



732
BROADWAY

SUITE 302

FOR LEASE OR PURCHASE

BROADWAY COMMERCIAL CONDO

SUITE 302 | DOWNTOWN TACOMA, WA

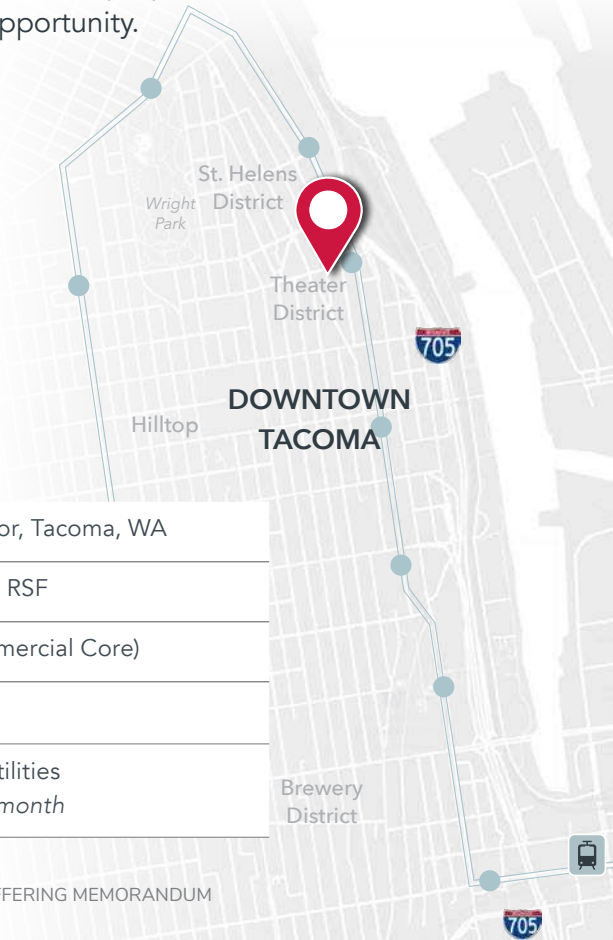
FOR LEASE OR PURCHASE FULL FLOOR OFFICE CONDO

732 Broadway, Suite 302 | In Tacoma's Theater District

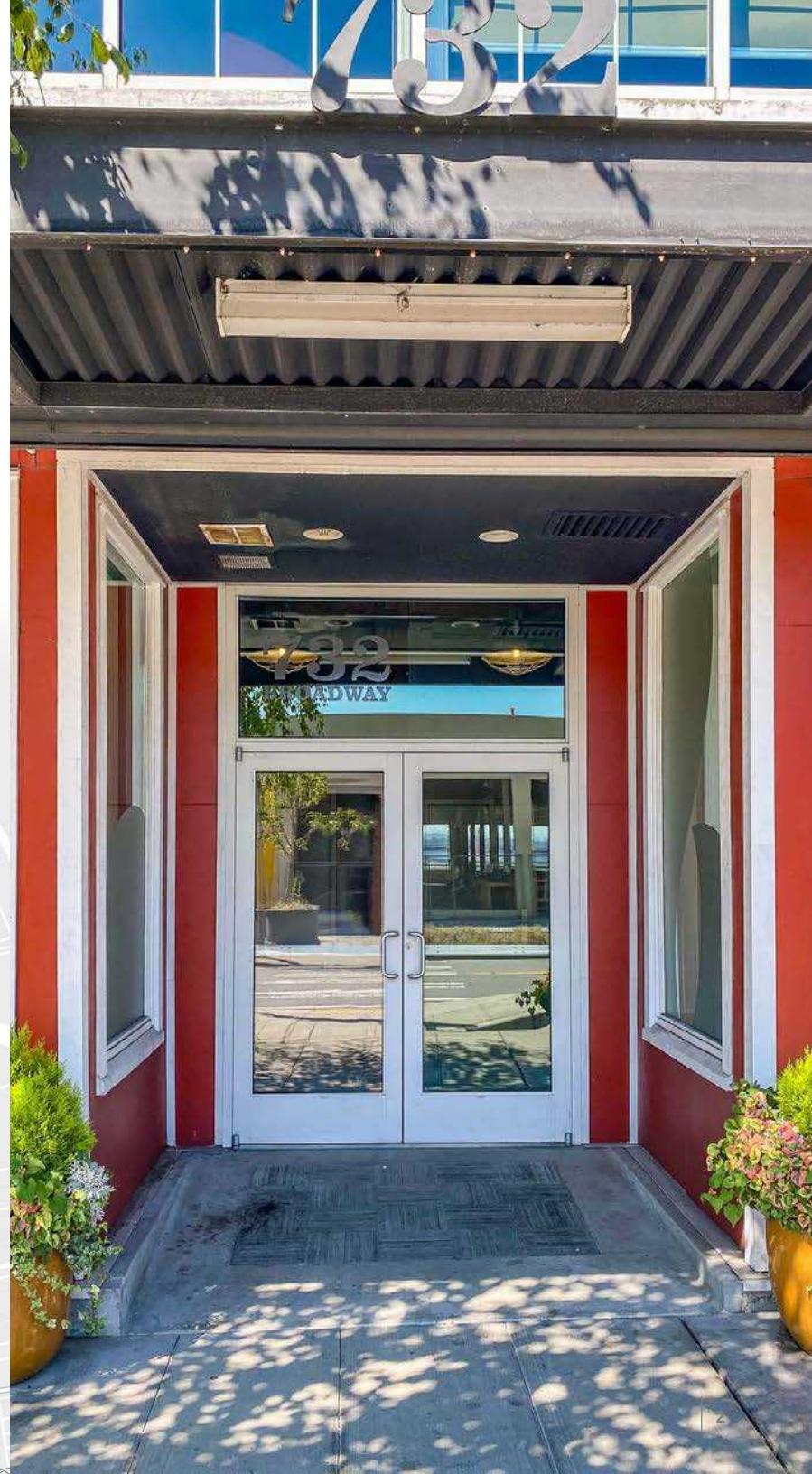
This 2,640 SF, third floor commercial condominium is part of the 732 Broadway Building, located behind Opera Alley in downtown Tacoma's Theater District. Overlooking Broadway from the top floor, this fully built out office