

# Westgate Office Building

5929 Westgate Boulevard, Tacoma, WA

FOR LEASE

Exclusively Listed by

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Westgate Office Building  
5929 Westgate Boulevard | Tacoma, WA 98406

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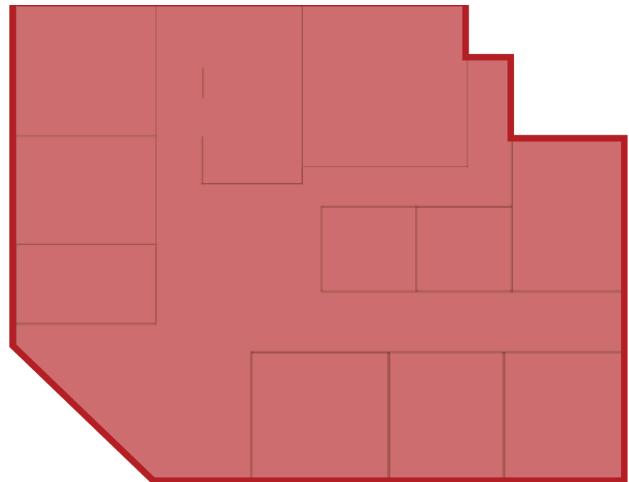
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# EXECUTIVE SUMMARY

Westgate Office Building

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## OFFERING SUMMARY

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

**LEASE TERM:** 3 - 5 Years

**AVAILABLE SF:** 2,370

**BUILDING SF:** 8,024

**YEAR BUILT:** 1993

**BUILDING CLASS:** B

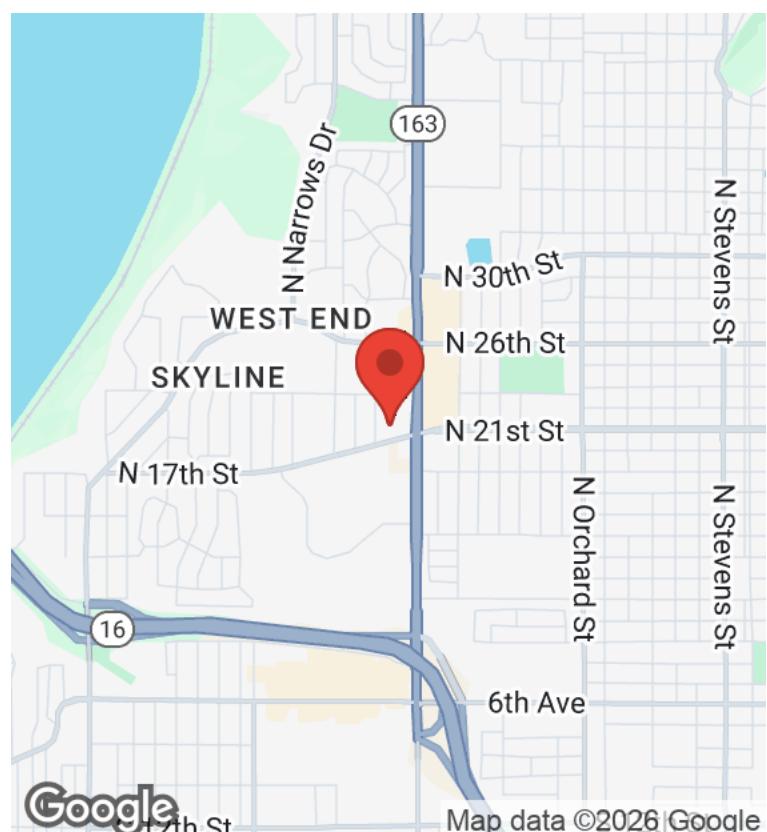
**PARKING:** Surface

**PARKING RATIO:** 4.61

**ZONING:** CCX

## PROPERTY OVERVIEW

Prominent corner suite (suite D) available in professional business center! Large office space, built out with 7 private offices, conference room, break room, and large open area for cubicles.



