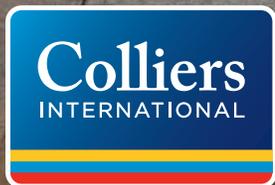


FOR SALE

The Girl Scouts of Western Washington Building

DuPont, Washington



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The Opportunity

Colliers International is pleased to offer for sale the beautiful Girl Scouts of Western Washington Building in DuPont, Washington. This offering represents an exceptional opportunity for an owner/user to acquire a stunning building within a gorgeous natural setting that includes long-term upside in ownership.



The Property

Built in 2004, The Girl Scouts of Western Washington Building is a 19,902 square foot stand-alone building nestled amongst a forest of evergreens in DuPont, Washington. The building is currently occupied by the Girl Scouts of Western Washington and includes a storefront, classrooms, offices, meeting rooms, outdoor gathering places, a storage facility, and more. The surrounding 5.19 acres are lush and serene, offering abundant privacy and natural beauty.





The Building

The 19,902-square-foot building is currently occupied by the Girl Scouts of Western Washington. With gorgeous wood finishes and a clean design, it is built to host a multitude of purposes and has been immaculately cared for.

Details

Property Address	1000 Davis Place, DuPont, Washington
Land Area	5.19 acres (226,076 square feet)
Rentable Building Area	19,902 square feet
Parking	50 spaces on site
Stories	2
Year Built	2004
Parcel #s	0119256001 and 0119256002



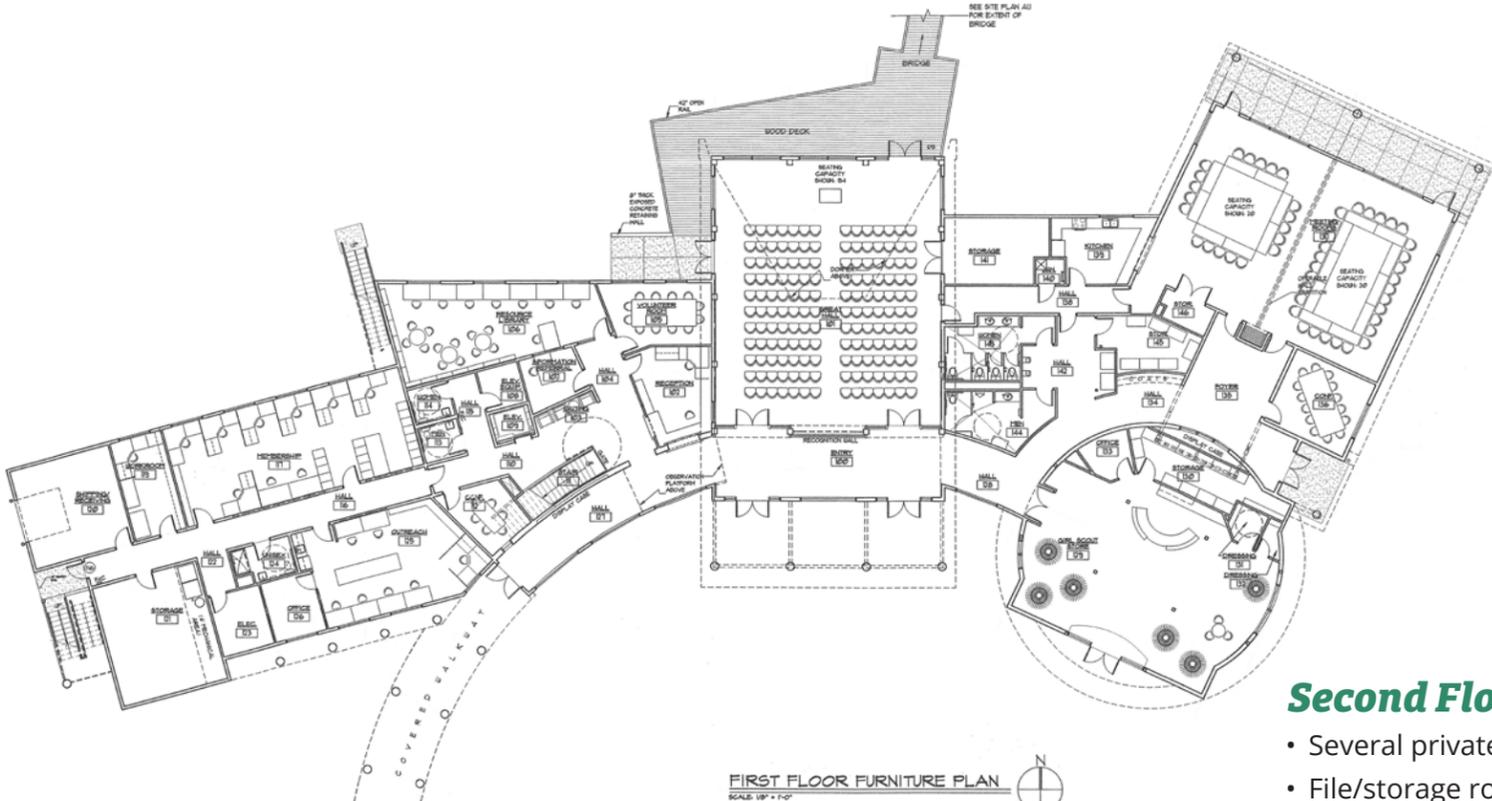
The Surrounds

The Girl Scouts of Western Washington Building is encompassed by a lush green belt of evergreen trees, and there are several trails and quiet spots to enjoy the natural surroundings. It is not uncommon to spot (or hear!) a number of bird species, including bald eagles and owls, as well as frogs, salamanders, and deer.

