

# JADE PLAZA

8811 S Tacoma Way Lakewood, WA 98499

# FOR LEASE

Industrial / Office / Retail Space



## PROPERTY FEATURES

- Recent renovations to the interior common areas
- Located in the heart of S. Tacoma Way District
- Easy Access to I-5
- Ample Free Parking at 4.5 stalls per 1000 RSF
- Two story air conditioned building with an elevator



**CHERYL MCIVOR**  
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2105 112th Ave NE, Suite 102 | Bellevue, WA 98004

SUITE	RSF	RATE
<b>101</b>	<b>3,379</b>	<b>\$13/SF/YR</b>
<b>105</b>	<b>593</b>	<b>\$15/SF/YR</b> <i>available 3/1/2021</i>
<b>106</b>	<b>2538</b>	<b>\$15/SF/YR</b> <i>available 3/1/2021</i>
<b>201</b>	<b>2,051</b>	<b>\$13/SF/YR</b>
<b>205</b>	<b>892</b>	<b>\$15/SF/YR</b>
<b>207</b>	<b>441</b>	<b>\$14/SF/YR</b>
<b>208</b>	<b>909</b>	<b>\$14/SF/YR</b>
<b>209</b>	<b>611</b>	<b>\$14/SF/YR</b>
<b>210</b>	<b>942</b>	<b>\$14/SF/YR</b>

**NNN Rate: \$6.81/SF/YR**

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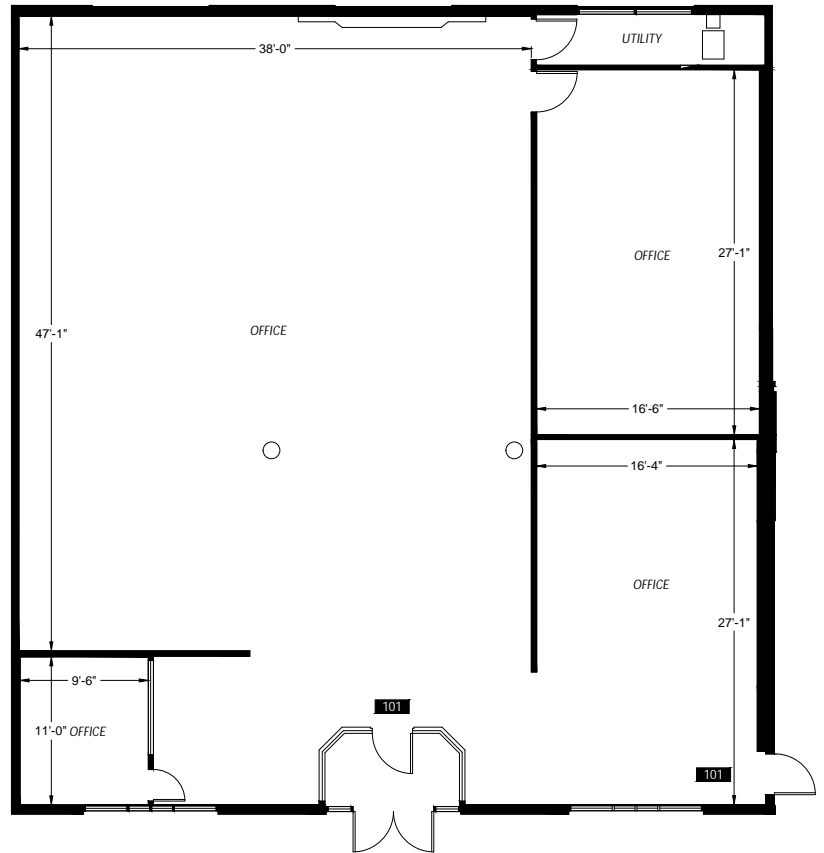
Industrial / Office / Retail Space

## SUITE PLANS

88th St. S

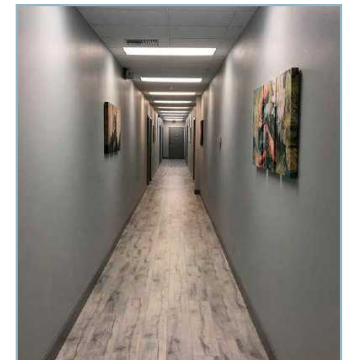
### SUITE FEATURES

- Located on the corner ground floor
- Advantageous signage location
- Easy access to restrooms
- Ceiling height 15"



