

2310 COMMERCE STREET

FOR LEASE - 19,000 SF

TACOMA, WA 98402

IDEAL SINGLE TENANT OWNER USER BUILDING



LEASE INFORMATION

Building Size:	± 19,000 SF Total (± 18,000 SF Shell; 60'x300')
Office Size:	± 2,445 SF Total (2 Floors) (± 1,224 SF 1st; ± 1,000 SF 2nd)
Divisible:	9,000 SF (3 DH) or 10,000 SF (1 GL; 2 DH)
Clear Height:	24'
Lease Rate:	\$18,750/Month, Blended for full building user
NNN Rate:	\$3,600/Month (\$0.20/SF)

PROPERTY HIGHLIGHTS

- Precast concrete tilt panel construction, clearspan warehouse
- 3 phase power
- Dedicated parking lot (approx 30 stalls)
- Zoned WR (Warehouse – Residential)
- Immediate location in Tacoma's Brewery District
- Great freeway access - 3 blocks to SR-509/ Pacific Ave; 5 blocks to I-5/26th St



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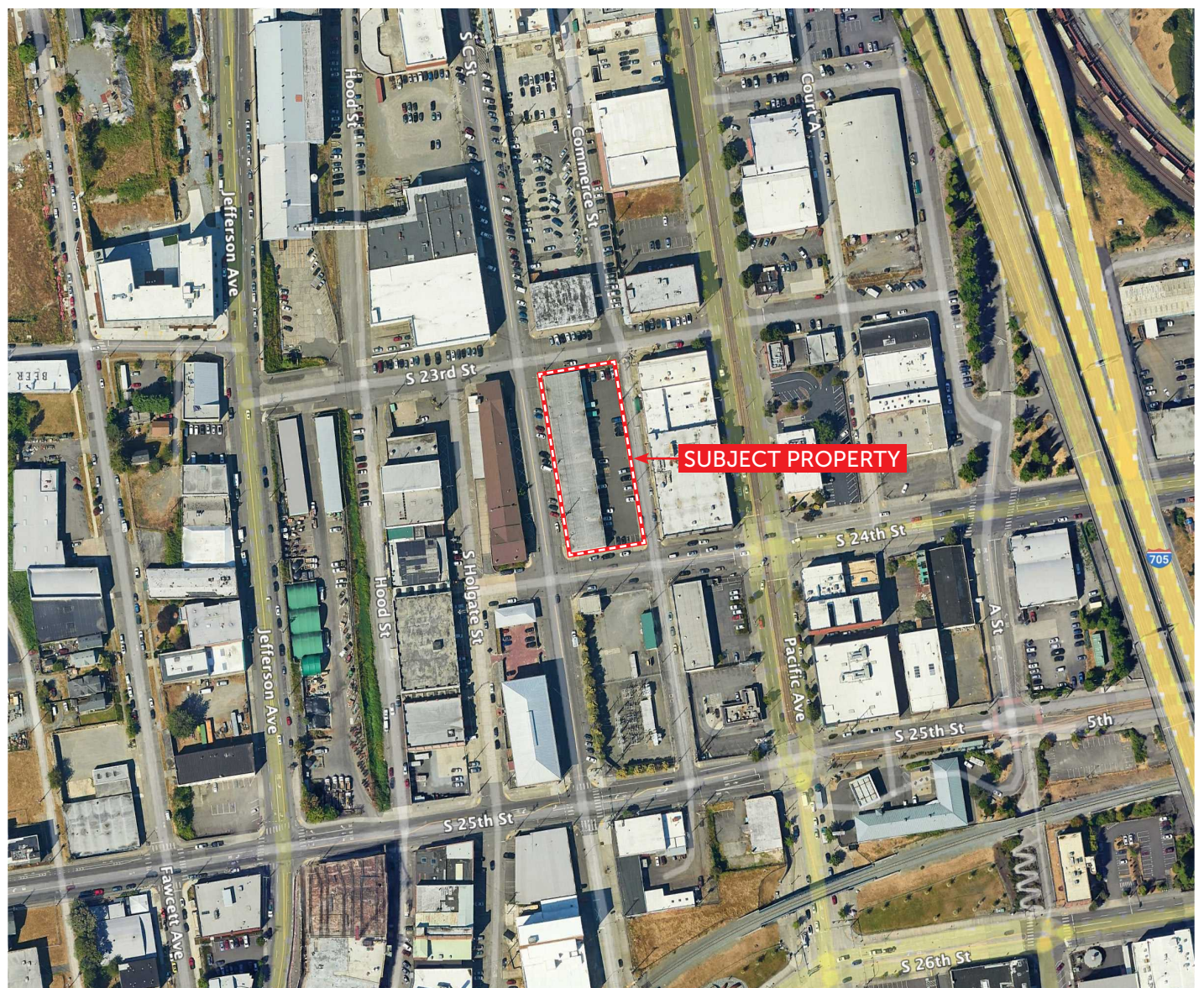
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