space includes a kitchen, two offices, a conference room and space for cubicles or open office space.

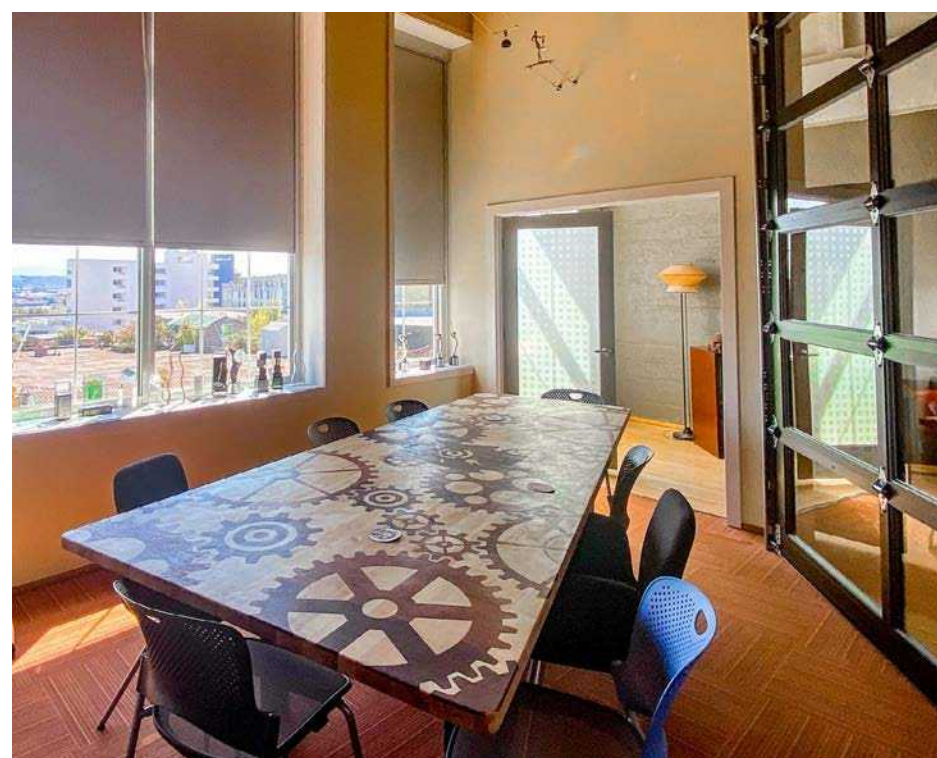
Nestled between the chic shops and eateries of Opera Alley and the historic theaters of the Theater District, this one-of-a-kind property puts you steps from the vibrant arts and culture of downtown Tacoma. Inside, modern finishes and an open concept layout create a sleek urban oasis. The property is available for lease or for purchase, and is an ideal owner/user opportunity.

