



WESTLAKE
ASSOCIATES, INC.

EASTPORT BUSINESS CENTER

OFFICE BUILDING

6416 PACIFIC HWY E
FIFE, WA 98424



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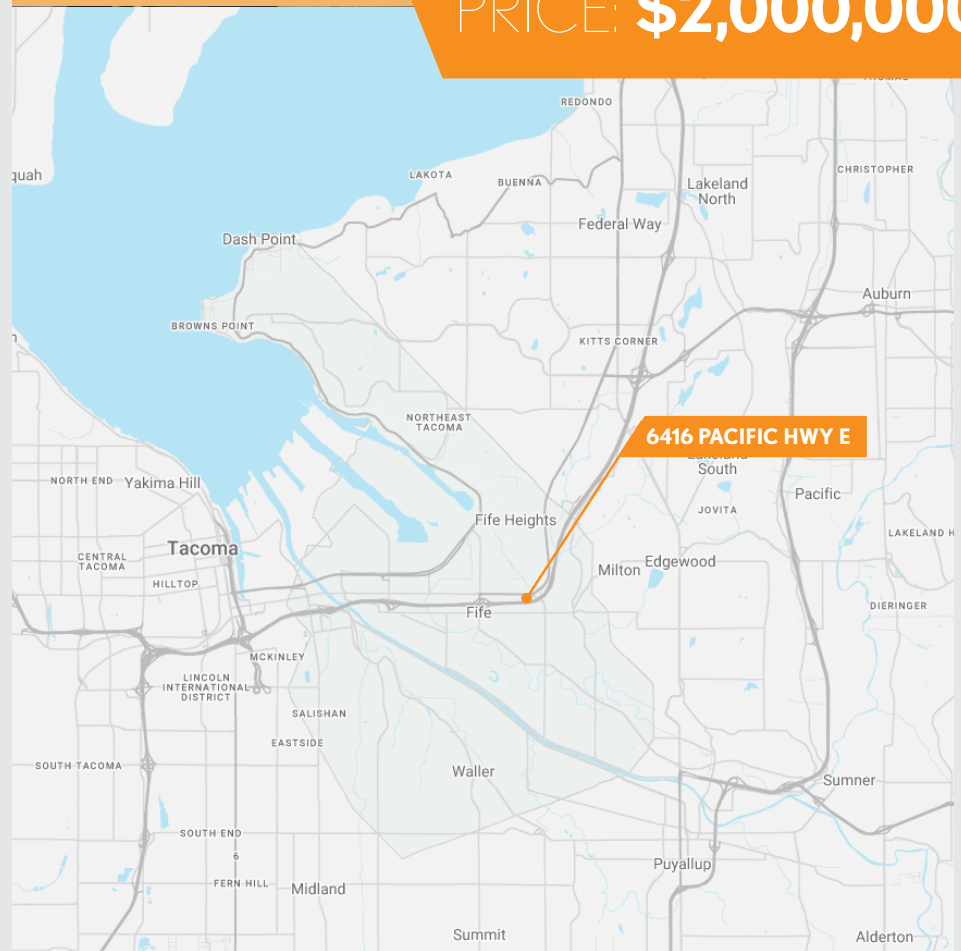
ASSET SUMMARY

EASTPORT BUSINESS CENTER

ADDRESS	6416 PACIFIC HWY E FIFE, WA 98424
COUNTY	Pierce
MARKET	Fife
STYLE	Office
APN#	042006-4217
ZONING	RC
LOT SIZE	32,757 SF 0.75 AC
YEAR BUILT	1999
NET RENTABLE SF	30,065 SF
# OF BUILDINGS	1
# OF FLOORS	3
CONSTRUCTION	Wood
OCCUPANCY	Multi-Tenant
PARKING	Surface



PRICE: \$2,000,000



04 INVESTMENT HIGHLIGHTS



INVESTMENT OR OWNER-OCCUPIER OPPORTUNITY

- Price: \$2,000,000
- 30,065 Square Feet Multi-Tenant Office Building
- \$66.52 per Square Foot
- Ready for Occupancy
- Built in 1999
- Class B Suburban Office Asset
- Abundant Parking
- Visibility from Interstate-5



PREMIER LOCATION

- Located Adjacent to and Easy Access to Interstate-5
- Short Driving Distance to Downtown Tacoma
- Nearby Main Transit Line and Park & Ride
- Multiple Transit Options with Link, Rail and Express Bus Service at Tacoma Dome Station
- Fife is the Economic Engine of South Puget Sound
- Nearby Industry Leaders Include: Port of Tacoma, MultiCare Health System, The Boeing Company, and Amazon

Westlake Associates, Inc. is proud to exclusively list for sale The Eastport Business Center in Fife.

