

**J O H N S O N
C O M M E R C I A L**



Offering Memorandum
Gerling Professional Center

MEDICAL & PROFESSIONAL OFFICE COMPLEX | 9101 BRIDGEPORT WAY SW | LAKEWOOD, WA 98499



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ABOUT THE OFFERING

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 set within a picturesque, park-like environment on approximately 1.5 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 5,100 square feet (including a lower level). Three of the buildings are fully tenanted, with one building 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, 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.

\$4.499m **5.5%** **\$221.4k** **\$312**

PRICE

CAP RATE

NOI

\$PSF

HIGH-TRAFFIC LOCATION

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

9101 BRIDGEPORT WAY SW, LAKEWOOD, WA 98499

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

DEVELOPABLE LAND AREA

20,625 SF

LOT SIZE

64,175 SF or 1.47 Acres

PARCEL NUMBER

688000-0-042

ZONING

CBD (Central Business District)



Building A



Building B



Building C



Building D

