



732
BROADWAY

SUITE 102

FOR LEASE OR PURCHASE

BROADWAY COMMERCIAL CONDO

SUITE 102 | DOWNTOWN TACOMA, WA

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

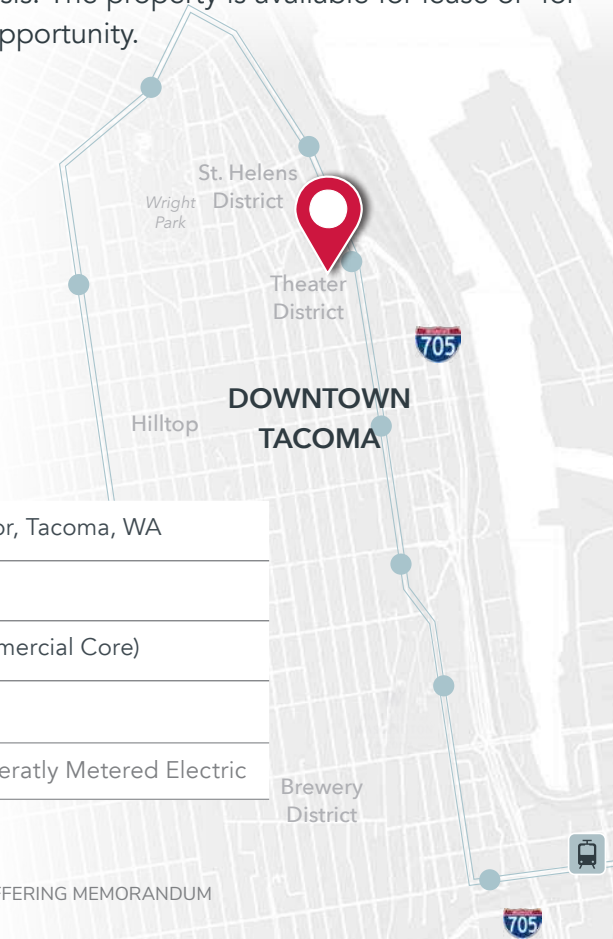
FOR LEASE OR PURCHASE FULL FLOOR OFFICE CONDO

732 Broadway, Suite 102 | In Tacoma's Theater District

This 2,630 SF, first floor commercial condominium is part of the 732 Broadway Building, located behind Opera Alley in downtown Tacoma's Theater District. Fronting Broadway, this fully built out office/retail space includes a kitchen, two bathrooms (one with a shower) and space for cubicles or open office space.

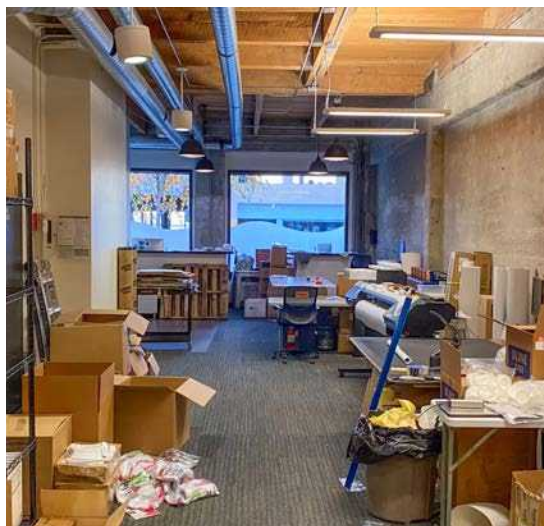
Nestled between the chic shops and eateries of Opera Alley and the historic theaters of the Theater District, this one-of-a-kind property puts you steps from the vibrant arts and culture of downtown Tacoma. Inside, modern finishes and an open concept layout create a sleek urban oasis. The property is 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, McMenemy'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, 1st Floor, Tacoma, WA
SIZE	2,630 SF
ZONING	DCC (Downtown Commercial Core)
PURCHASE PRICE	\$675,000
LEASE RATE	\$24/SF Gross Plus Separately Metered Electric





PROPERTY INFORMATION

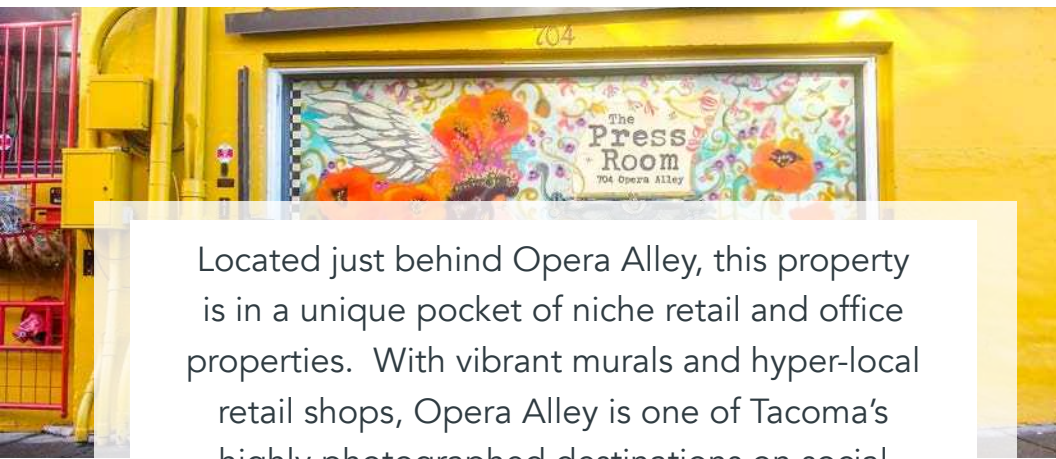
CONDOMINIUM

- First floor suite with access from Broadway
- High ceilings with brick and beam construction
- Current buildout includes a kitchen, two bathrooms (one with a shower) and space for cubicles or open office space.

