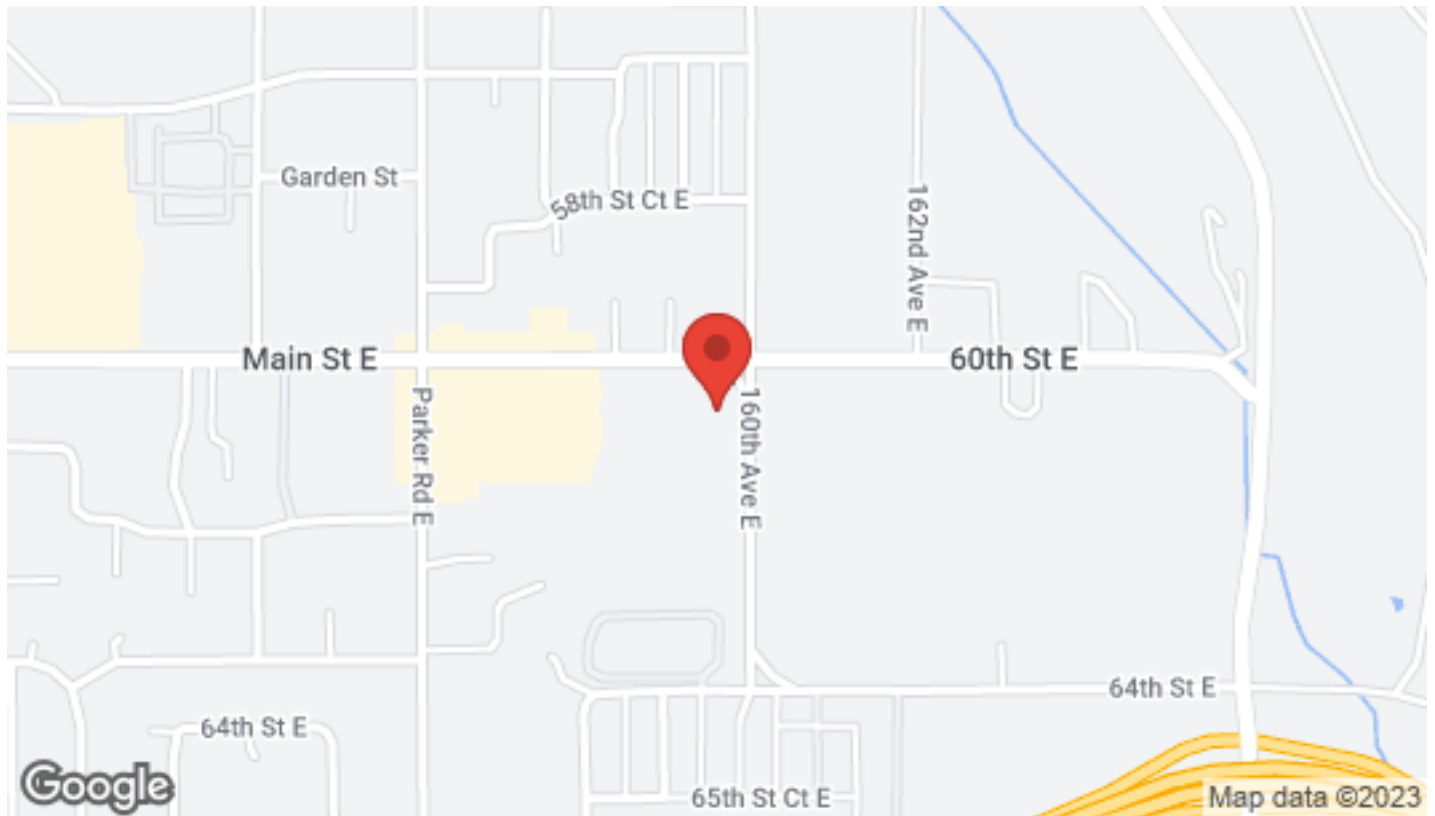
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# LOCATION MAPS

