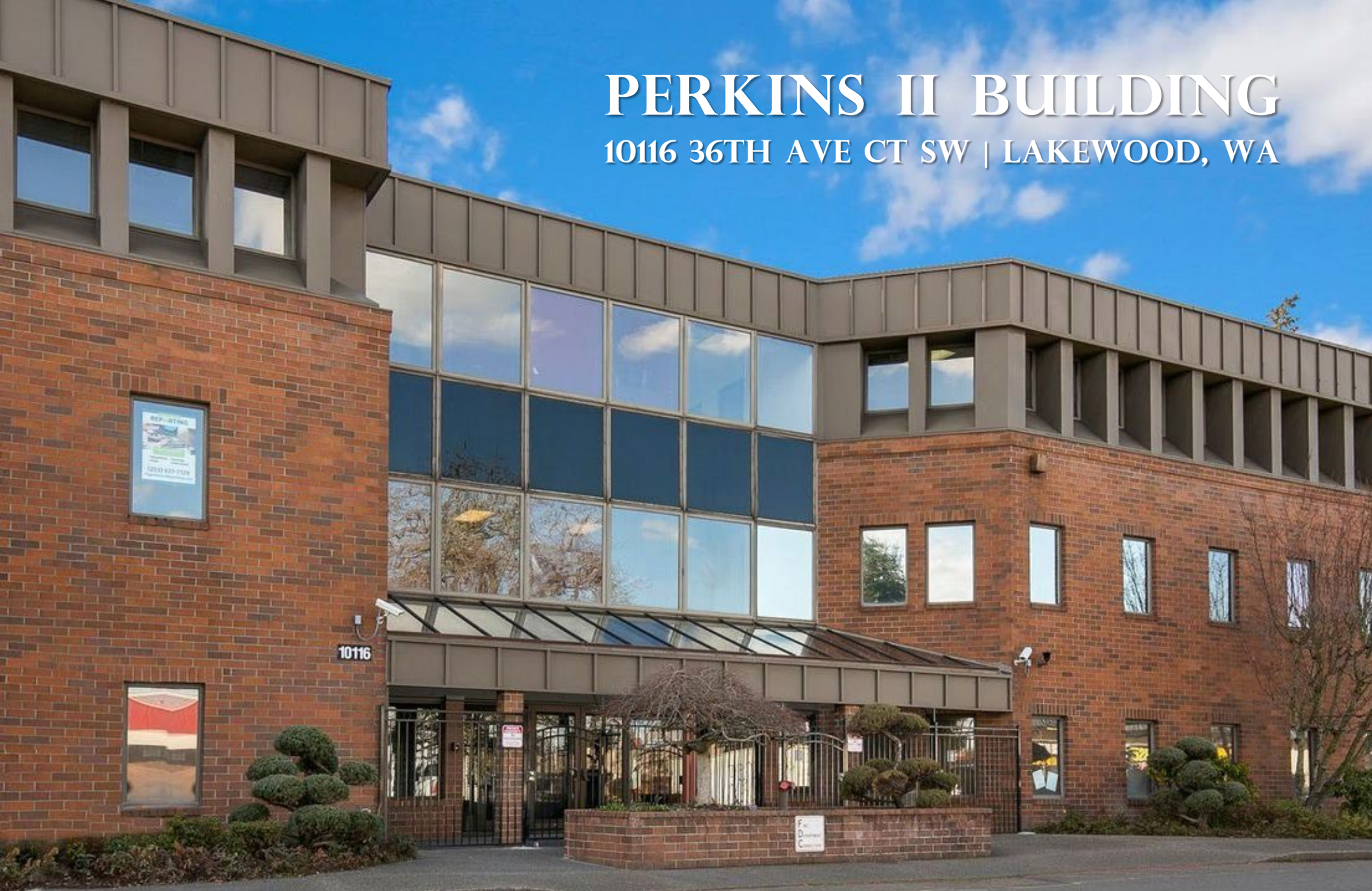


# PERKINS II BUILDING

10116 36TH AVE CT SW | LAKEWOOD, WA



MY International   
*Exceptional Real Estate*

**JOY ZHANG**  
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Broker  
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vyle.realestate@gmail.com

# PERKINS II BUILDING

10116 36th Ave Ct SW, Lakewood, WA



TYPE	Office
AVAILABLE	383 SF – 6,660 SF
OCCUPIED	79 % (as of May, 2026)
BASE RENT	\$8.4 – \$12 PSF
NNN	\$8.4 PSF
PARKING	2.12/1,000 SF
AMENITIES	Outdoor Garden Courtyard Spacious Conference Room Gym With Two Showers

