

# CASCADE BUILDING

2316 SOUTH STATE STREET | TACOMA, WA 98405

FOR LEASE

2 UNITS  
AVAILABLE

## CENTRALLY LOCATED OFFICE AND WAREHOUSE SPACE



### OFFICE/WAREHOUSE

<b>Available:</b>	15,000 SF Total
<b>Office Size:</b>	± 2,500 SF
<b>Lease Rate:</b>	\$1.00/SF/Month
<b>Lease Type:</b>	Gross
<b>Loading:</b>	1GL & 1 DH
<b>Clear Height:</b>	20'
<b>Column Spacing:</b>	20'x48'
<b>Yard:</b>	5,200 SF Available (\$0.25/SF)

### OFFICE SPACE

<b>Available:</b>	1,600 SF (on 2nd floor)
<b>Lease Rate:</b>	\$16/SF/Year
<b>Lease Type:</b>	Modified Gross



### LOCATION HIGHLIGHTS

- Located between Allenmore, St. Joseph's & Tacoma General hospitals
- Excellent freeway access - just minutes from Hwy-16 and I-5
- Close proximity to downtown Tacoma or Port of Tacoma



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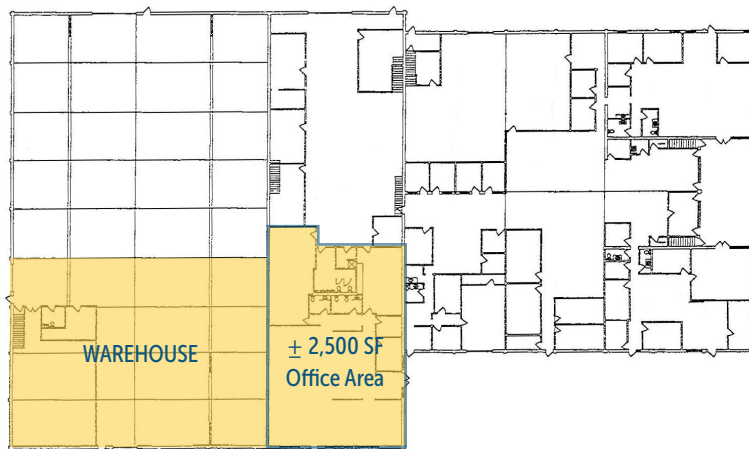
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NEIL WALTER  
COMPANY



All square footage references are approximate. The information contained herein is from sources deemed reliable. It is provided without representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation of all matters.

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