As one of Tacoma's most walkable and amenity-rich neighborhoods, you're only steps from favorites like Wooden City, McMenamin's and Dorky's Arcade. With only a block to walk to the new light rail station at Old City Hall, you're instantly connected to all of downtown and the entire regional transit system.



ADDRESS	732 Broadway, 3rd Floor, Tacoma, WA
SIZE	±2,640 SF USF, ±2,922 RSF
ZONING	DCC (Downtown Commercial Core)
PURCHASE PRICE	\$600,000
LEASE RATE	\$4,500 / Month Plus Utilities <i>Utilities average \$350/month</i>





PROPERTY INFORMATION

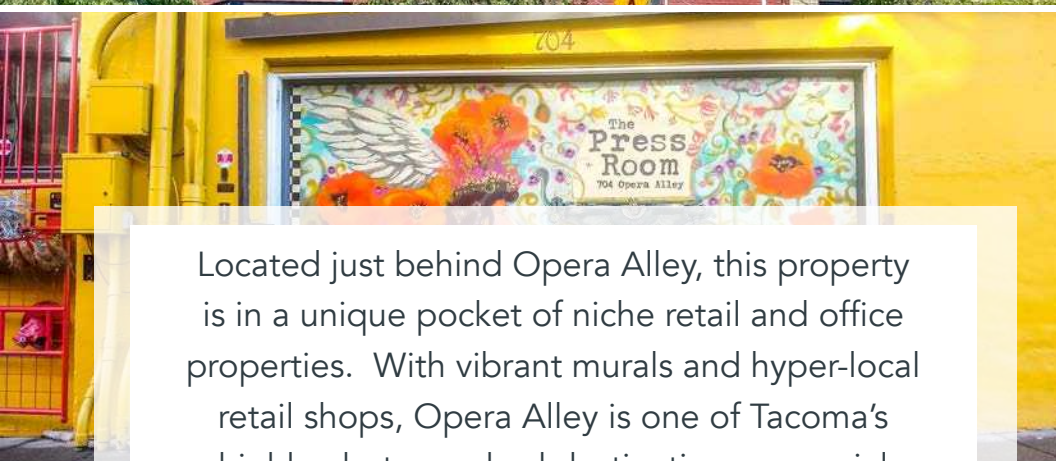
CONDOMINIUM

- Third floor suite with ±2,640 USF, ±2,922 RSF (includes the condo's portion of the common area restrooms, lobbies, etc.)
- Suite has elevator and stair access from main lobby on Broadway as well as a private entrance off of Court C
- High ceilings with brick and beam construction
- Skylights, plus windows on both ends of the top-floor space bring abundant natural light and water views
- Current buildout includes a kitchen, two offices, a conference room plus space for cubicles