Suite 101 - 3,379 RSF

## COMMON AREA



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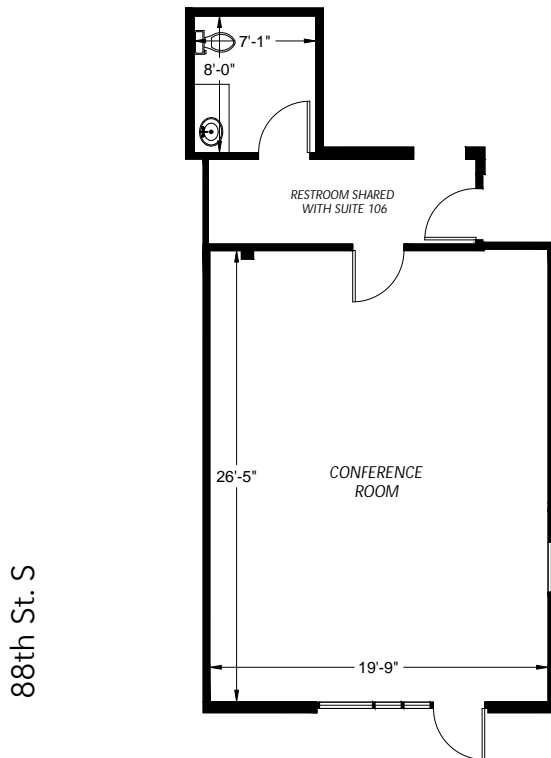
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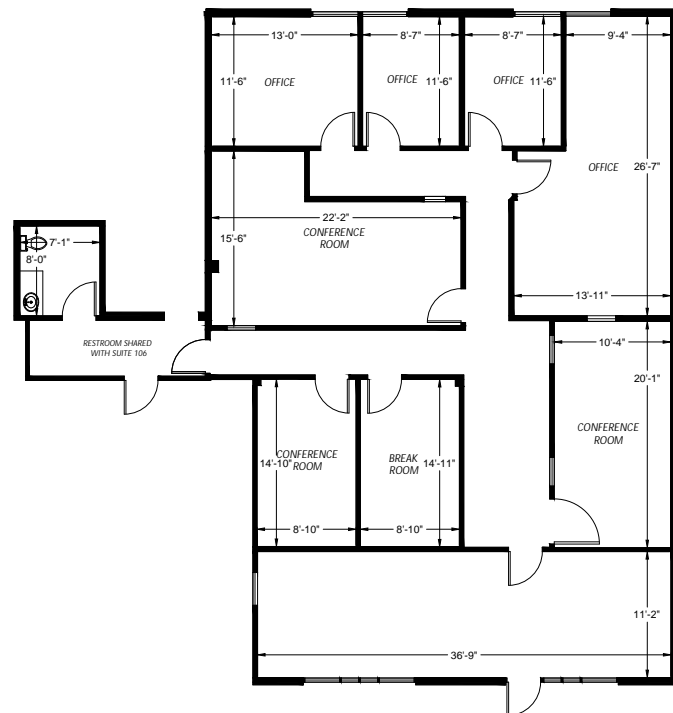
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## SUITE PLANS

Available March 1, 2021



Suite 105 - 593 RSF



Suite 106 - 2,538 RSF

## SUITE FEATURES

- Suites share a restroom
- Suites can be combined to total 3,131 RSF
- Located on the corner of ground level with easy access to parking



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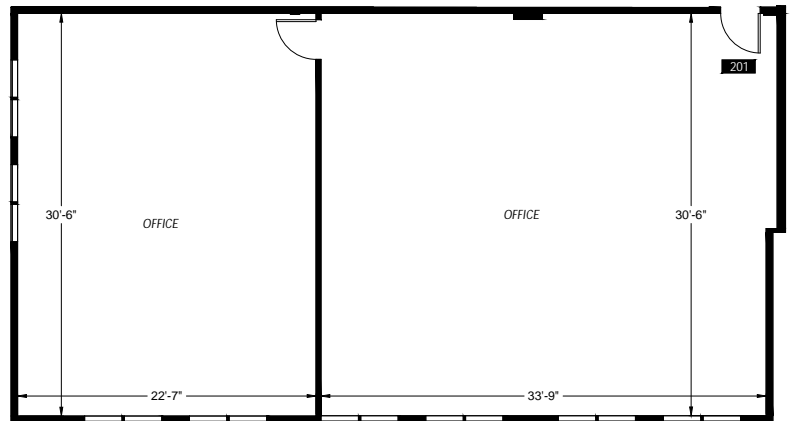
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## SUITE PLANS

### SUITE FEATURES

- Located on corner top floor with view of South Tacoma Way
- Advantageous signage location
- New carpeted tile throughout
- Boosts lots of light from several large windows