Price

The Girl Scouts of Western Washington Building is offered at \$5,250,000.



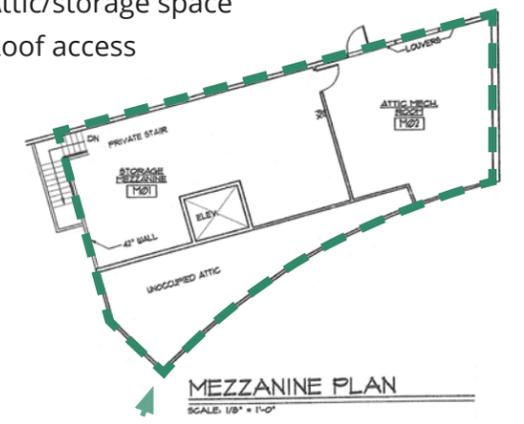


First Floor

- Great Hall
- Large meeting room with movable wall partition
- Retail shop/storefront
- Kitchen
- Conference/meeting rooms of various sizes
- Cubicle area
- Private rooms and work areas
- Bathrooms
- Storage

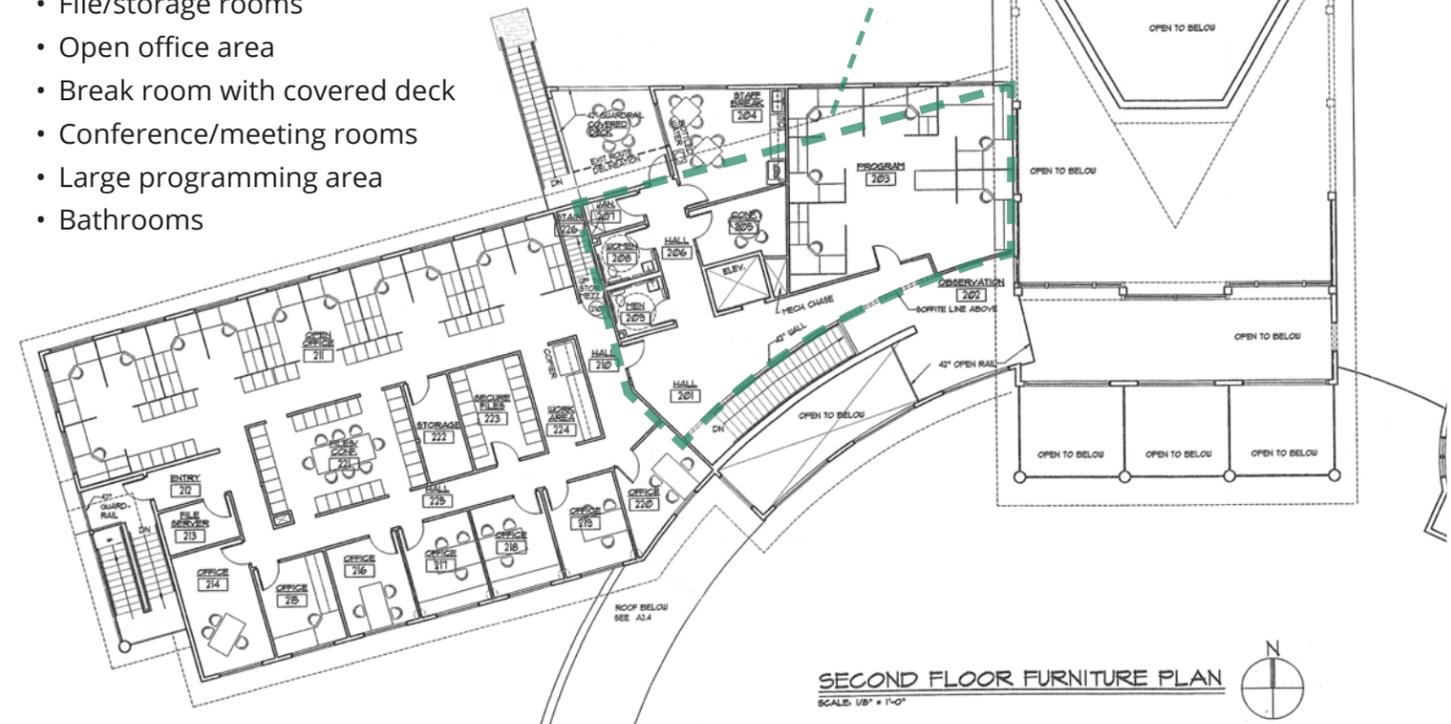
Mezzanine

- Attic/storage space
- Roof access



Second Floor

- Several private offices
- File/storage rooms
- Open office area
- Break room with covered deck
- Conference/meeting rooms
- Large programming area
- Bathrooms