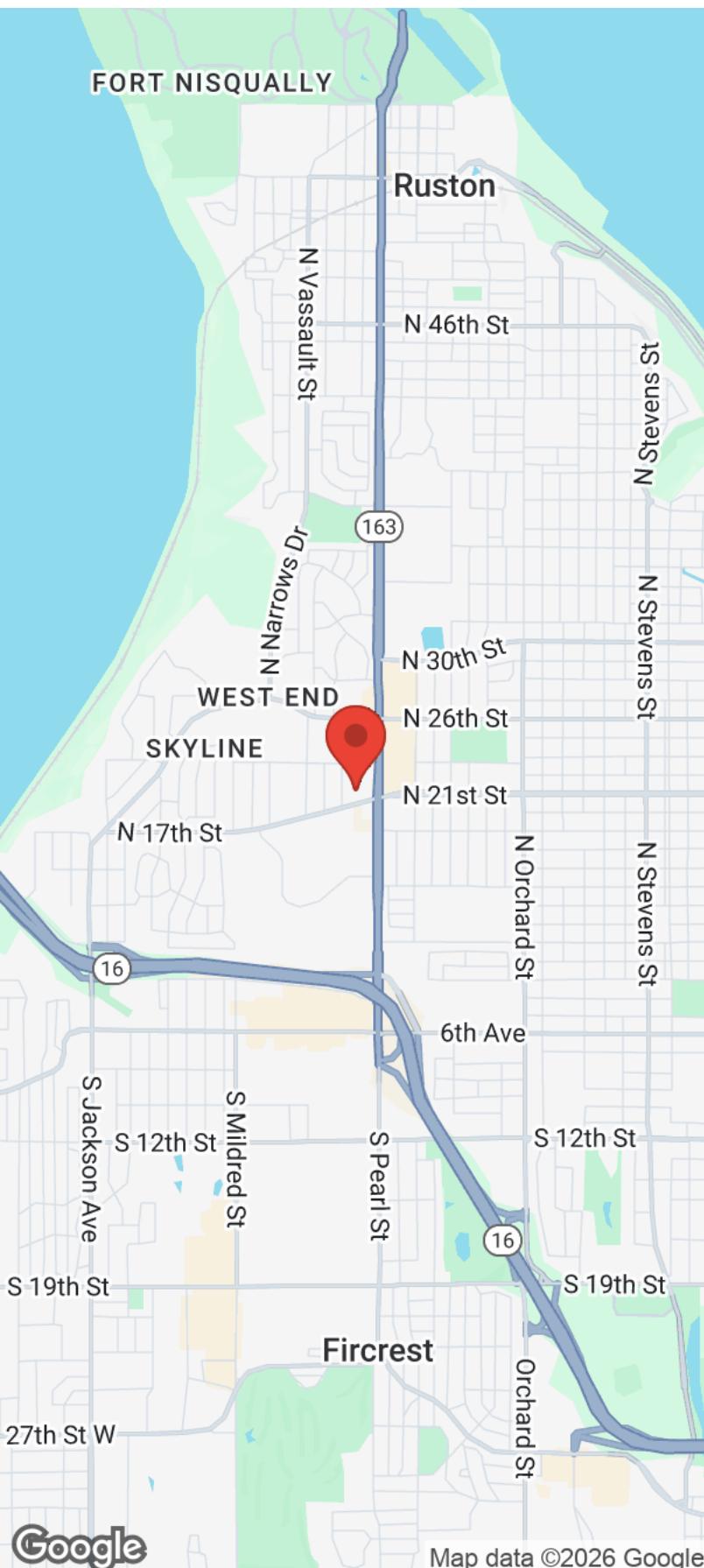
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# LOCATION & HIGHLIGHTS