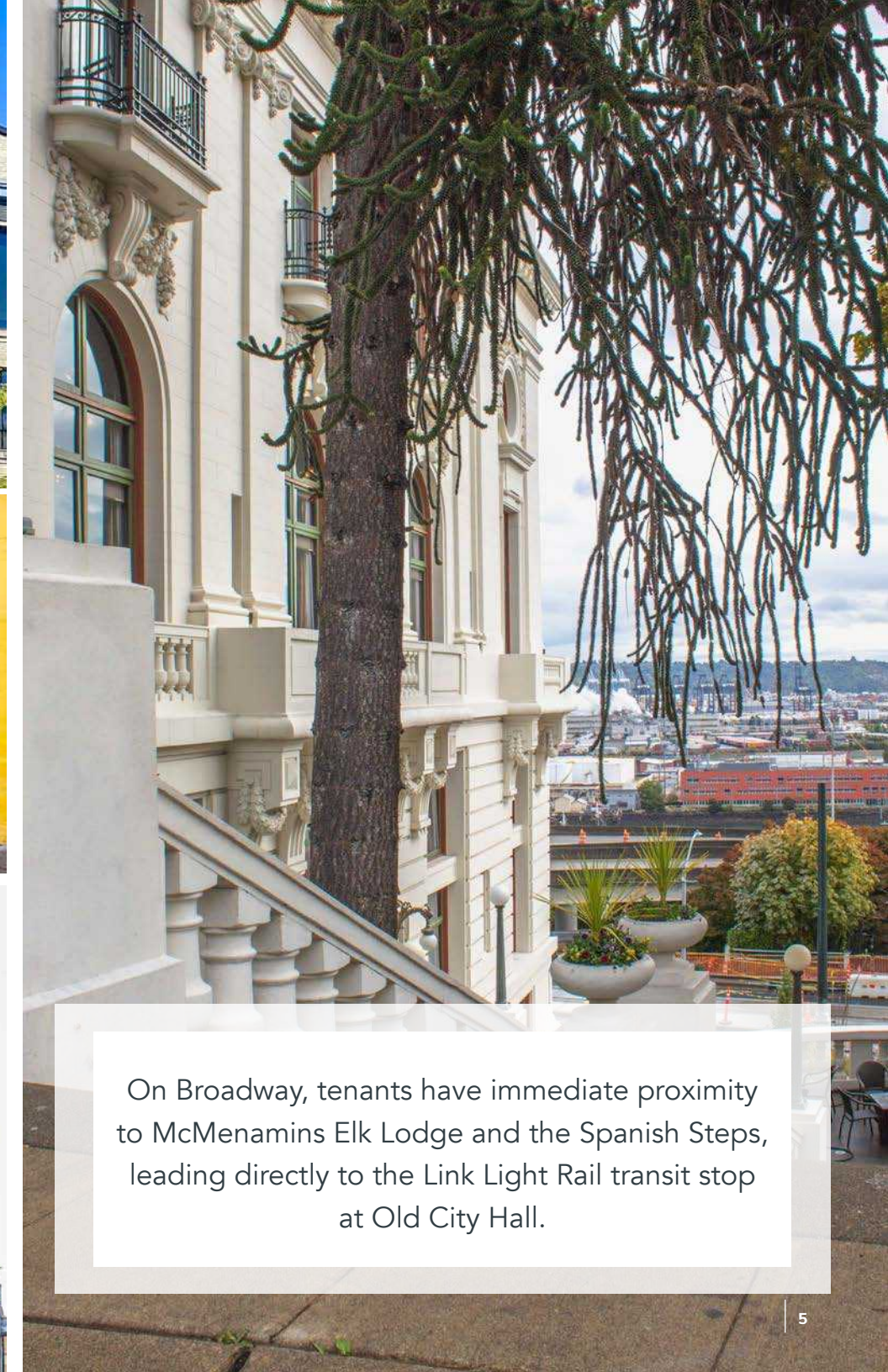
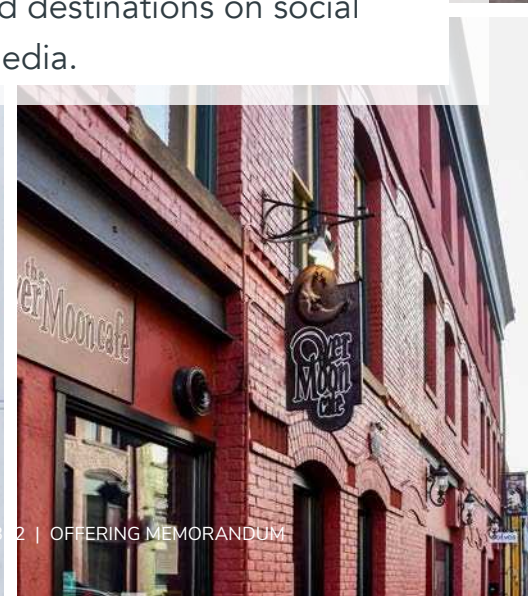
BUILDING