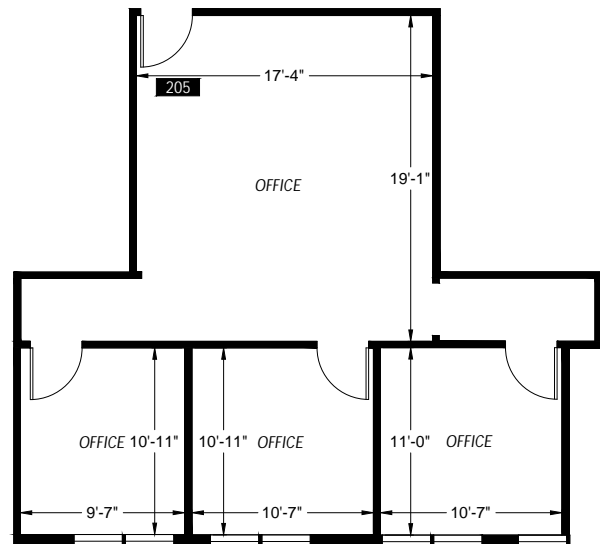


Suite 201 - 2,051 RSF

88th St. S

### SUITE FEATURES

- Located on top floor with views of South Tacoma Way
- Advantageous signage location



Suite 205 - 892 RSF



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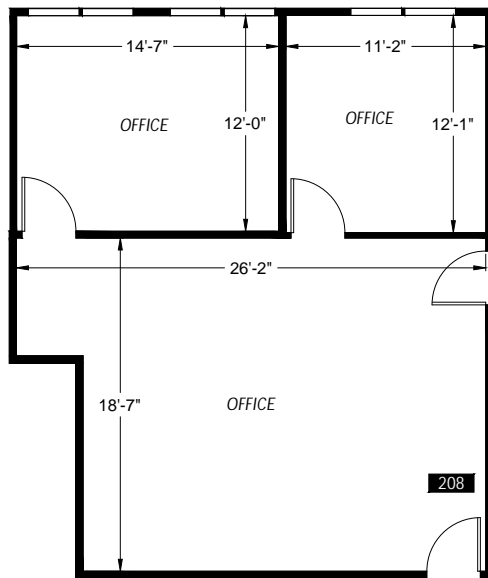
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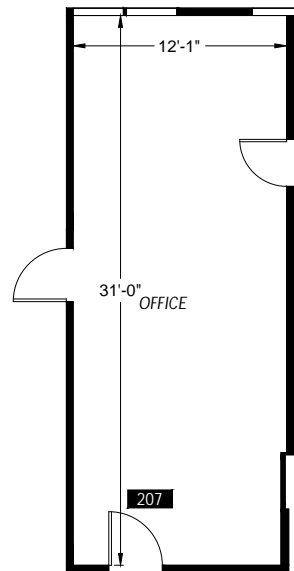
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## SUITE PLANS



Suite 208 - 909 RSF

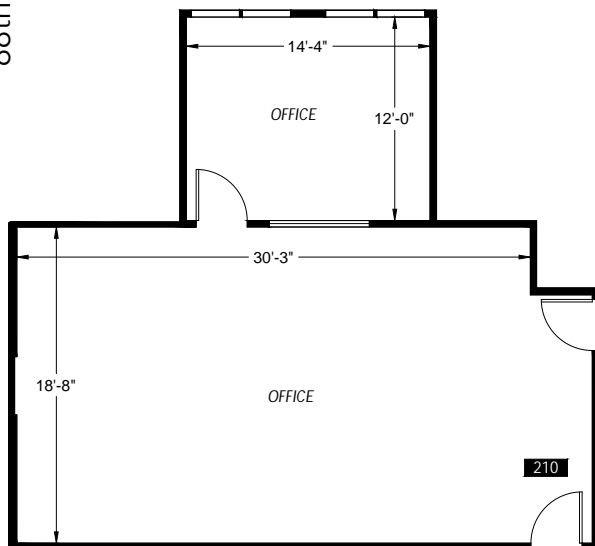


Suite 207 - 441 RSF

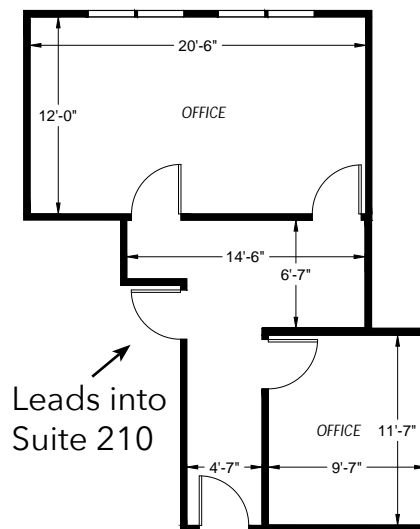
### SUITE 207 FEATURES

- New laminate floors
- Suite 207 & 208 can be combined to total 1,350 RSF

88th St. S



Suite 210 - 942 RSF



Suite 209 - 611 RSF

### SUITE 210 FEATURES

- New carpet tile
- Move in ready with fresh paint
- Suite 209 & 210 can be combined to total 1,553 RSF



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