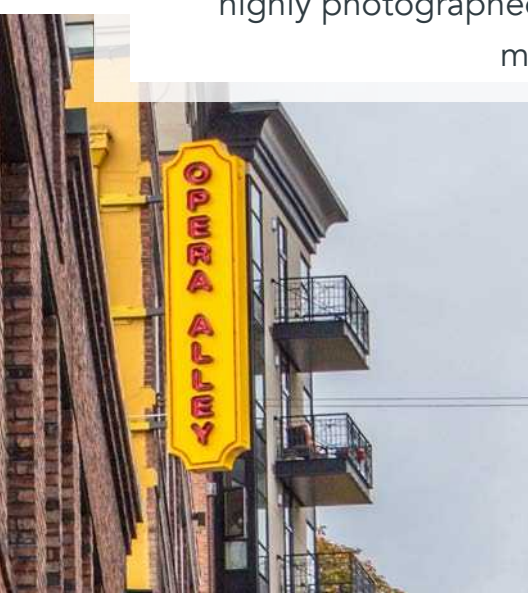
BUILDING

- Extremely efficient building with low operating expenses
- Ample street and monthly parking available
- Near McMenamins and nestled among multiple retailers.
- Located in Tacoma's Theater District overlooking Broadway
- One block from new Link Light Rail Old City Hall station (opening 2023), 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 (Estimated 2023 opening)

Quick Highway Access

1 Block from Light Rail

94 Walk Score®



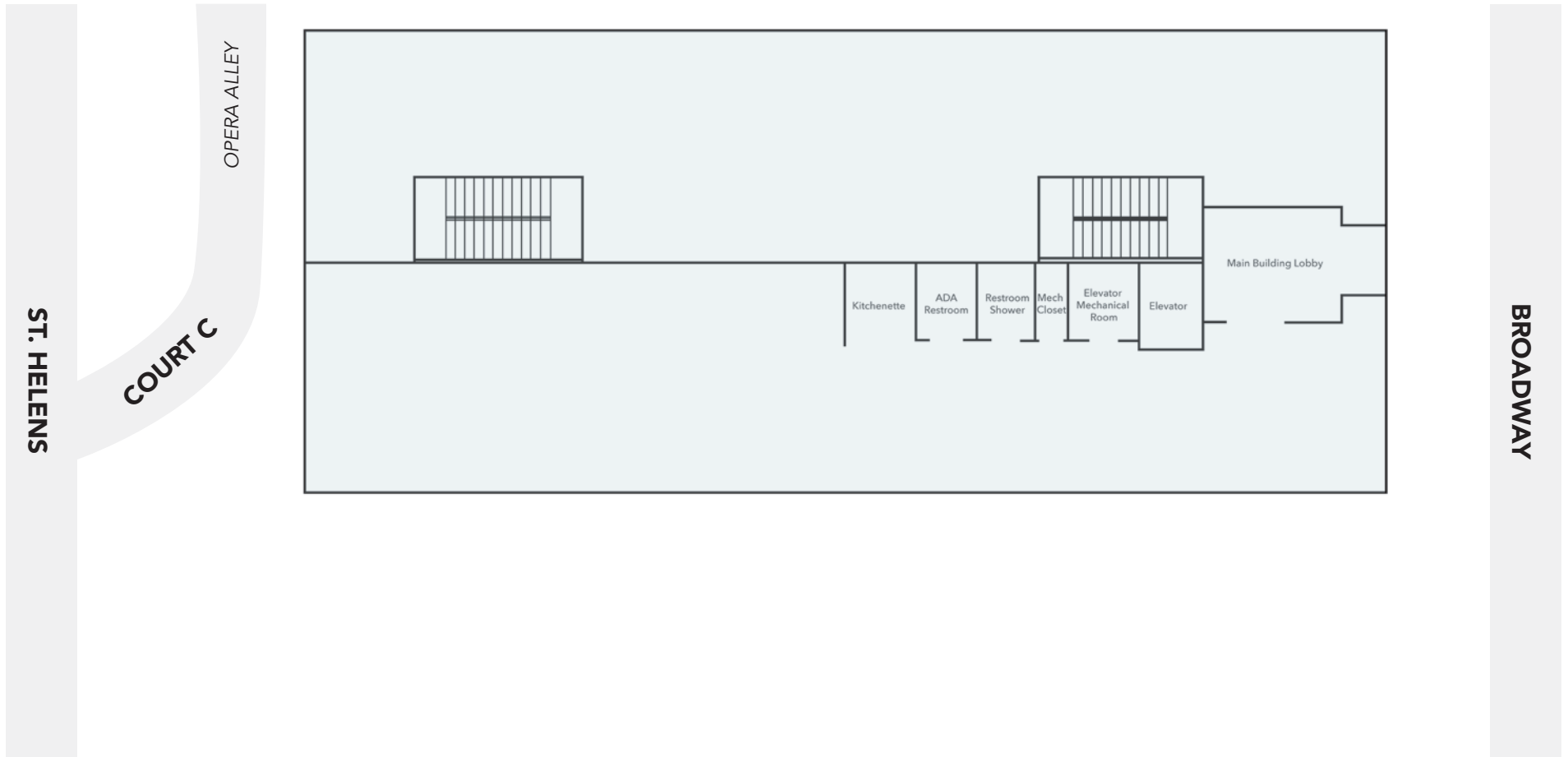
PROXIMITY | Subject Property

- 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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