## AVAILABLE SUITES

#	SF	Base	NNN	Gross
18	383 SF	\$268	\$268	\$536
10	483 SF	\$338	\$338	\$676
11	493 SF	\$345	\$345	\$690
8	539 SF	\$377	\$377	\$754
106	651 SF	\$651	\$456	\$1,107
105	722 SF	\$722	\$505	\$1,227
206	827 SF	\$827	\$579	\$1,405
302	922 SF	\$922	\$645	\$1,567
308	1,641 SF	\$1,641	\$1,149	\$2,790

# PERKINS II BUILDING

10116 36th Ave Ct SW, Lakewood, WA

## Basement

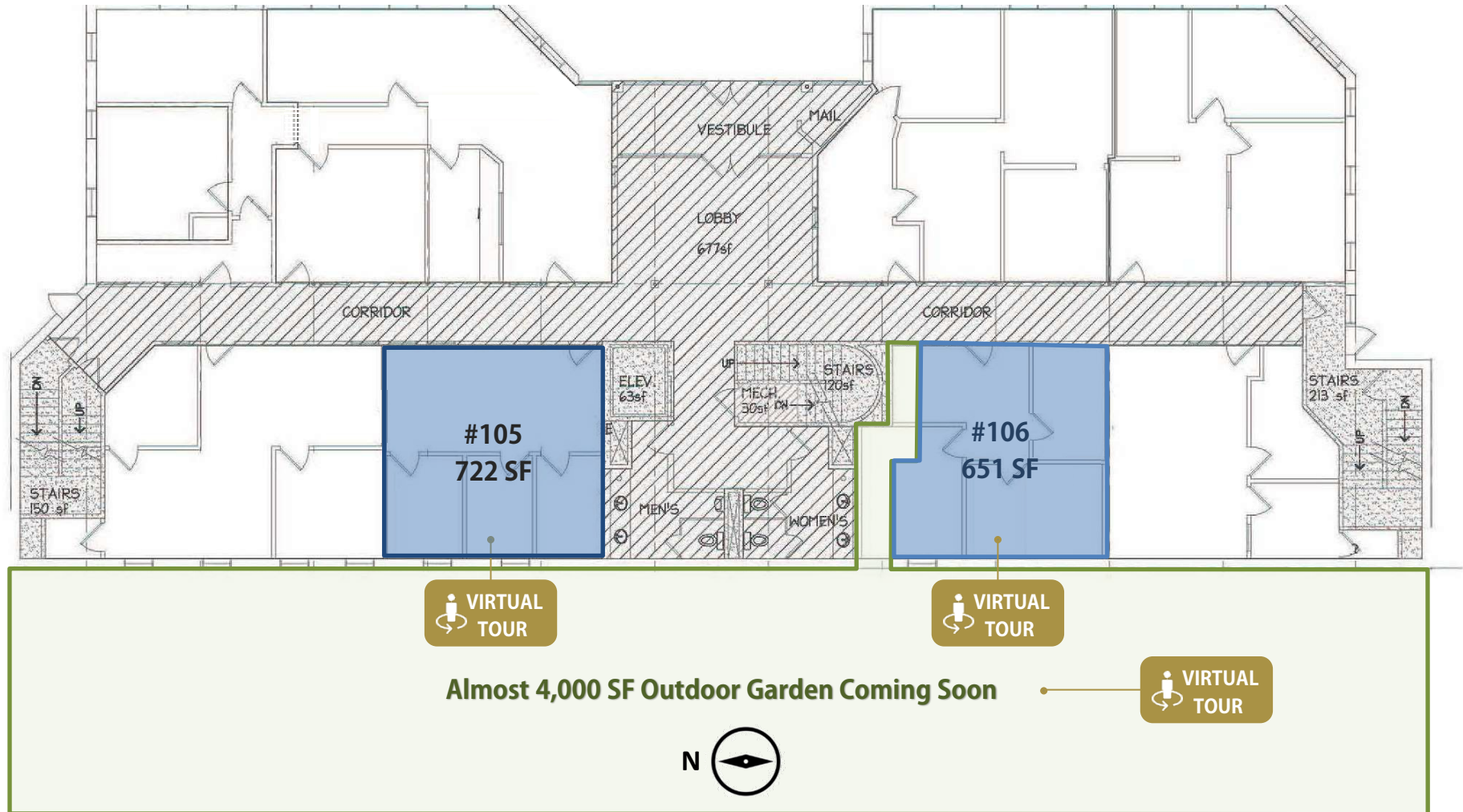


Available

# PERKINS II BUILDING

10116 36th Ave Ct SW, Lakewood, WA

## 1F

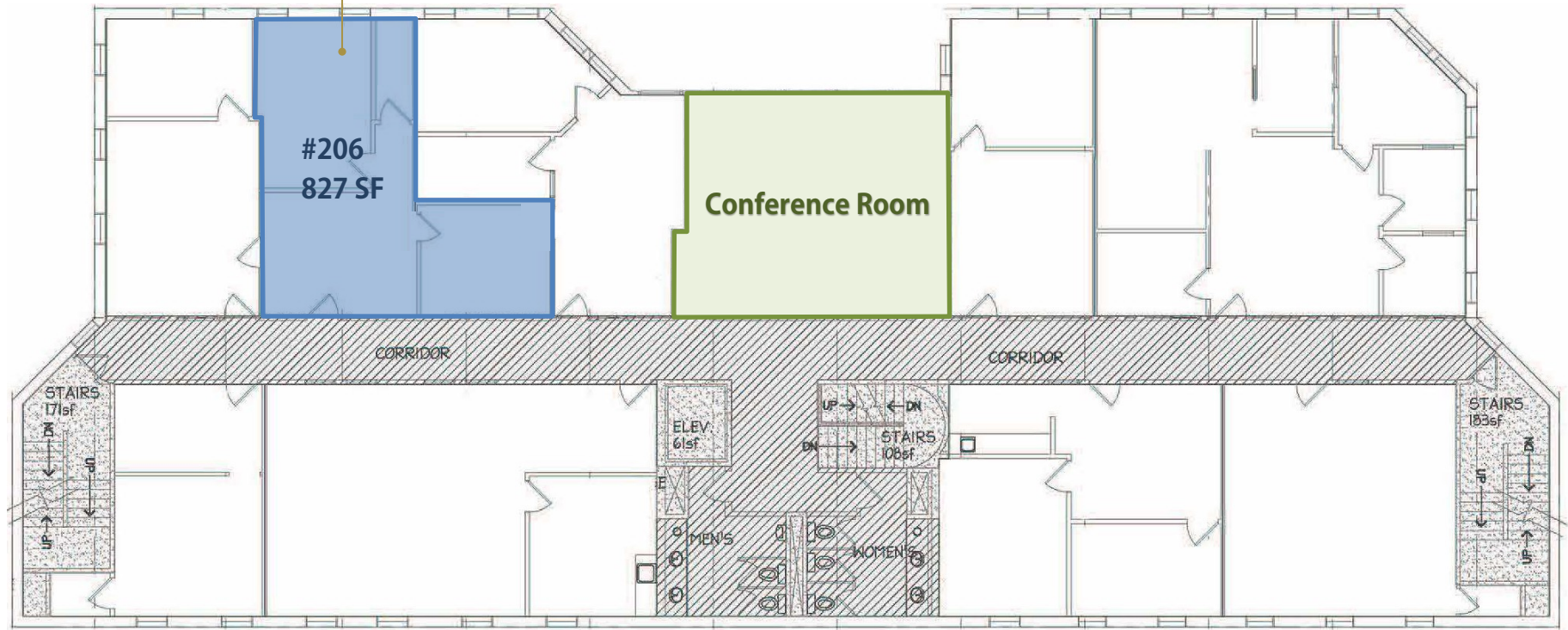


Available

# PERKINS II BUILDING

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## 2F

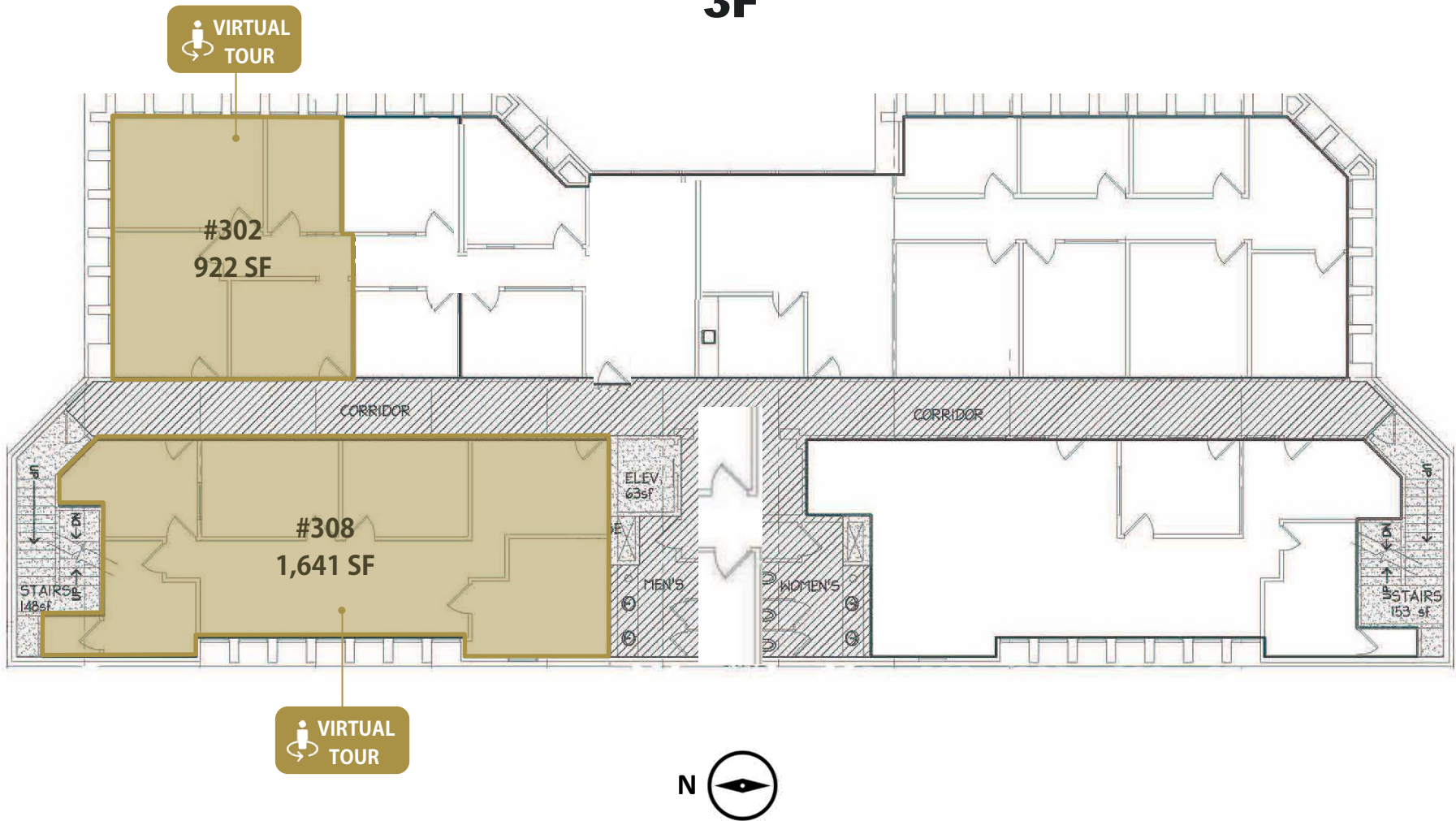


Available

# PERKINS II BUILDING

10116 36th Ave Ct SW, Lakewood, WA

## 3F



Pending