2017 DuPont Demographics

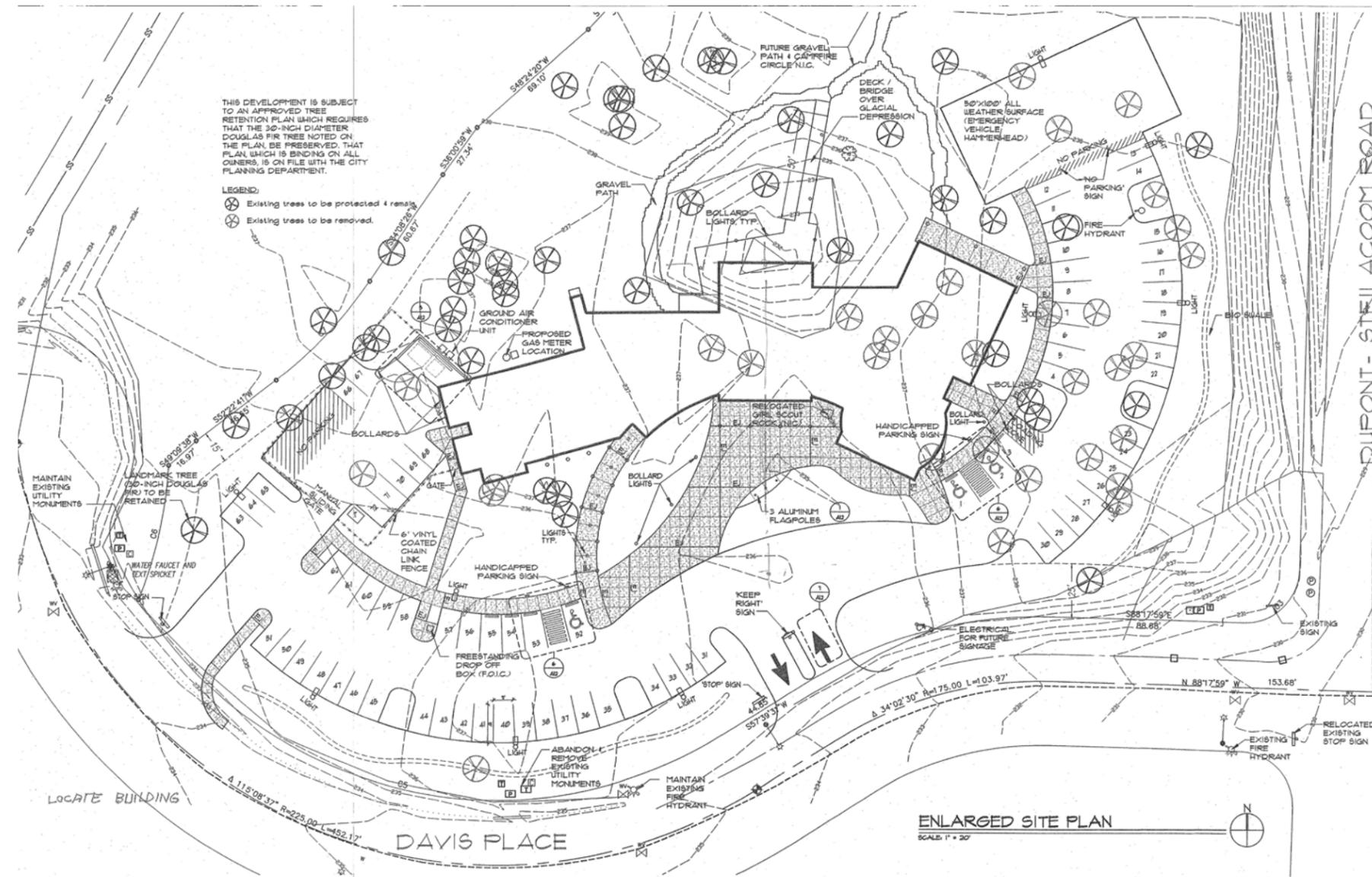
Population	9,561
Households	3,443
Families	2,477
Owner Occupied Homes	2,058
Renter Occupied Homes	1,385

Median Age	32.8
Average Household Size	2.78
Median Household Income	\$89,647
Average Household Income	\$106,797
Per Capita Income	\$38,491

TRENDS (2017-2022)	Area	State
Population	1.87%	1.13%
Households	1.71%	1.08%
Families	1.67%	1.03%
Median Household Income	1.91%	3.10%

The Location

The Girl Scouts of Western Washington Building is located at 1000 Davis Place in DuPont, Washington. The location provides quick access to Lacey, Joint Base Lewis-McChord, Interstate 5, and Washington State's Capitol. Nearby cities such as Lacey, Olympia, and Tacoma are desirable single family home neighborhoods, and DuPont itself is largely residential.



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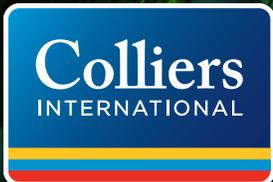
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