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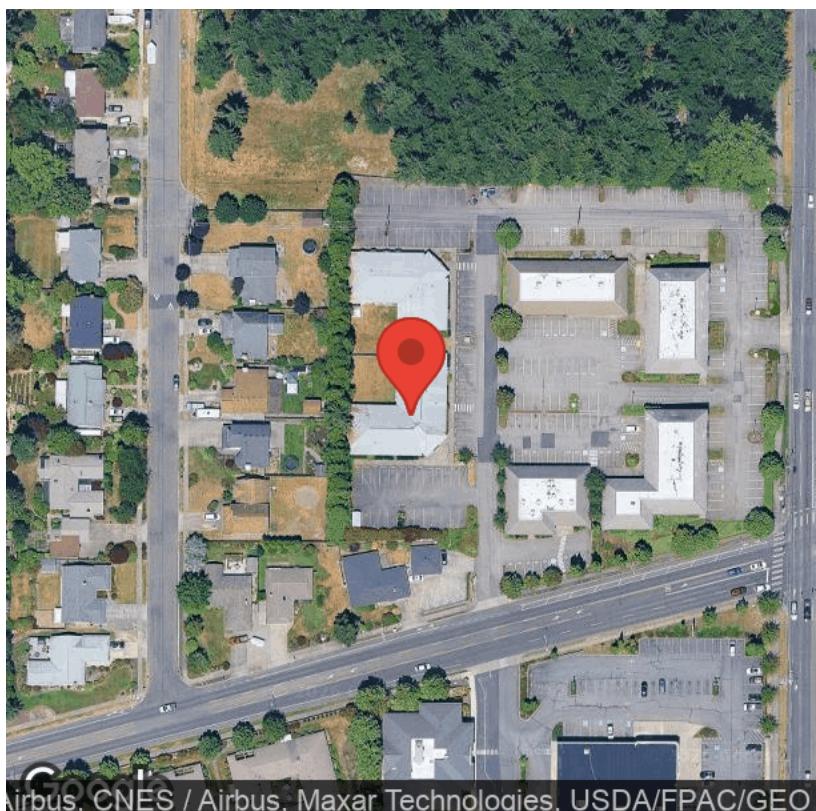


## LOCATION INFORMATION

Building Name: Westgate Office Building  
Street Address: 5929 Westgate Boulevard  
City, State, Zip: Tacoma, WA 98406  
County: WA - Pierce  
Market: Tacoma  
Sub-market: North End

