

# FOR LEASE

## JAMES CENTER NORTH

1614 - 1620 S Mildred St Tacoma, WA 98465



### OFFERING SUMMARY

Lease Rate \$14.00 - 18.00 SF/yr

Lease Type: Triple Net (NNN)

Available SF: 1,819 - 7,864 SF

Zoning: CCX - Community Commercial Mixed Use District

### PROPERTY OVERVIEW

James Center North is located across the street from Tacoma Community College which offers 46 professional and technical degrees to over 12,000 students per year. There is a transit center across the street, generating high daytime traffic to the immediate trade area. Adjacent to James Center North is James Center, a 128,000 SF retail center anchored by Fred Meyer. Other national tenants included Rite Aid, Fed EX, Chase Bank, IHOP. The neighboring Co-tenancy should provide some synergies to the subject property.

SPACES	STATUS	LEASE RATE	SPACE SIZE
1620-A (Retail)	AVAILABLE NOW	\$15.00 SF/yr	1,819 SF
1620-4 (Restaurant)	AVAILABLE NOW	\$18.00 SF/yr	1,875 SF
1614-A (Office/Retail)	AVAILABLE NOW	\$14.00 SF/yr	2,249 SF
1610 (Office/Retail)	AVAILABLE 7/1/24	\$14.00 SF/yr	7,864 SF

**Vladimir Olyanich**  
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**Bob Fredrickson, CCIM**  
206 595 7232  
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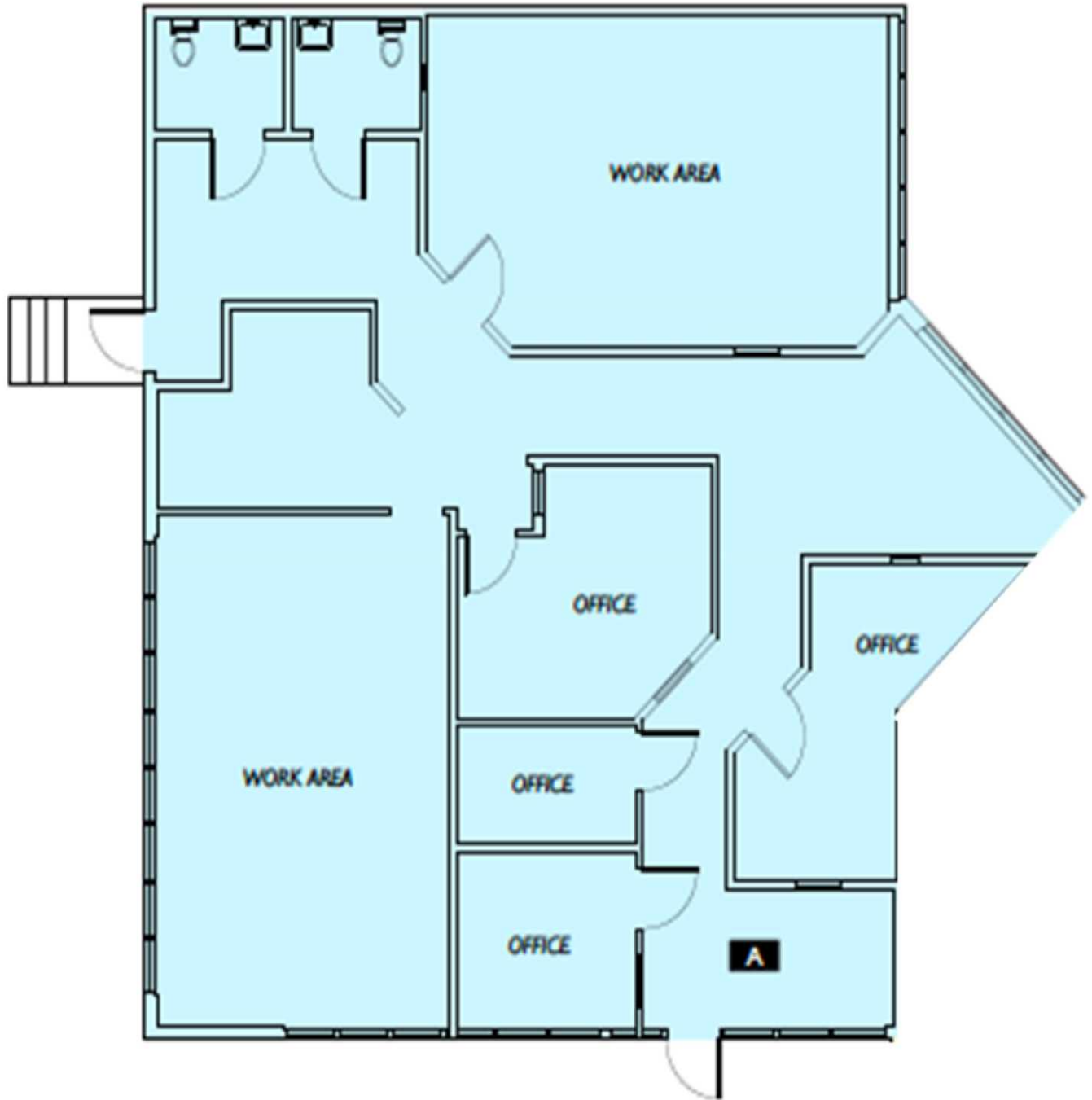


