



# NW PROFESSIONAL SQUARE

7610 40th Street West, University Place, WA 98466

**FOR  
LEASE**



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**First Western Properties - Tacoma, Inc.**

6402 Tacoma Mall Blvd, Tacoma, WA 98409

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## LOCATION DETAILS

- Adjacent to High Volume Safeway and Trader Joes Anchored Shopping Center
- Traffic Counts:

Bridgeport Way: 20,000 CPD

40th Street W: 11,400 CPD



## AVAILABLE

- Approximately 4,140 Square Feet - Floor 1
- 3,050 SF available in front freestanding building
- \$19.00 PSF PLUS \$7.05 NNN

## PROPERTY DESCRIPTION

- Full Floor Plate Available & Freestanding
- High Quality Space with Nice Construction in Place
- Landlord Improvements Available for 5 Year Leases
- Conversion to Medical and Dental Uses Okay

DEMOGRAPHICS	Mile 1	Mile 3	Mile 5
Population	14,754	89,950	236,066
Average HH Income	\$80,852	\$71,461	\$72,445
Daytime Population	9,254	70,413	195,213



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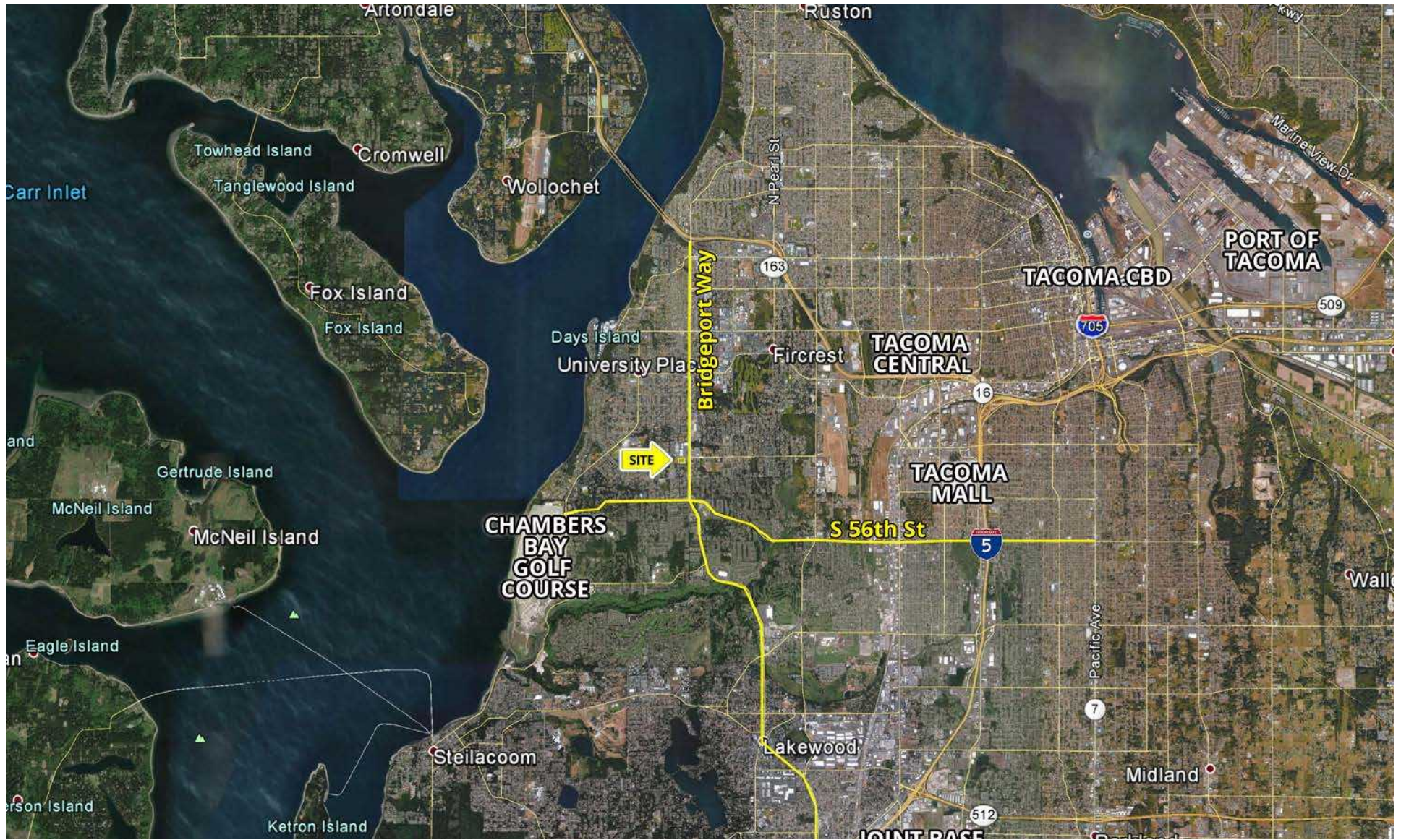
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