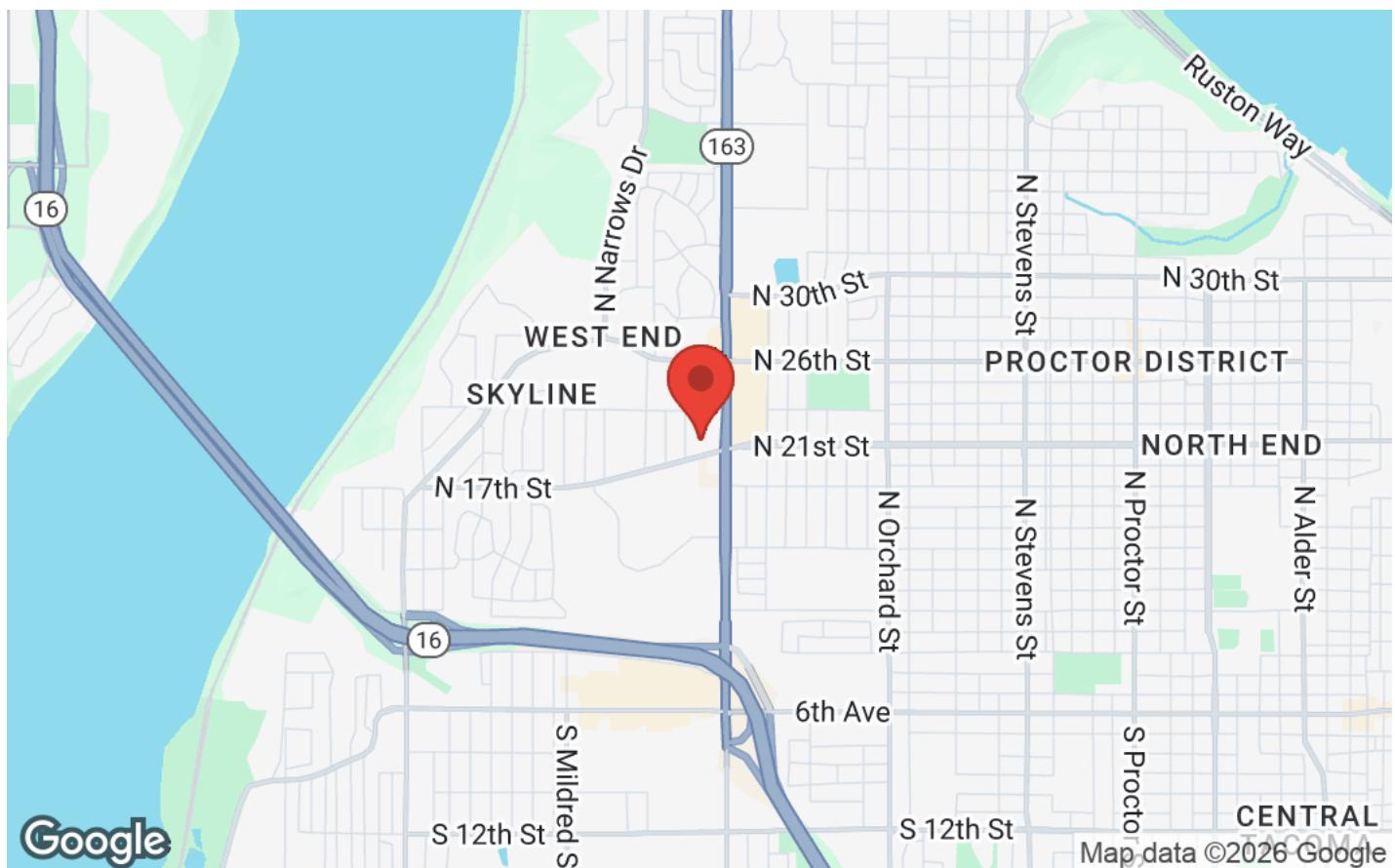