- Extremely efficient building with low operating expenses
- City and water views
- Ample street and monthly parking available
- Located in Tacoma's Theater District overlooking Broadway
- One block from new Link Light Rail Old City Hall station, connecting the property to the Tacoma Dome Transit Hub, UWT, the downtown corridor, hospitals and MLK Jr Way.





Located just behind Opera Alley, this property is in a unique pocket of niche retail and office properties. With vibrant murals and hyper-local retail shops, Opera Alley is one of Tacoma's highly photographed destinations on social media.



On Broadway, tenants have immediate proximity to McMenamins Elk Lodge and the Spanish Steps, leading directly to the Link Light Rail transit stop at Old City Hall.

LOCATION HIGHLIGHTS

Downtown Tacoma has an abundance of restaurants, coffee shops, bars, theaters, museums and retail shops. Some of the local favorites within walking or light rail distance include:



DINING & DRINKS

- Over the Moon Cafe
- McMenamins Elks Temple
- Old City Hall
- Broadway Farmers Market (May-Oct)
- Cuerno Bravo
- Puget Sound Pizza
- Devil's Reef
- Red Star Taco
- The Matador
- Wooden City
- Lift Bridge Coffee
- Starbucks
- Honey and Matriarch at Alma Mater
- Old City Hall (Estimated 2023 opening)



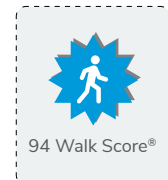
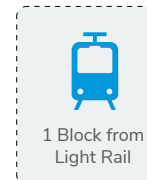
ENTERTAINMENT & ACTIVITY

- Theater District
Rialto Theater, Pantages Theater, Theater on the Square
- Grand Cinema
- Wright Park
- Fawcett Hall at Alma Mater
- KNKX Studios
- Museum District
- Thea Foss Waterway
- Broadway Farmers Market (May-Oct)
- Tacoma Night Market
- Tacoma Convention Center
- Tacoma Dome
- Light Rail Connection to Sounder Train at Tacoma Dome Station
(Multiple regional stops north into Everett and south into Lakewood)



SHOPPING & RETAIL

- Opera Alley
- Antique Row
- Broadway Farmers Market (May-Oct)
- Stadium Thriftway
- Stadium Retail Shops
- UWT Pacific Avenue Retail Shops
- Freighthouse Square
- Old City Hall