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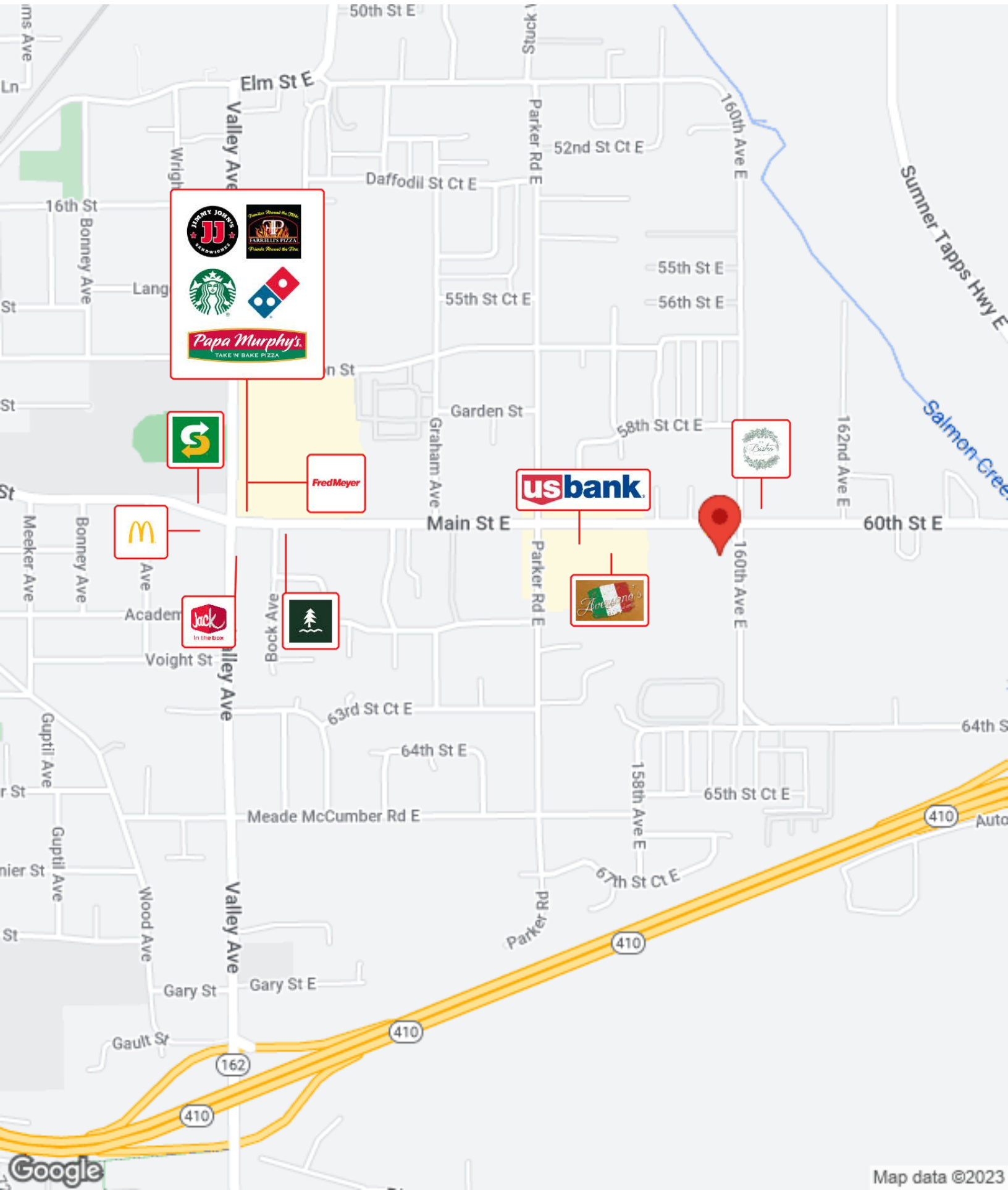