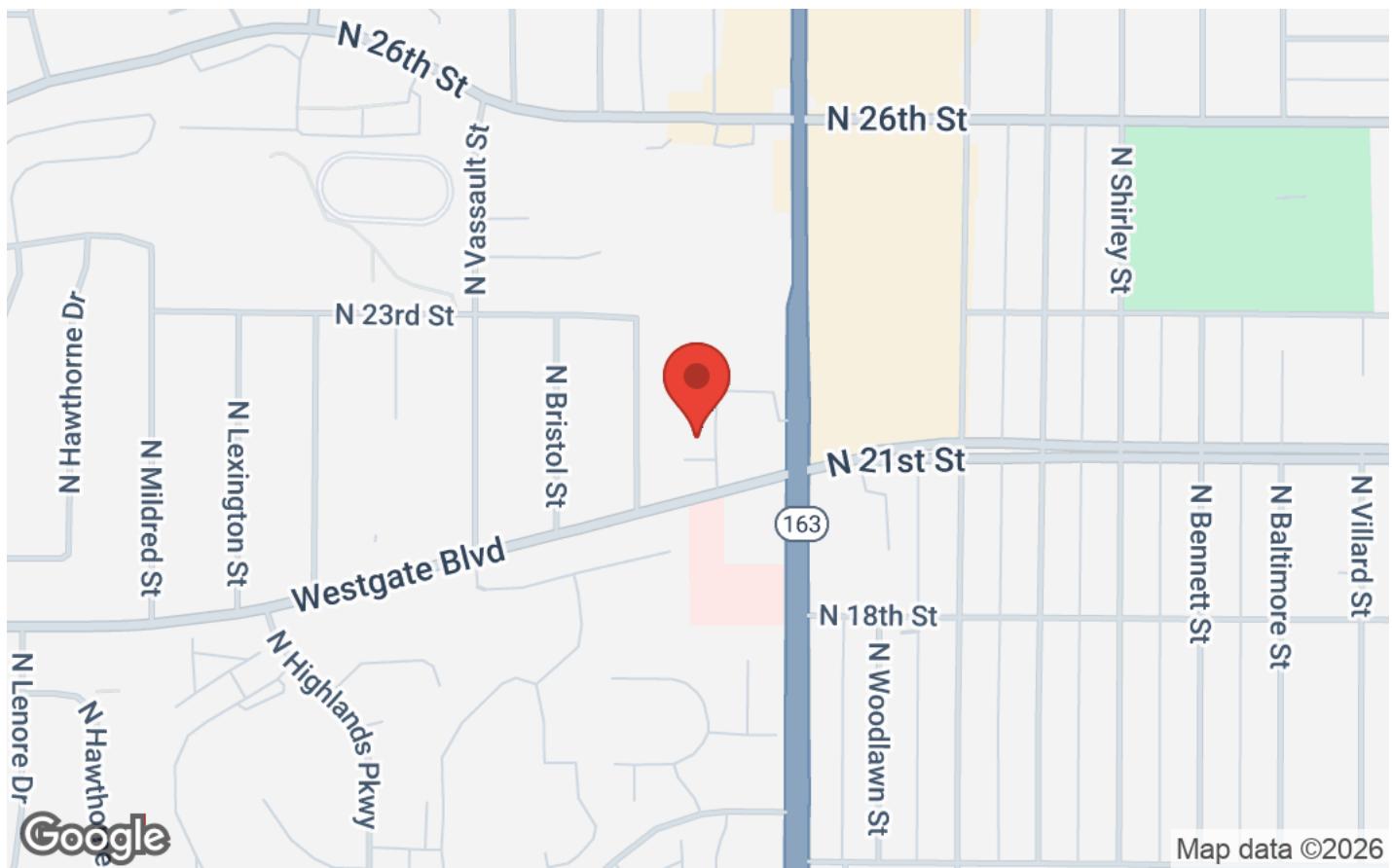
## LOCATION OVERVIEW