# PERKINS II BUILDING

10116 36th Ave Ct SW, Lakewood, WA

## CITY, STATE

Lakewood, WA

## POPULATION

132,975

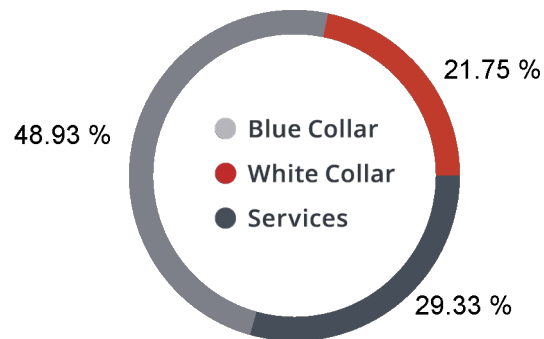
## AVG. HH SIZE

2.57

## MEDIAN HH INCOME

\$49,076

## EMPLOYMENT



41.70%

Employed

2.59%

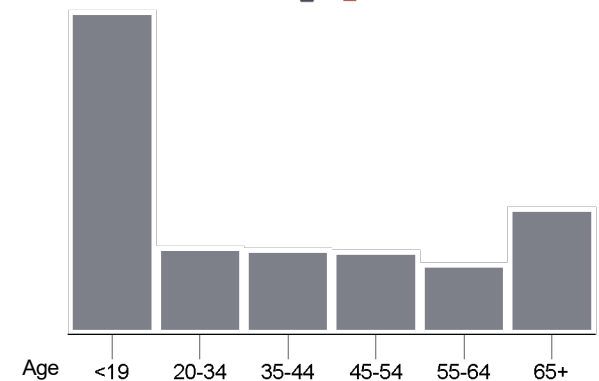
Unemployed

## EDUCATION

High School Grad:	35.14%
Some College:	28.21%
Associates:	7.29%
Bachelors:	15.27%