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1614-A Floor Plan

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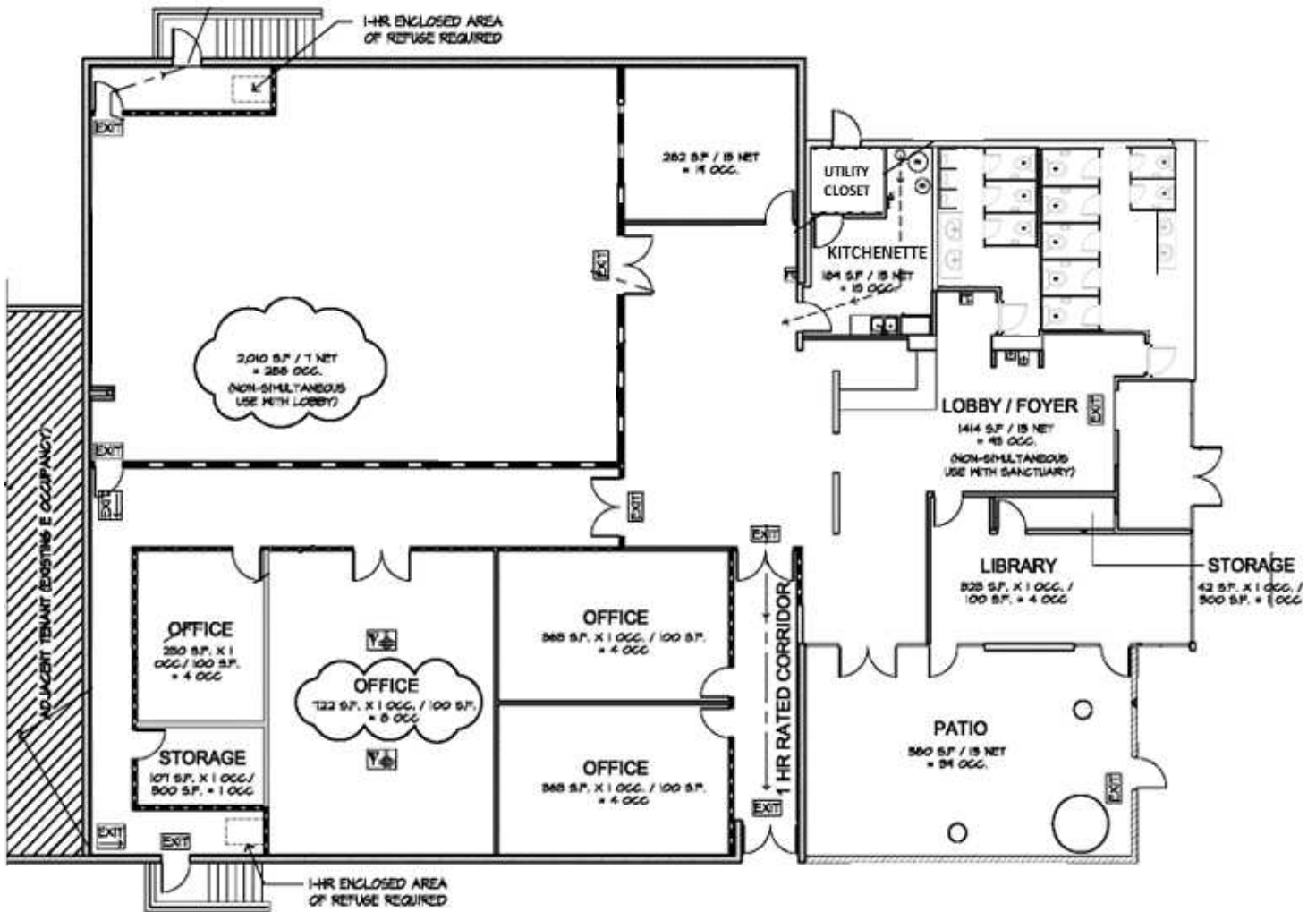