Located in the North End of Tacoma. This beautiful business park offers ample parking for clients and professionals. There is access from both Westgate Blvd and N Pearl St making it easier for clients to enter and exit the park.



## LOCATION MAPS

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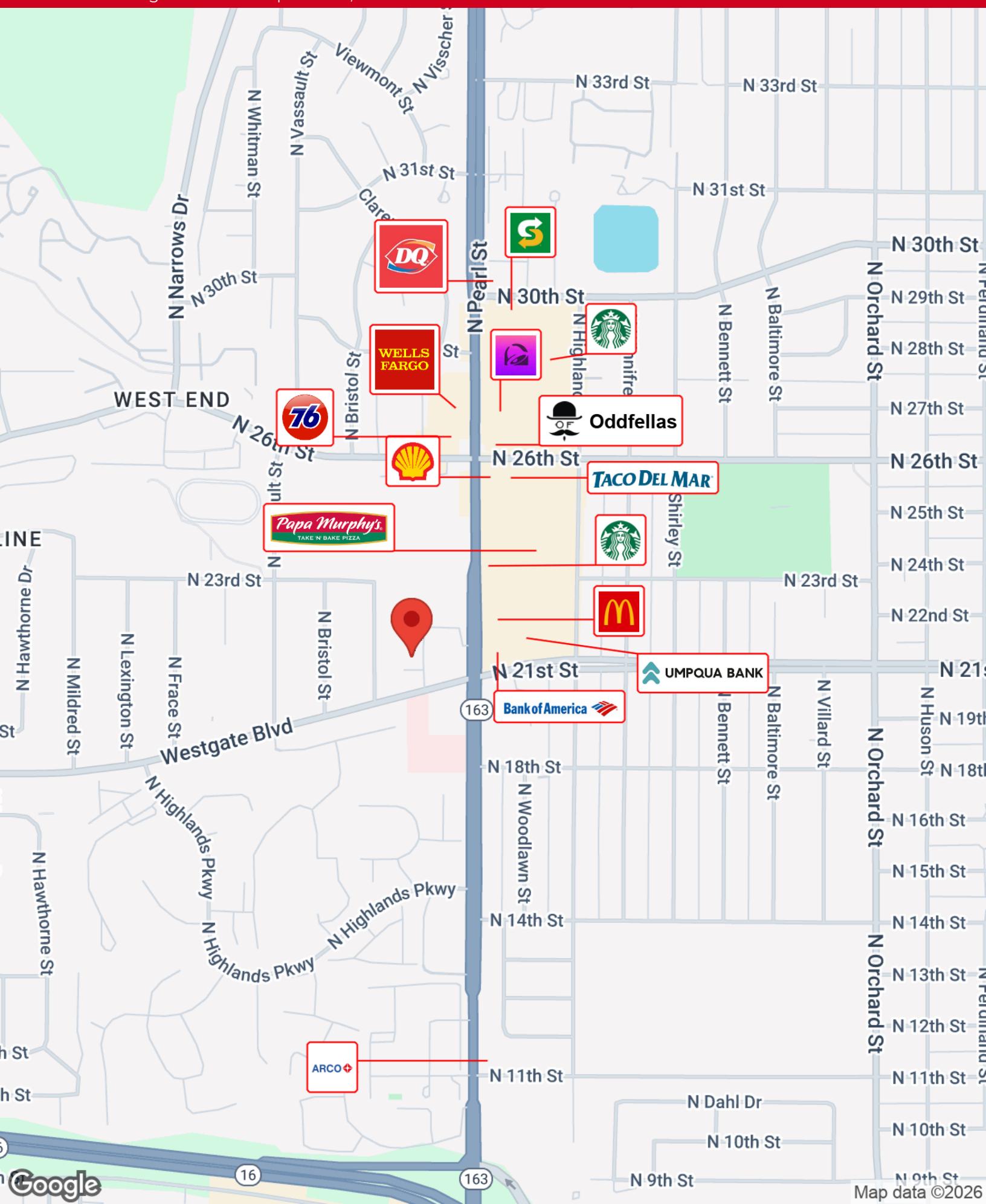
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## BUSINESS MAP

