

OFFERING MEMORANDUM

INDUSTRIAL SPACE - FOR SUBLEASE

15102 Woodbrook Drive SW, Lakewood, WA 98439



81,858 SF AVAILABLE | 36' CLEAR HEIGHT | 800 AMPS POWER | 13 DOCK DOORS

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Lakewood, WA 98439

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective subtenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sublease and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

15102 WOODBROOK DRIVE SW Lakewood, WA 98439

Bang Realty and BellCornerstone have been exclusively retained to sublease **15102 Woodbrook Drive SW, Suite 100**, an **81,858 SF industrial space** within a larger **148,407 SF facility on 7.35 acres** in Lakewood, Washington. The available suite features **36-foot clear heights**, **13 dedicated dock-high doors**, and **ample on-site parking**, making it a highly functional option for a large warehouse or distribution user.

Currently used for printing operations, the space has been built out to accommodate significant **production operations**. With **800 amps of power**, exceptional clear heights, and efficient dock access, the property is well-positioned to support manufacturing, distribution, and other high-throughput industrial users.

The sublease extends through **2032**, offering substantial security for an incoming tenant. Located with immediate access to **I-5, the Port of Tacoma, and the South Sound labor pool**, Suite 100 combines long-term stability with modern industrial specifications in one of the Puget Sound's most strategically connected submarkets.



MARKET OVERVIEW

Lakewood, WA

Lakewood, Washington is a suburban city in Pierce County located just south of Tacoma and adjacent to Joint Base Lewis-McChord (JBLM), one of the region's largest military installations. Its economy is shaped by its proximity to JBLM and the Ports of Tacoma, Olympia, and Seattle, fostering strong ties to defense, logistics, and healthcare (more than 9,000 healthcare jobs within the city, anchored by St. Clare Hospital). The city offers a diverse cultural mix, including an International District with substantial Korean, Vietnamese, Latino, and other influences, especially in Tillicum.



POPULATION

Lakewood
63,034

State: Washington 7.84 Million

MEDIAN AGE

Lakewood
36.3 Years

State: Washington 38.2 Years

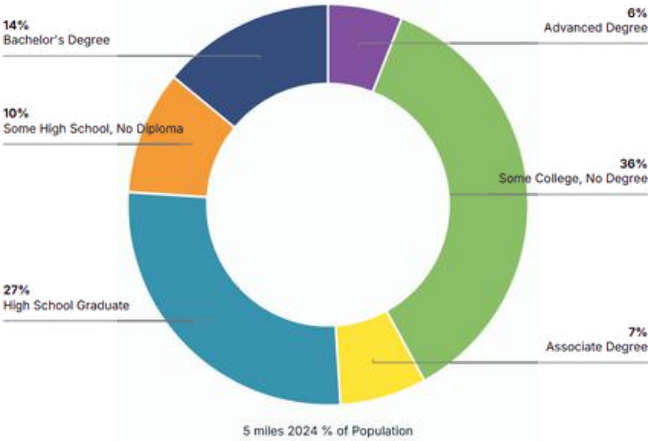
MEDIAN HOUSEHOLD INCOME

Lakewood
\$70,524

State: Washington \$94,952

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Washington at large.



2024 STATISTICS

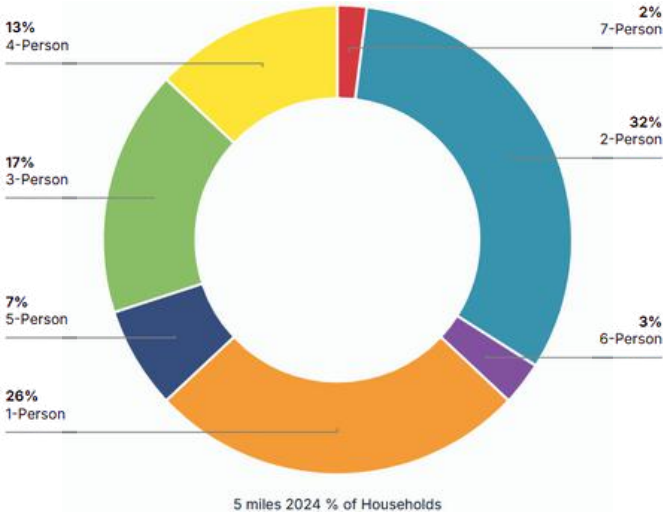
	2 Mile	5 Mile	10 Mile
Population 2024	18,709	138,668	488,931
Total Households	6,752	49,613	179,735
Avg Household Size	2.6	2.6	2.6
Avg Household Income	\$84,674	\$83,120	\$95,367

ECONOMIC INDICATORS

5.3% Lakewood
Unemployment Rate

4.6% U.S.
Unemployment Rate

HOUSEHOLDS



Lakewood
26,100

State: Washington 3.021 Million



Average
Household Size

LOCATION OVERVIEW



AIRPORT PROXIMITY

Seattle–Tacoma International Airport (SEA): Commonly known as Sea-Tac, SEA is located about 30 miles north of Lakewood in SeaTac, WA. It is the primary commercial airport for the Puget Sound region, offering a full range of domestic service and is a major gateway for international travel, as well as direct service to nearly every major U.S. city.

Tacoma Narrows Airport (TIW): Located roughly 11 miles northwest of Lakewood in Gig Harbor, this general aviation airport is primarily used by private and corporate aircraft. While it does not provide scheduled commercial service, TIW offers charter flights, flight training, and small-aircraft facilities, making it useful for business aviation and regional connections.

King County International Airport – Boeing Field (BFI): Situated about 36 miles north of Lakewood near downtown Seattle, BFI serves as a hub for cargo, private aviation, and corporate flights. It also handles some limited passenger service, particularly private charters and smaller regional carriers. Boeing Field is home to Boeing test flights and significant aerospace industry activity.

Olympia Regional Airport (OLM): Located approximately 27 miles south of Lakewood, Olympia Regional primarily supports general aviation and corporate aircraft. While OLM does not offer commercial airline service, it serves as a convenient secondary airport for private travel.

Portland International Airport (PDX): About 130 miles south of Lakewood (just over 2 hours by car), PDX in Portland, Oregon, is another major international airport option. It is well-regarded for passenger experience and offers a wide range of domestic and international flights, sometimes providing fare and route alternatives to SEA.



HIGHWAY ACCESS

I-5 (Interstate-5): Major north-south artery bisecting Lakewood, providing direct connections to Tacoma (north) and Olympia (south).

State Route 512 (SR-512): Western terminus at Lakewood, linking to Puyallup and I-5 eastbound, facilitating east-west travel.

State Route 704 (Cross-Base Highway): Proposed route across JBLM intended to connect to I-5; ultimately cancelled due to environmental and cost concerns.

Public Transit: Served by Pierce Transit and Sound Transit Express, with the Lakewood station serving as the southern terminus of the Sounder S-Line commuter rail to Tacoma and Seattle

SITE OVERVIEW

SITE

Property Type:	Industrial
Building Class:	A
Year Built:	2021
Total SF:	148,407
Available SF:	81,858 SF
Suite #:	100
Acres:	7.54 AC
Stories:	1
Clear Ceiling Height:	36'
Power:	800 Amps
Dock Doors:	13
Parking:	Surface







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