



# FOR LEASE

5821 S Sprague Ct  
Tacoma, Washington 98409

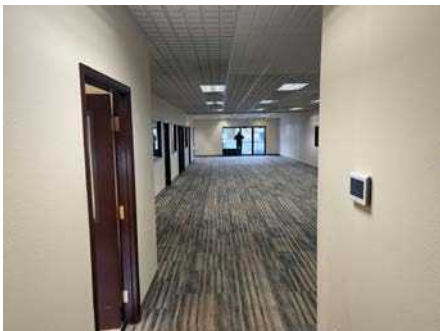


## SPRAGUE COURT

Andy Jessberger | Jameson Sullivan

First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

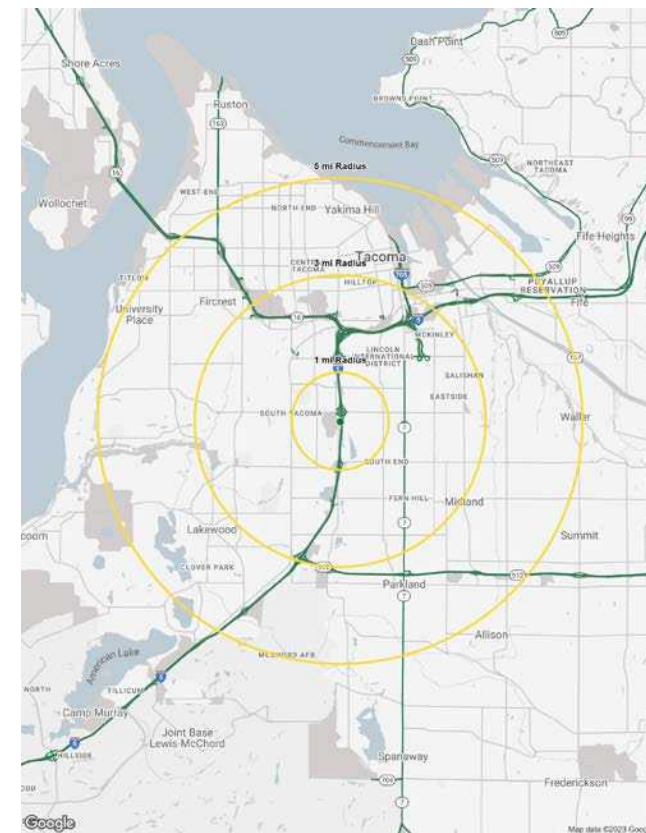
SUMMARY



AVAILABLE

3,156 SF \$21.00 PSF, NNN

- NNN: \$7.49 PSF
- Turn Key office space with 6 individual offices, break room and large common area space
- Anchored by Kaiser Permanente
- Freeway visible endcap located on busy Tacoma Mall Blvd.



Regis - 2023

Population

Average HH Income

Daytime Population

Mile 1

17,408

\$105,131

4,982

Mile 3

143,225

\$96,299

45,840

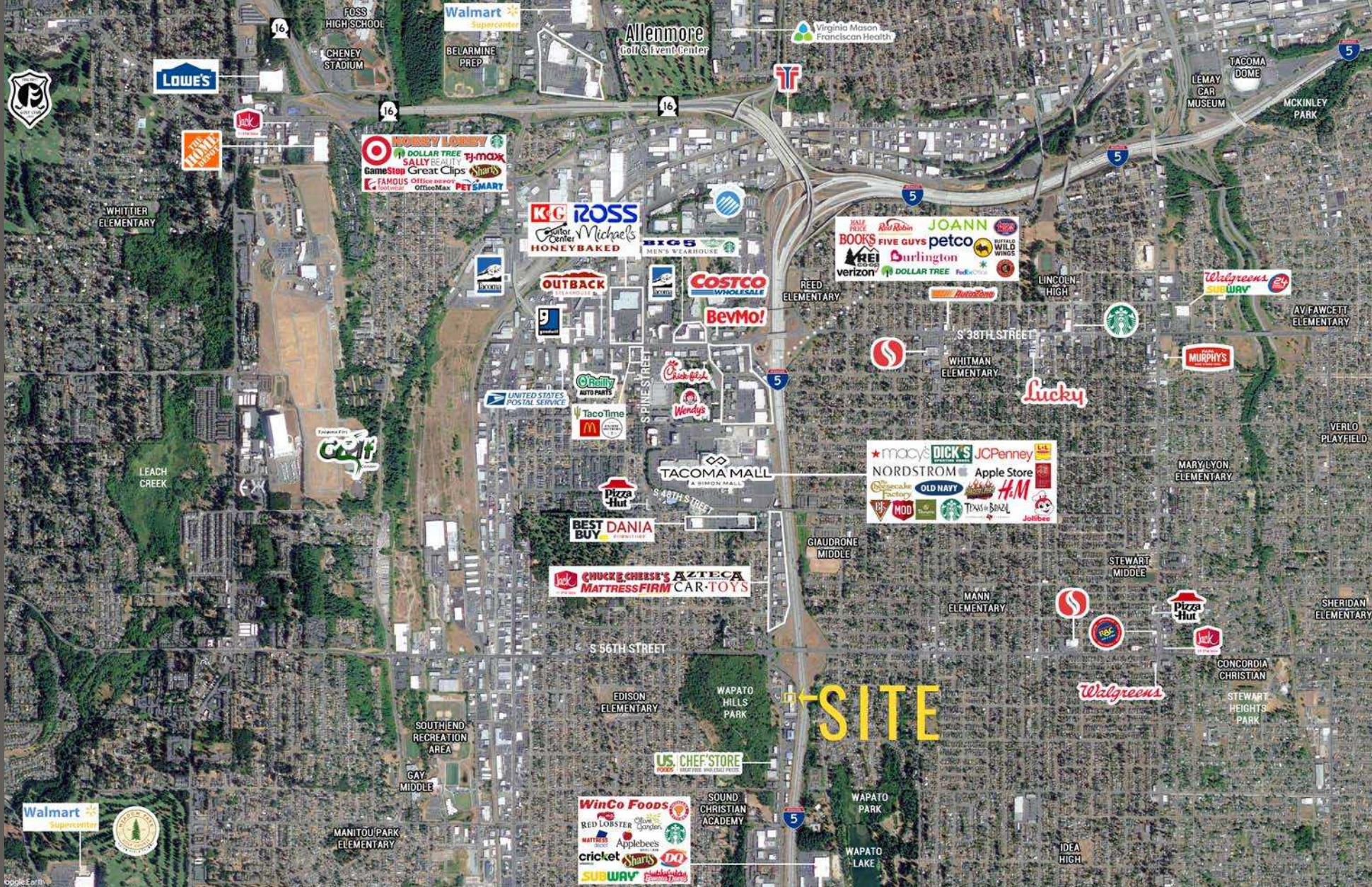
Mile 5

314,830

\$103,120

122,245

LOCATION DETAILS



Just South of Tacoma Mall



Located Moments from Interstate 5



12,407 ADT Tacoma Mall Blvd



187,865 ADT I-5



**TACOMA, WA** is rooted in the arts and has a vibrant urban core that is alive with culture. Situated along the Puget Sound, Tacoma is a mid-sized urban port city of Pierce County just over 30 miles south of Seattle. The museum district is home for its world-renowned Museum of Glass, while the waterfront, parks, gardens and wildlife make Tacoma a nature wonderland ready for all to explore.

TACOMA | KIRKLAND | PORTLAND | SEATTLE



**RELATIONSHIP FOCUSED. RESULTS DRIVEN.**

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