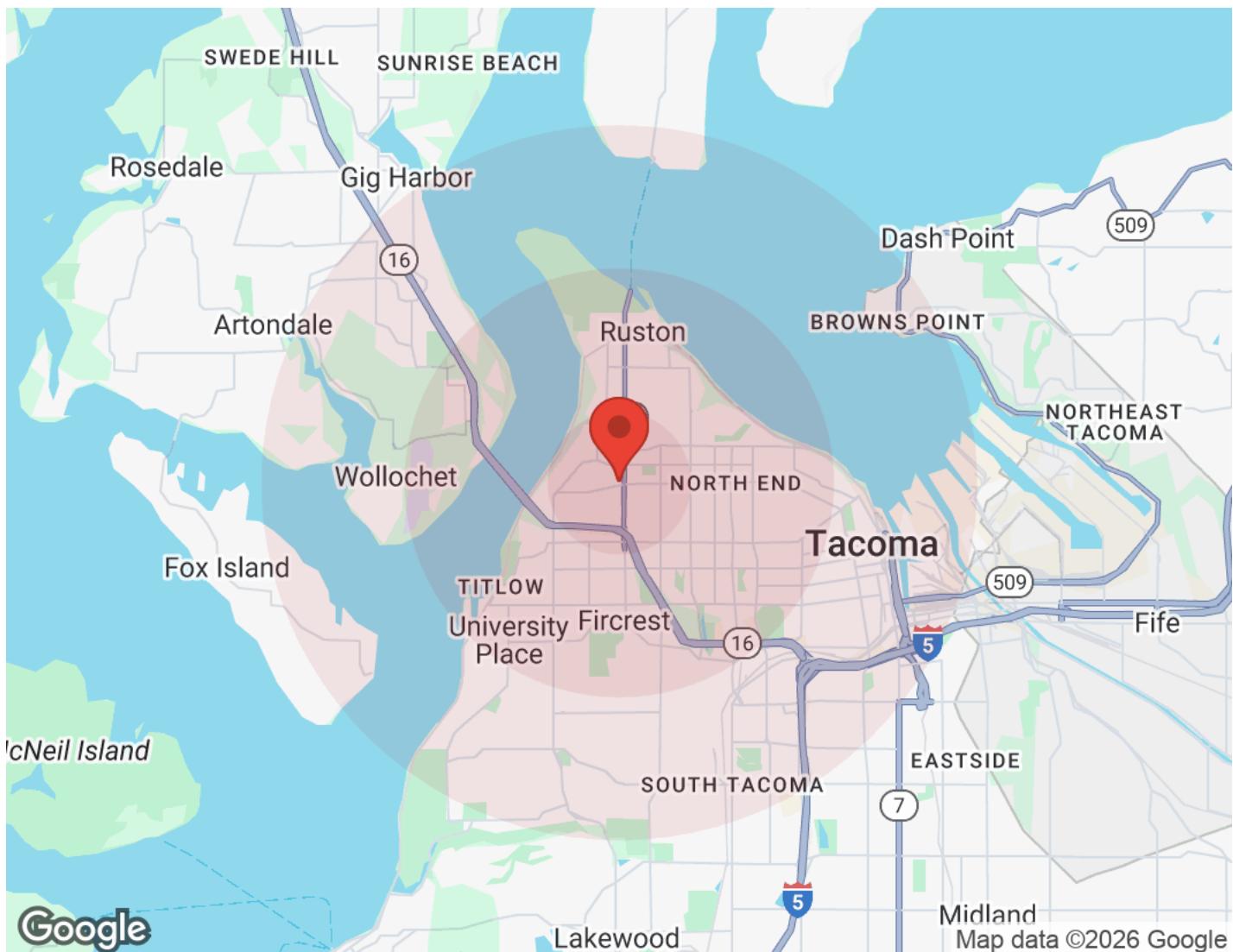
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	7,364	46,677	101,605	Median	\$95,251	\$102,045	\$92,867
Female	8,055	47,410	99,913	< \$15,000	716	2,699	6,869
Total Population	15,419	94,087	201,518	\$15,000-\$24,999	248	1,825	4,560
				\$25,000-\$34,999	449	1,761	4,595
				\$35,000-\$49,999	611	3,634	7,309
				\$50,000-\$74,999	912	5,318	11,545
				\$75,000-\$99,999	822	5,220	11,336
				\$100,000-\$149,999	1,382	8,353	16,356
				\$150,000-\$199,999	805	5,905	11,152
				> \$200,000	1,260	7,035	12,239
Age	1 Mile	3 Miles	5 Miles				
Ages 0-14	2,231	14,404	31,169				
Ages 15-24	1,459	11,206	23,877				
Ages 25-54	5,829	38,871	86,763				
Ages 55-64	1,999	11,051	23,178				
Ages 65+	3,901	18,554	36,531				
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	10,664	64,261	124,961	Total Units	7,692	44,866	92,412
Black	1,186	6,774	19,305	Occupied	7,207	41,751	85,962
Am In/AK Nat	96	565	1,390	Owner Occupied	3,896	22,677	41,576
Hawaiian	69	536	1,693	Renter Occupied	3,311	19,074	44,386
Hispanic	1,304	8,731	21,986	Vacant	486	3,115	6,451
Asian	974	5,824	15,980				
Multi-Racial	1,044	6,925	15,174				
Other	83	470	1,028				

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