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# Suite 1610 7,864 SF



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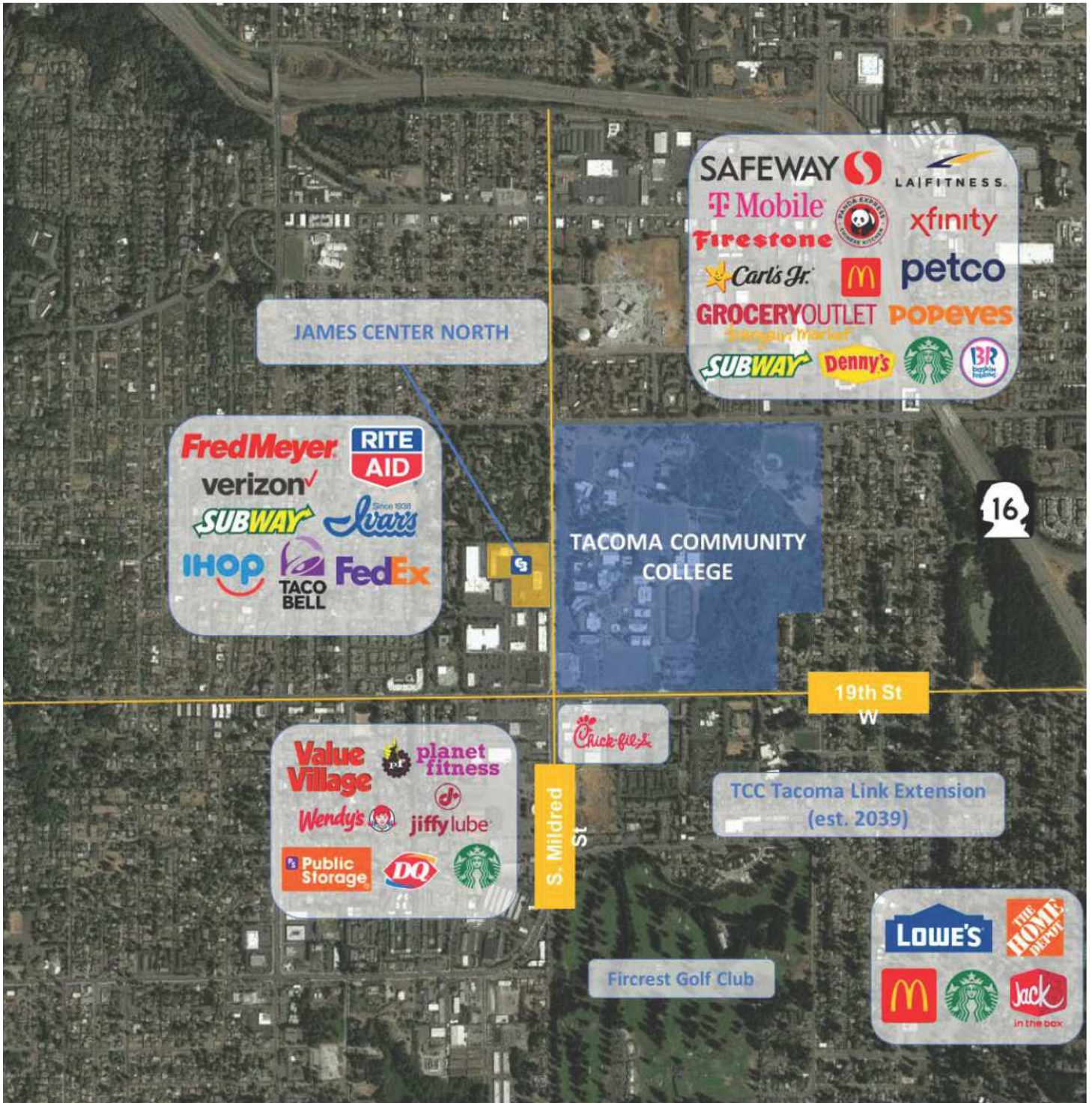