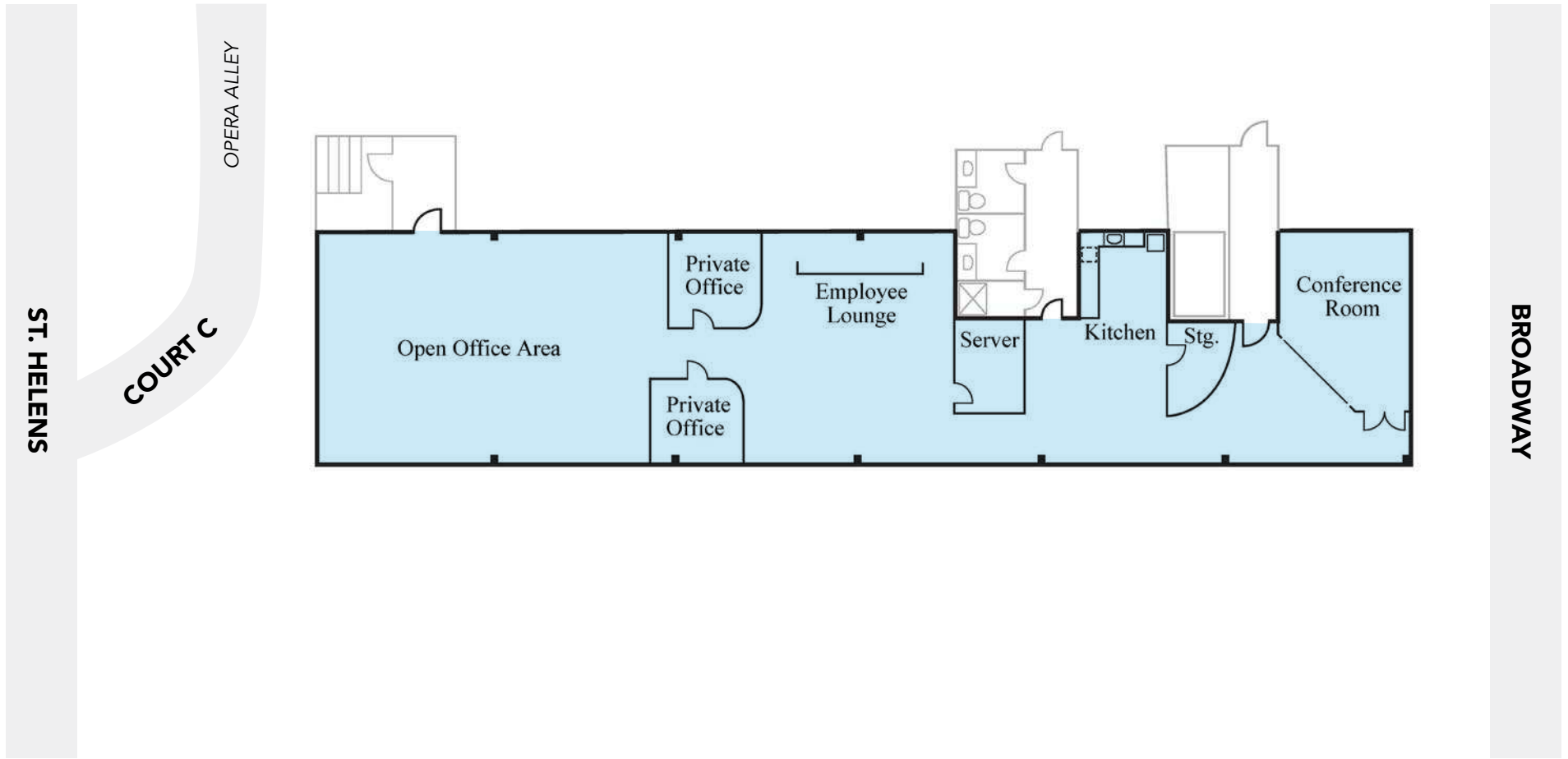
PROXIMITY | Subject Property

- 1.2 Mile (Entrance)
0.7 Mile (Exit)
- 0.4 Mile (Entrance)
0.2 Mile (Exit)

PROXIMITY | Tacoma

SEATTLE	33.9 Miles (N)
OLYMPIA	30.7 Miles (S)
PORTLAND	150.0 Miles (S)
SEA-TAC AIRPORT	22.5 Miles (N)
JBLM	15.4 Miles (S)
MT. RAINIER	59.4 Miles (SE)

FLOOR PLAN



For more information, please contact one of the following individuals:

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