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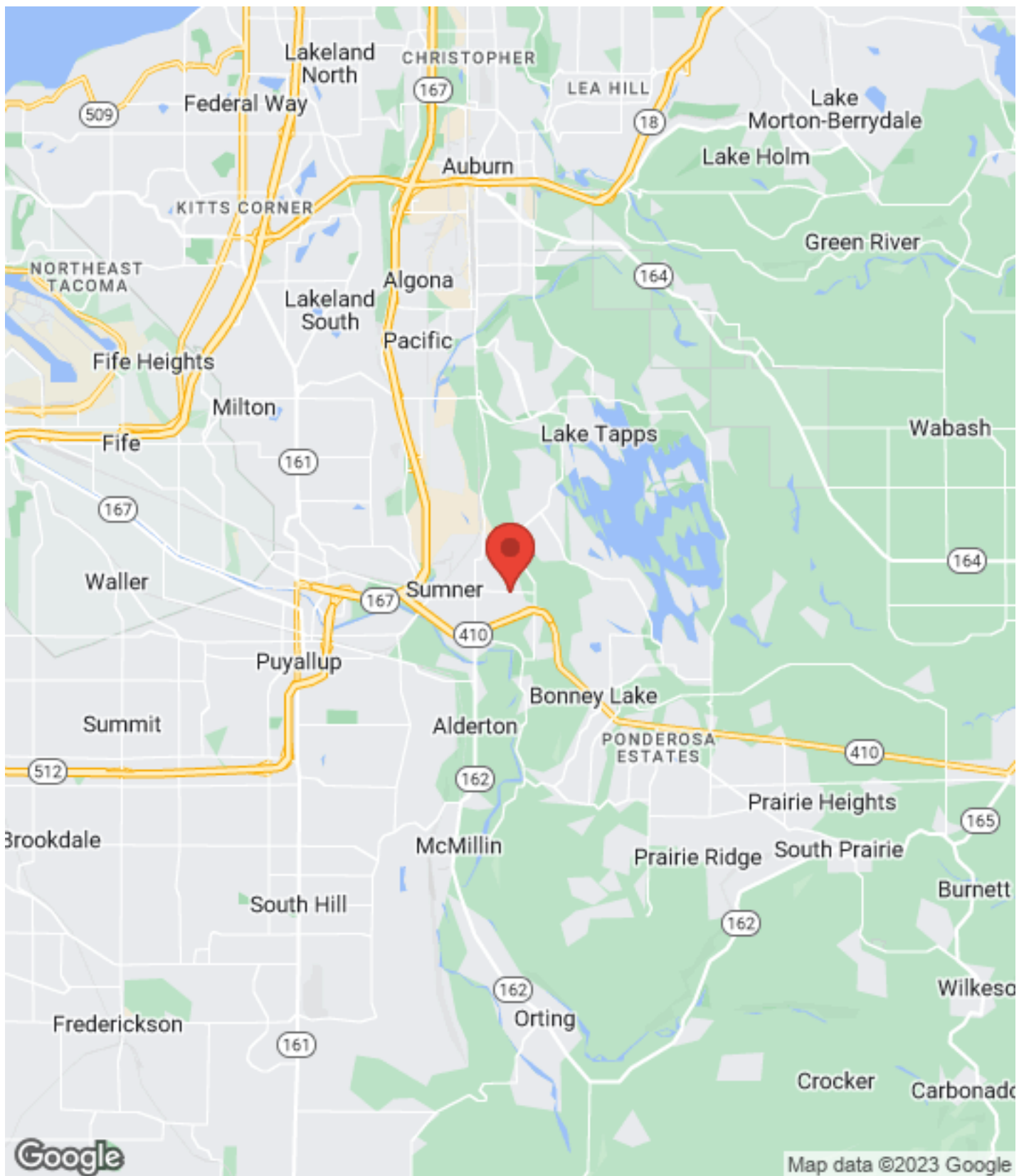
# BUSINESS MAP