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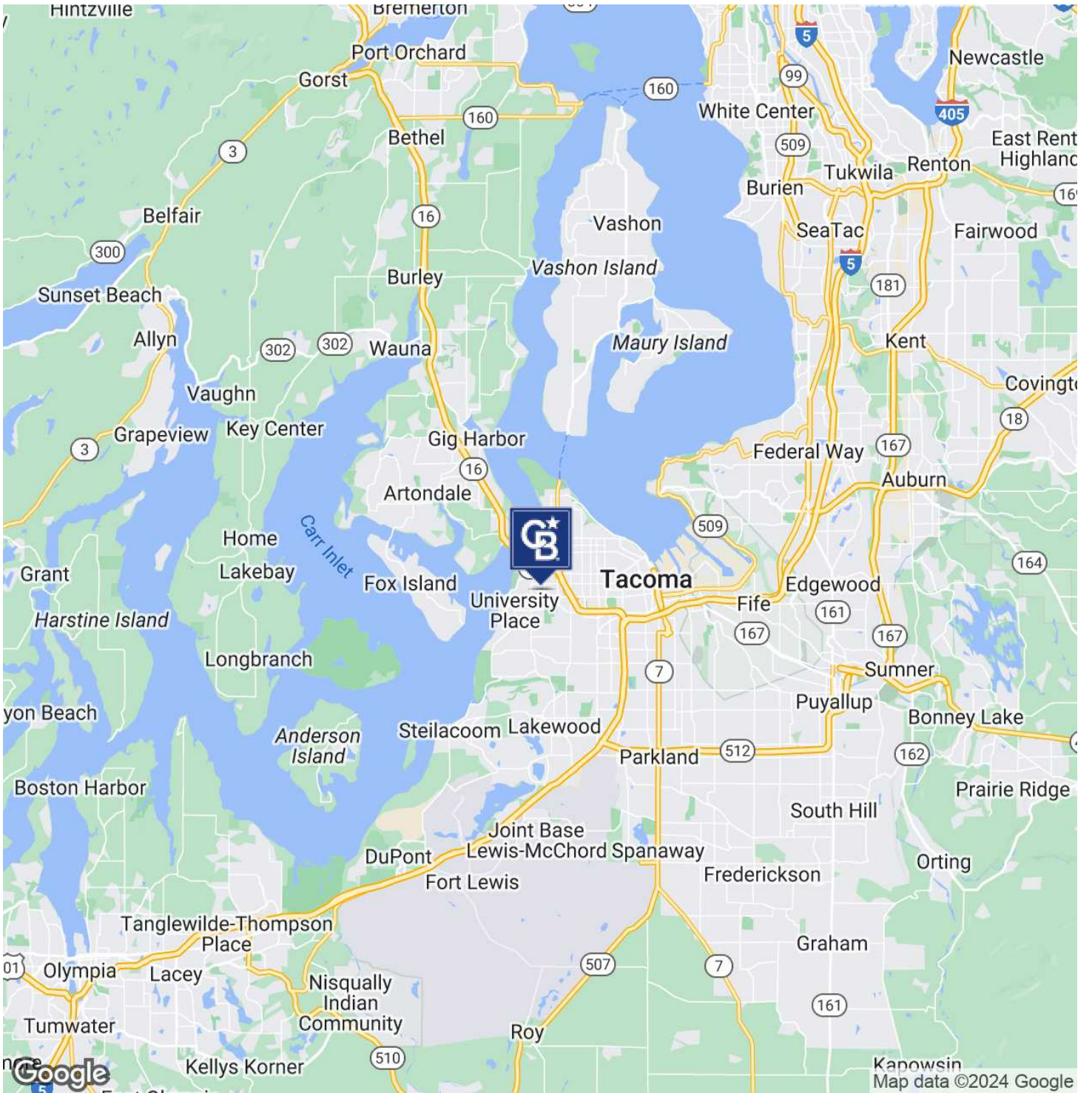
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