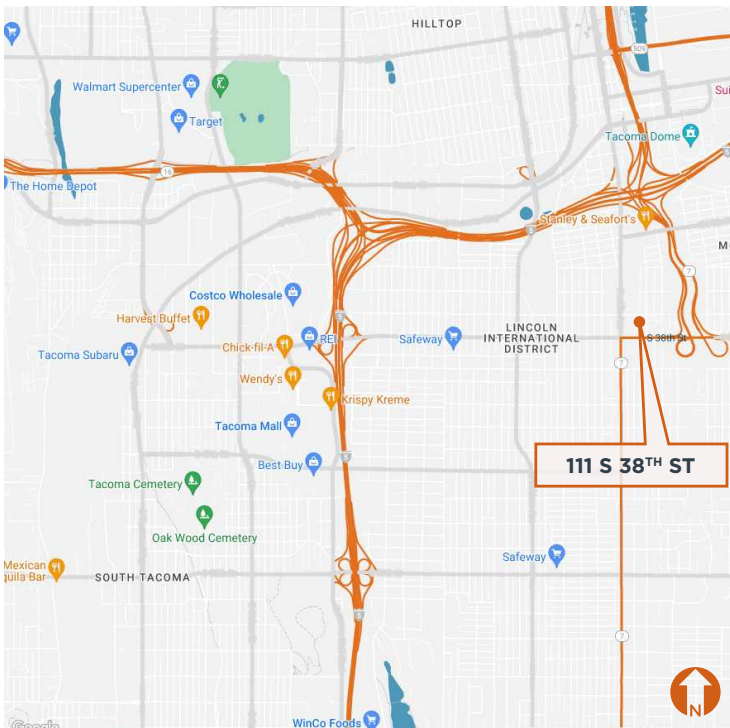


# 2,672 SF RETAIL SPACE FOR LEASE

111 S 38TH ST, TACOMA WA 98418

IN THE 24 HOUR FITNESS BUILDING WITH THE UNIQUE OPPORTUNITY TO LEVERAGE FOOT TRAFFIC



## SPACE HIGHLIGHTS

- Spacious 2,672 SF retail space: \$22.00 PSF NNN Asking Rate | OPEX \$4.05 PSF  
Tenant pays for water, trash and electrical separately
- Great for serving health-conscious gym-goers
- Excellent location for smoothie shop/juice bar or health food store
- Prime location off arterial S 38th Street
- High visibility and heavy foot traffic
- Opportunity for marquee (off 38th St) and/or building signage
- Option to open front entrance for separate entrance/exit into suite
- Close proximity to bustling businesses and other amenities
- Vibrant and active commercial area

FOR MORE INFORMATION ABOUT THIS PROPERTY, PLEASE CONTACT:



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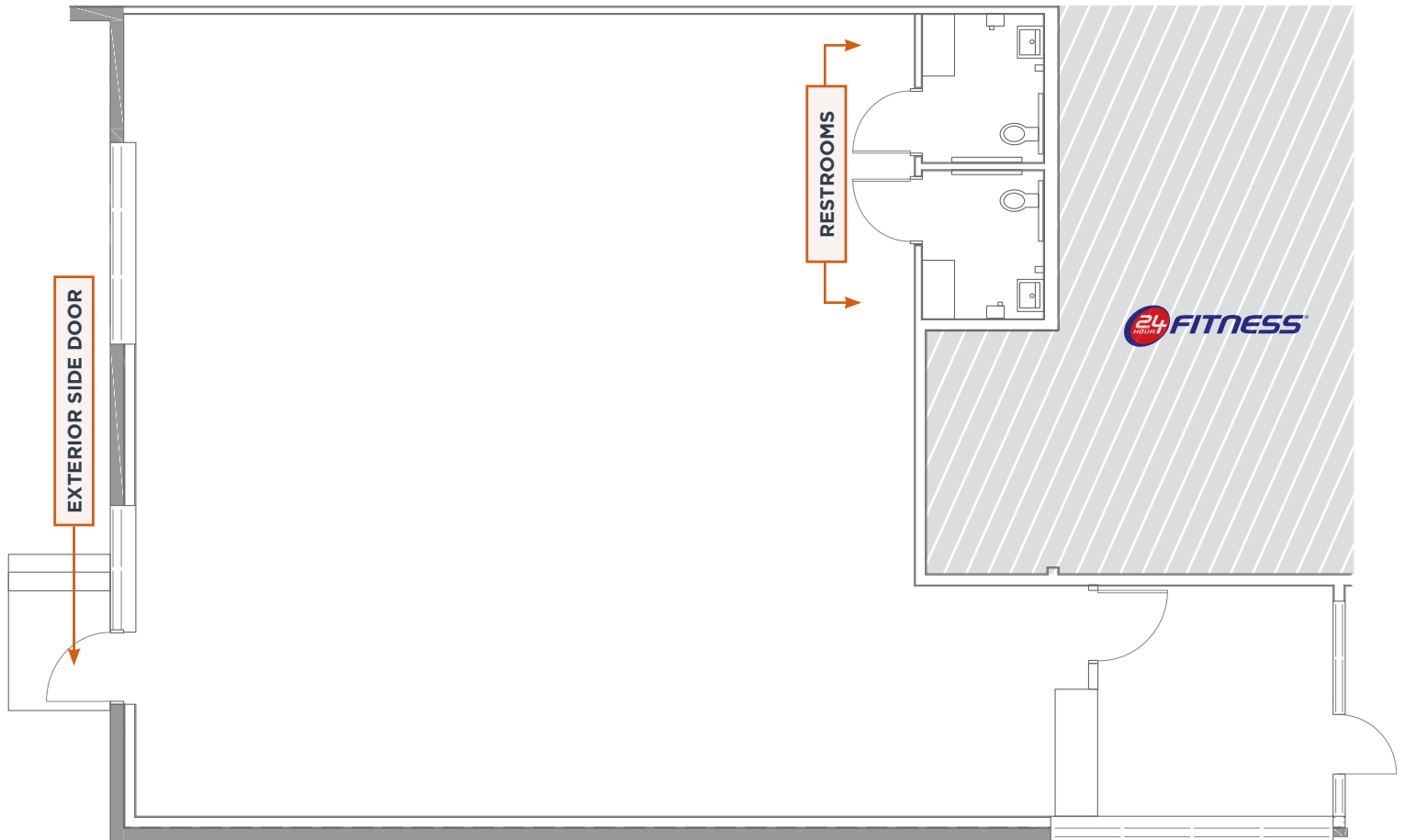
1218 3rd Ave, Suite 2200  
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