

# SUSSMAN BUILDING

23,400 SF Office Building Sale/Lease

## LISTING INFORMATION

<b>ADDRESS:</b>	2156 Pacific Avenue S, Tacoma WA
<b>AVAILABLE SF:</b>	8,000 - 23,400 SF
<b>SALE PRICE:</b>	\$5,500,000
<b>LEASE RATE:</b>	\$19.00 SF/yr (NNN)
<b>YEAR BUILT:</b>	1929
<b>PARKING:</b>	34 secure parking spaces
<b>PARCEL NO:</b>	2021040090
<b>ZONING:</b>	WR CONS - Warehouse/Residential District & Conservation District

## COMMENTS

Three story single or multi tenant office building. Office/School buildout with classrooms, restrooms, elevator. Downtown Tacoma, adjacent to University of Washington and Brewery Blocks Tacoma

## LOCATION



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

# SUSSMAN BUILDING

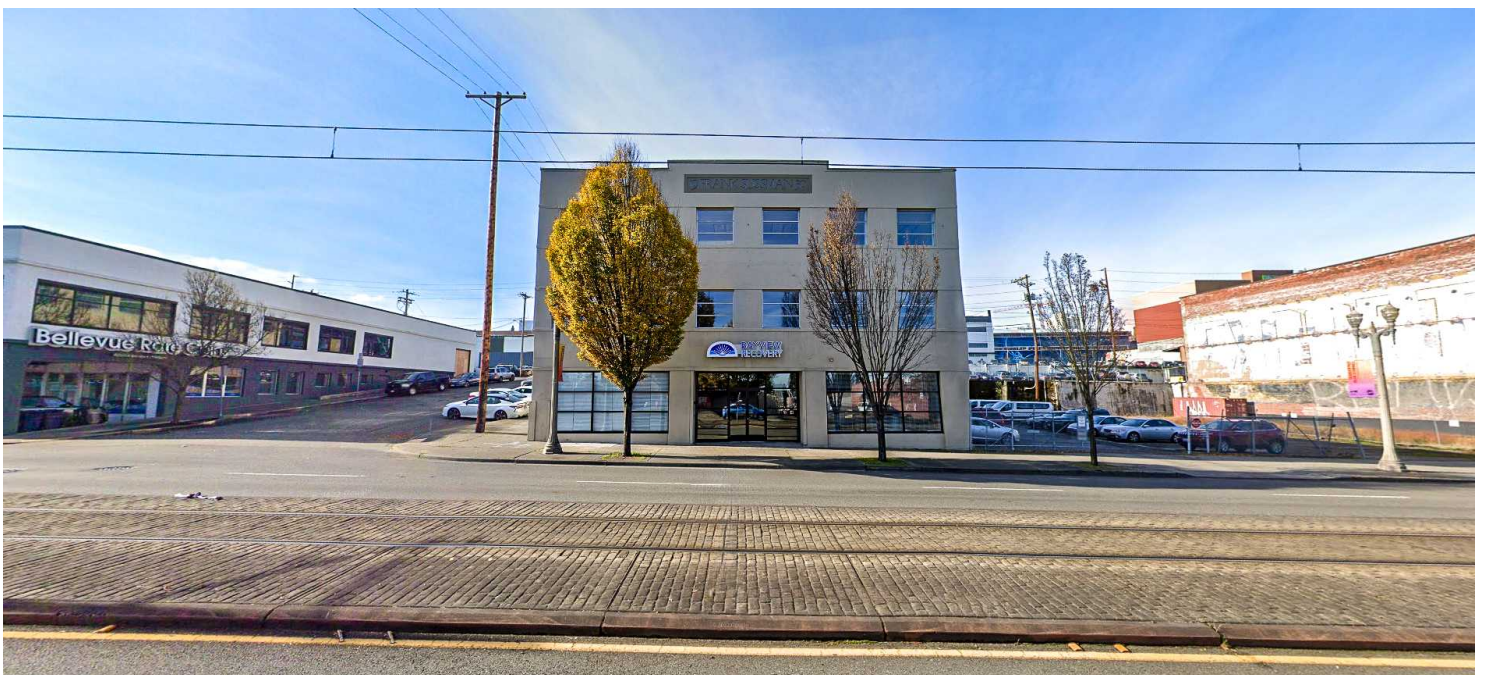
23,400 SF Office Building Sale/Lease

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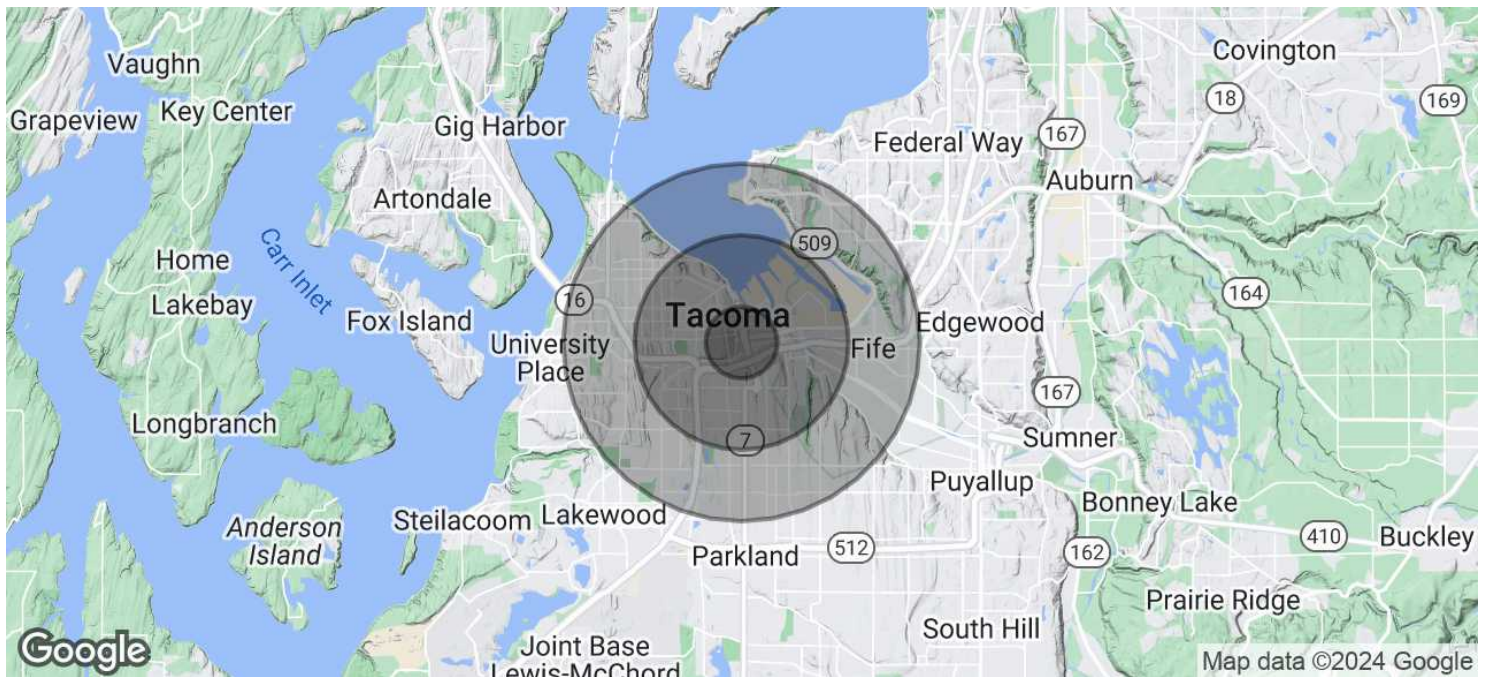
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,380	107,900	271,373
AVERAGE AGE	39	38	39
AVERAGE AGE (MALE)	39	38	38
AVERAGE AGE (FEMALE)	40	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,692	43,776	106,456
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$80,102	\$97,657	\$106,852
AVERAGE HOUSE VALUE	\$434,522	\$516,116	\$533,431

Demographics data derived from AlphaMap

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