The Eastport Business Center is a professional office building consisting of approximately 30,065 rentable square feet. The building was built in 1999 and is located adjacent to Interstate-5 and fronts Pacific Highway E. This building offers an opportunity for an owner/user to occupy all, or a portion, of the building and lease out the remainder for additional income.

Eastport Business Center is one of few Class B-Suburban office assets in the Fife market area. It is positioned to accommodate both small and large firms that require professional office space. Each floor averages about 9,285 square feet, there is great visibility, easy access of Interstate 5, and conveniently located near Pierce and King Counties, this property is attractive to a variety of professionals.



SITE AMENITIES & DEMOGRAPHICS

WHAT'S NEARBY



SCHOOLS AND SERVICES

- Fife Elementary School
- Fife High School
- Columbia Junior High School
- Tacoma City Office
- Dacca Park Sports Complex
- Brookville Gardens
- Fife Community Center
- Fife Aquatic Center
- Tacoma Fire Station 12



RETAIL

- Tacoma RV
- Tahoma Market
- Restaurant Depot
- Emish Market
- Safeway
- San Miguel Mexican Store
- Emerald Queen Casino
- Love's Travel Stop
- Mission Foods



FOOD AND DRINK

- Paradise Deli
- Tatoosh Grill
- Poodle Dog
- Dutch Bros Coffee
- Good Vibes Espresso
- Dairy Queen
- Denny's
- Sapporo & Sushi
- Jimmy John's
- Starbucks
- Taco Time NW
- Wienerschnitzel
- Arby's
- Happy Teriyaki
- Warthog Barbeque Pit
- Subway
- Pick-Quick Drive-In
- Taqueria Tres Hermanos
- Milton Lodge Bar & Grill
- Dave's of Milton

POPULATION

	1-MILE	3-MILE	5-MILE
Total Population	7,316	49,236	191,083
Growth 2023 - 2028 (est.)	0.7%	0.6%	0.3%
Median Age	35.9	37.9	37.4

EMPLOYMENT

	1-MILE	3-MILE	5-MILE
# of Businesses	523	1,825	10,596
# of Employees	8,073	24,335	113,704
Avg Employees per Business	15	13	11

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FIFE

SINCE ITS INCEPTION IN 1957, Fife has grown to be the gateway to Pierce and King Counties and the Port of Tacoma. Named after William J. Fife, a prominent Tacoma lawyer, once head of the Washington National Guard, and a Lieutenant Colonel in the field during the Philippine Insurrection. Fife covers roughly 5.7 square miles of land between the Puyallup River and Puget Sound.

Fife's roots in agriculture have grown and prospered into a community of more than 9,000 with large employers such as Milgard, Mission Foods, Lusamerica, Federal Express and the Emerald Queen Hotel & Casino. The City of Fife is truly at the intersection of agriculture, industry and community. Fife is located conveniently between Seattle-Tacoma International Airport & the Port of Tacoma, intersected by I-5, and at the edges of Pierce & King Counties.

Fife strives to create a business-friendly atmosphere and offers services geared toward promoting a diversified economy and a positive city image. No B+O taxes, I-5 exposure, low tax rates, and a responsive City Government and Chamber of Commerce make the City of Fife the perfect place to do business. Fife is ideally situated to access major transportation routes, the Ports of Tacoma and Seattle, Sea-Tac Airport and major rail connections.

Fife is also a wonderful town to call home. With an award-winning school district, free year round special events, and miles of parks and trails to explore, residents and businesses love Fife.



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BROKER CONTACT

EXCLUSIVELY LISTED BY:

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PRINCIPAL | MANAGING BROKER

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Since 1975, Westlake Associates, Inc. has been the premier provider of commercial real estate brokerage services in the Puget Sound Region.

Our unsurpassed commitment to creating and preserving our clients' real estate investment wealth has resulted in thousands of successful transactions and a long history of repeat business and client referrals.

The professionals at Westlake Associates collaboratively work with clients to develop customized, creative solutions designed to maximize investment returns.

We've built a strong foundation of experience in Investment Property Sales, Commercial Leasing, Property Management, and comprehensive real estate services over our 40 year history. We operate as a team and leverage each other's resources and experience to provide the highest level of client services.

PROUD MEMBERS OF:

- + COMMERCIAL BROKERS ASSOCIATION (CBA)
- + NORTHWEST MULTIPLE LISTING SERVICES (NWMLS)
- + LOOPNET NATIONAL LISTING SERVICES
- + COSTAR COMMERCIAL REAL ESTATE DATA & NATIONAL LISTING
- + COMMERCIAL INVESTMENT REAL ESTATE (CREI)
- + WASHINGTON STATE REALTORS ASSOCIATION (WSMA)



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