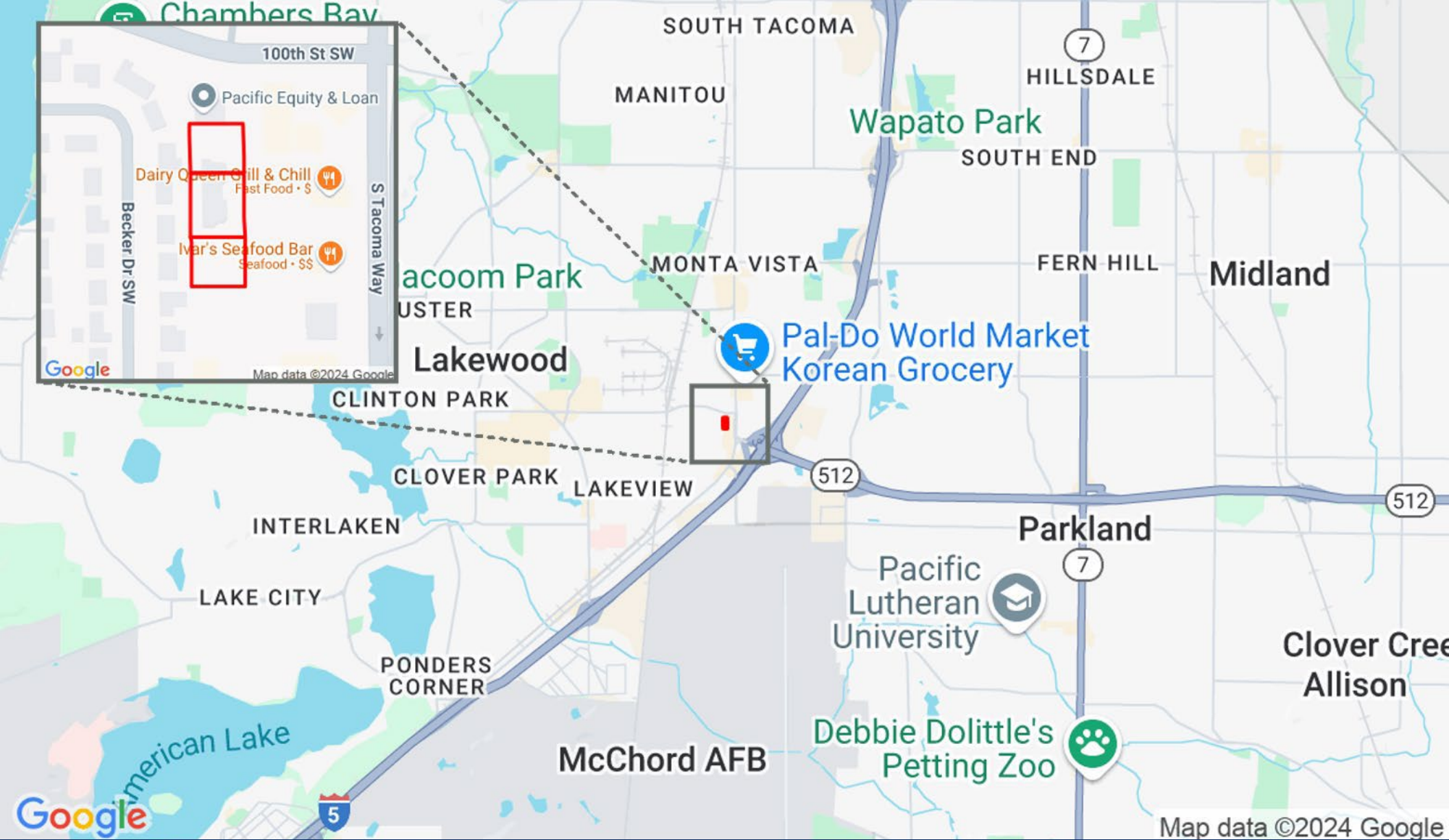
## GENDER & AGE

49.00%   51.00%



## RACE & ETHNICITY

White:	33.89%
Asian:	6.32%
Native American:	0.48%
Pacific Islanders:	2.95%
African-American:	9.21%
Hispanic:	25.67%
Two or More Races:	21.49%



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