6008 160TH AVENUE EAST



# REGIONAL MAP

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# AERIAL MAP

6008 160TH AVENUE EAST



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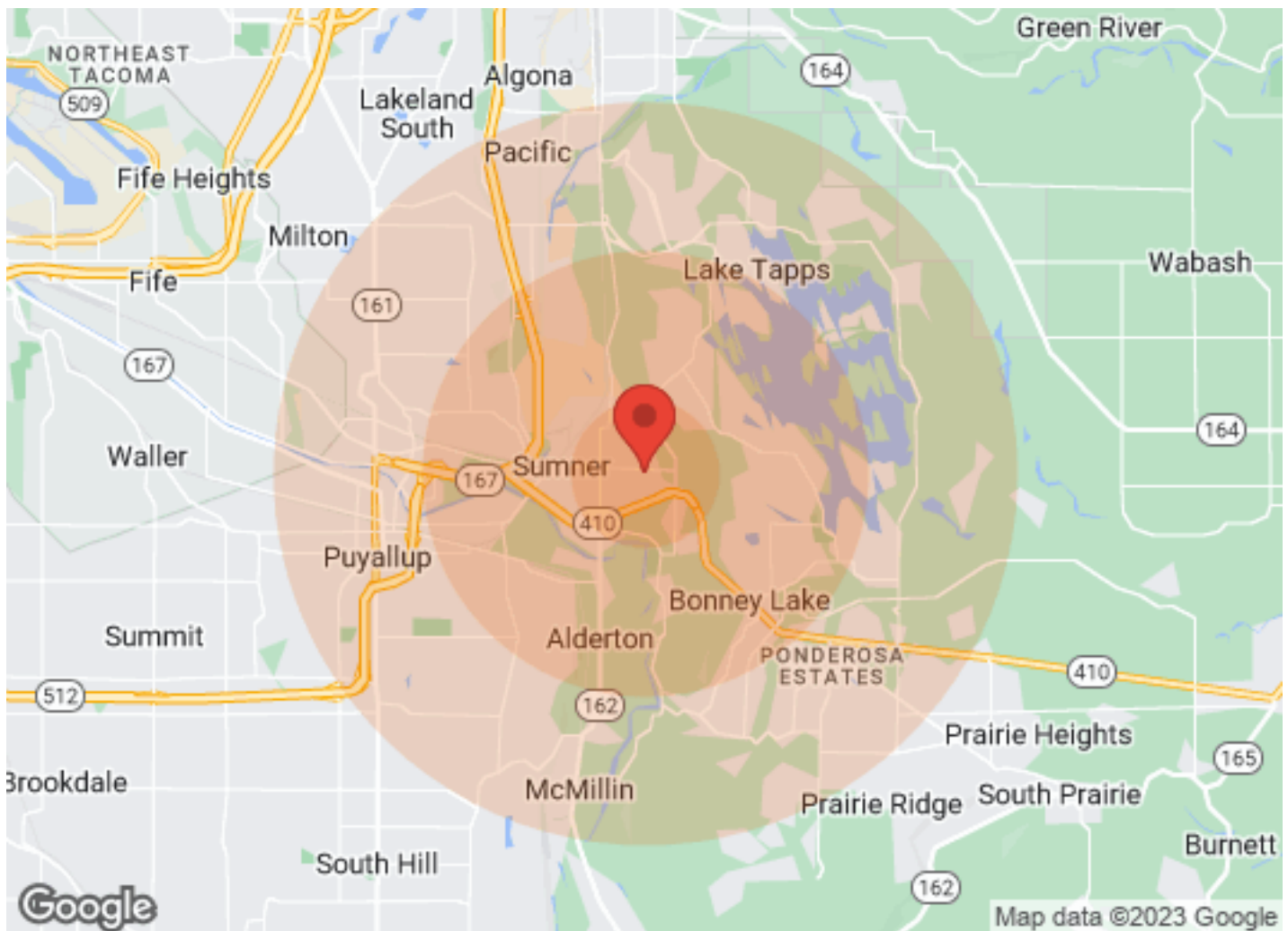
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# DEMOGRAPHICS

6008 160TH AVENUE EAST



Population	1 Mile	3 Miles	5 Miles
Male	3,197	18,662	60,568
Female	3,821	19,652	63,110
Total Population	7,018	38,314	123,678

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,373	7,241	24,534
Ages 15-24	958	5,269	17,484
Ages 25-54	2,504	14,254	46,790
Ages 55-64	841	5,283	15,738
Ages 65+	1,342	6,267	19,132

Race	1 Mile	3 Miles	5 Miles
White	6,467	35,167	108,522
Black	26	137	1,394
Am In/AK Nat	6	57	403
Hawaiian	N/A	44	321
Hispanic	616	2,356	8,898
Multi-Racial	898	4,350	17,772

Income	1 Mile	3 Miles	5 Miles
Median	\$65,308	\$70,636	\$70,259
< \$15,000	255	790	2,794
\$15,000-\$24,999	316	934	3,148
\$25,000-\$34,999	232	1,078	4,085
\$35,000-\$49,999	485	2,451	6,649
\$50,000-\$74,999	339	2,835	9,268
\$75,000-\$99,999	418	2,267	7,596
\$100,000-\$149,999	567	3,018	8,895
\$150,000-\$199,999	190	1,009	3,117
> \$200,000	70	487	1,598

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,079	16,676	51,115
Occupied	2,911	15,494	47,725
Owner Occupied	1,718	10,695	31,999
Renter Occupied	1,193	4,799	15,726
Vacant	168	1,182	3,390

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