

# Retail / Office for Lease

## 1114 PACIFIC AVENUE

1114 Pacific Avenue, Tacoma, WA 98402



### LISTING DATA

**AVAILABLE SF:** 12,300 SF  
**LEASE RATE:** \$17.50/SF/Yr  
(Modified Gross)

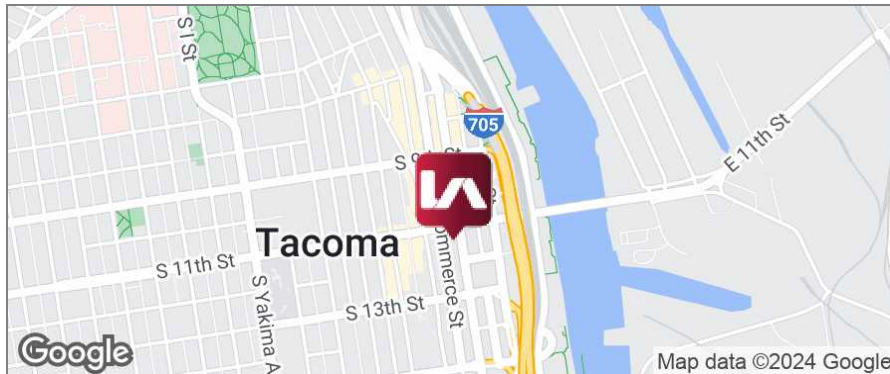
### PROPERTY OVERVIEW

High profile, ground floor retail showroom, office and shop space is located in the heart of downtown Tacoma with **100' of peak Pacific Avenue frontage** between 11th and 12th Streets.

**Onsite parking** is available.

Pacific Avenue is the core of Tacoma's **financial district** and the hub of its distinguished **creative community**.

The property shares its **prime CBD block** with Key Bank, Campfire Coffee, Chase Bank, the newly located Northwest College of Art & Design, and co-working studio, 1120 Downtown.



### LOCATION HIGHLIGHTS

- **Access:** Less than 1.5 miles from I-5 via I-705 N. Walk Score of 96, located on the Tacoma Link and Pierce Co. transit lines. Free Sounder train connection via Tacoma Link.
- **2-Block Radius:** Campfire Coffee, Lift Bridge Coffee, Tacoma Farmers Market (May-Oct) + other downtown restaurants, shopping & banking.
- **7-Block Radius:** Museum District, Theater District, McMenamins Elk Temple, Thea Foss Waterway and Opera Alley.

### CONTACT

**John Bauder, CCIM**

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D 253.238.0043

**Harrison Laird**

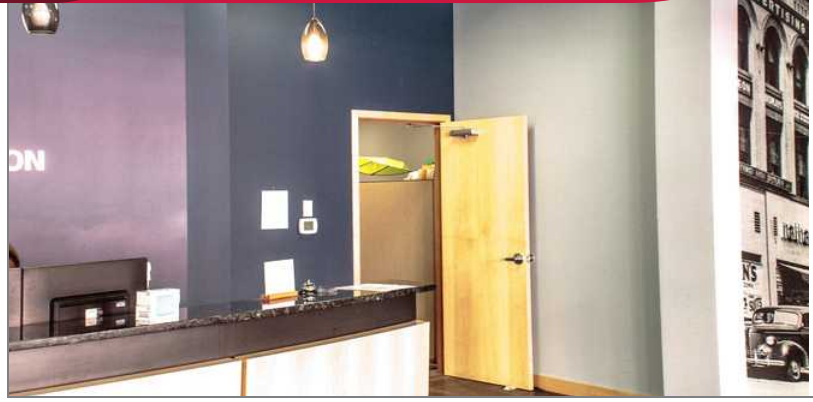
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