

JOHNSON COMMERCIAL



Professional Office Space for Lease

Surprise Lake Professional Center • 2748 Milton Way, Milton, WA 98354

Property Overview

Join fine tenants including Virginia Mason Franciscan Medical Center (building anchor), Smile Now Dental Group, North Hill Physical Therapy, and Edward Jones at Surprise Lake Professional Center. Now leasing two quality office spaces on the second floor. Maximum contiguous space of 4,180 sf.

Located on Milton Way, just one block west of Meridian, the building traffic counts are approximately 24,000 CPD, providing excellent exposure to the building. Shopping and services are nearby, with easy access to I-5, Hwy 18, and Hwy 167.

This well-maintained, professional building features ample parking, a drive-up patient entrance, a light-filled entryway with floor to ceiling windows, and an elevator. The building is ADA accessible.

Property Highlights

- Ample parking
- Excellent location
- Anchored by Franciscan Medical Center
- ADA Accessible
- Second floor spaces available: 1,707sf, and 2,473sf
- 4,180sf contiguous space available
- Lease rates \$17.00-21.45 sf/yr plus \$8.50/sf/yr NNN



DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy.

Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.



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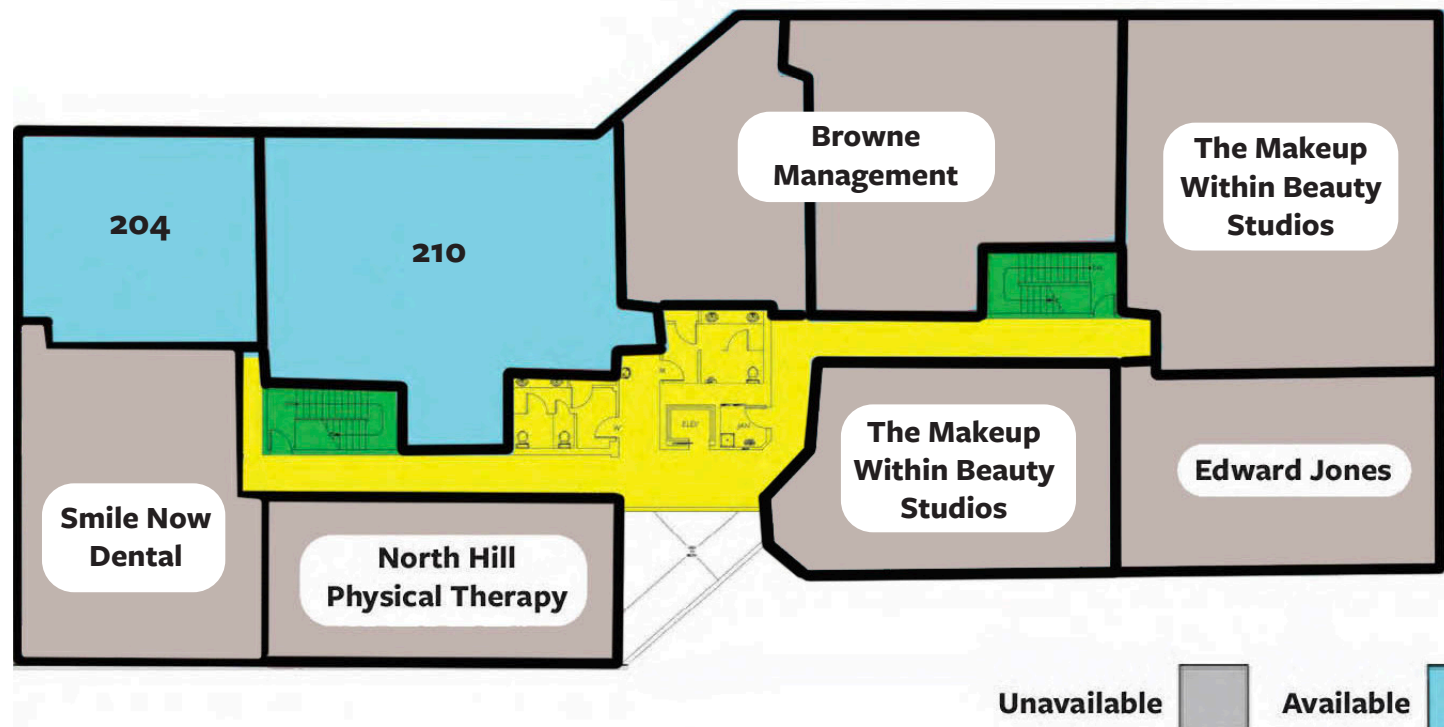


Available Space for Lease

SUITE	SIZE	RATE	LEASE TYPE	AVAILABILITY	USE
204	1,707 sf	\$21.45 sf/yr	NNN	Now	Office
210	2,473 sf	\$17.00 sf/yr	NNN	Now	Shell

2ND FLOOR SPACE PLAN

Maximum Contiguous Space 4,180sf



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Maps & Demographics



Demographics

Population	1 Mile	3 Miles	5 Miles
	10,675	53,905	184,945
Median Household Income 1 Mile	3 Miles	5 Miles	
	\$94,499	\$84,870	\$76,293



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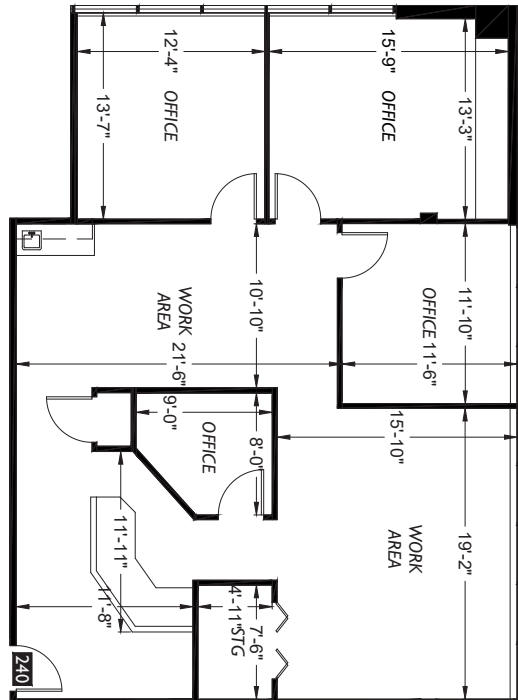
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Suite 204

Suite 204 is 1,707 sf and features four spacious offices, two work areas, and a waiting area with reception desk. Handwashing sink conveniently located in the work area and ample storage. The suite offers plenty of natural light.

\$21.45 sf/yr NNN



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Suite 210 is 2,473 sf of unfinished space. Bay of windows along the north wall gives ample natural light and a broad view of rear parking and neighborhood.

\$17.00 sf/yr NNN

