

SUSSMAN BUILDING

23,400 SF Office Building Sale/Lease



LISTING INFORMATION

ADDRESS:	2156 Pacific Avenue S, Tacoma WA
AVAILABLE SF:	8,000 - 23,400 SF
SALE PRICE:	\$5,500,000
LEASE RATE:	\$19.00 SF/yr (NNN)
YEAR BUILT:	1929
PARKING:	34 secure parking spaces
PARCEL NO:	2021040090
ZONING:	WR CONS - Warehouse/Residential District & Conservation District

COMMENTS

Three story single or multi tenant office building. Office/School buildout with classrooms, restrooms, elevator. Downtown Tacoma,

The information provided herein is from sources we deem reliable, however it is provided without any guarantee or representation as to its accuracy. Prospective parties should independently verify all information prior to entering into any agreements.

LOCATION



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

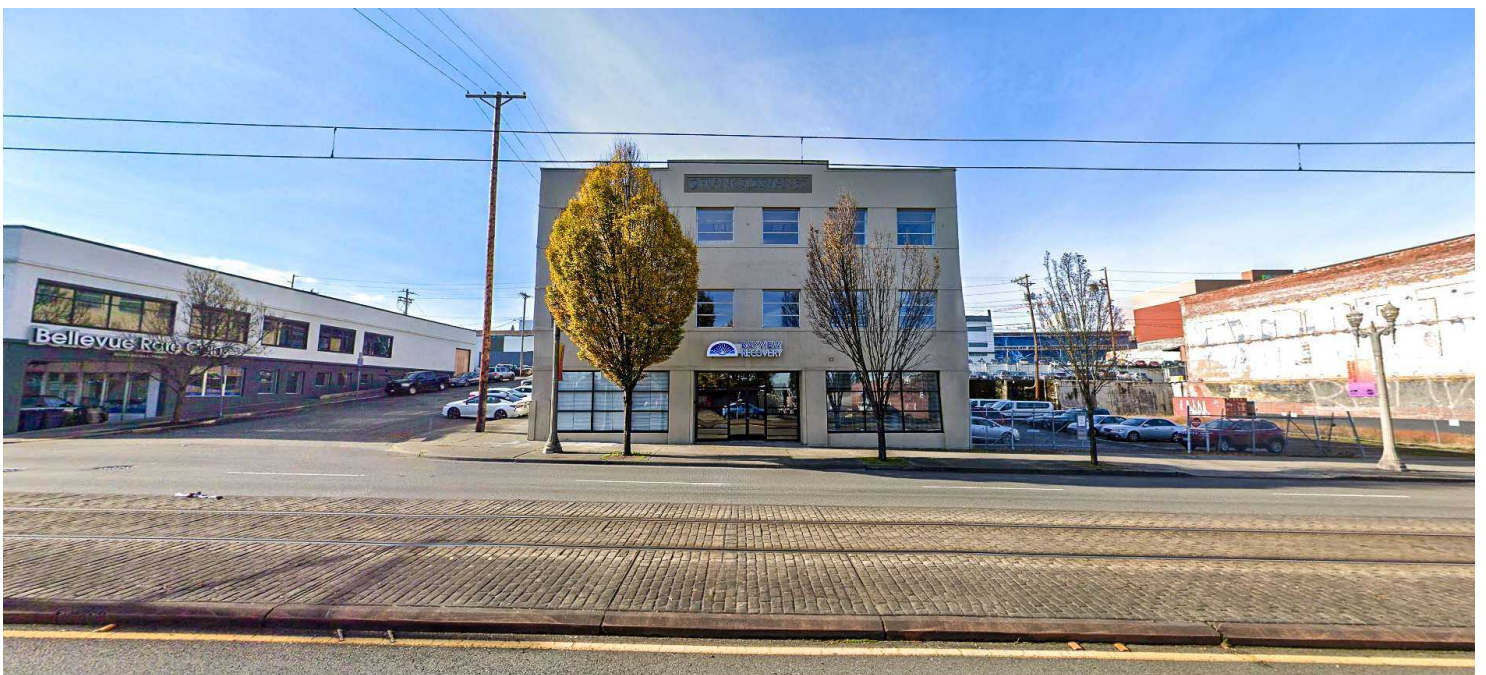
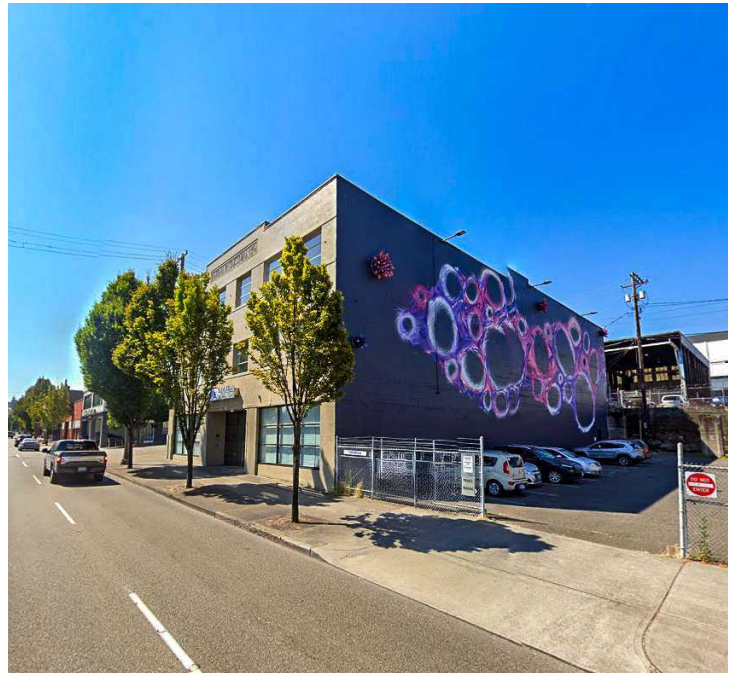
SUSSMAN BUILDING

8,000 - 23,400 SF Office Building

Kyle Prosser
kprosser@lee-associates.com
253.444.3025

John Bauder, CCIM
jbauder@lee-associates.com
253.238.0043

Harrison Laird
hlaird@lee-associates.com
253.238.0044



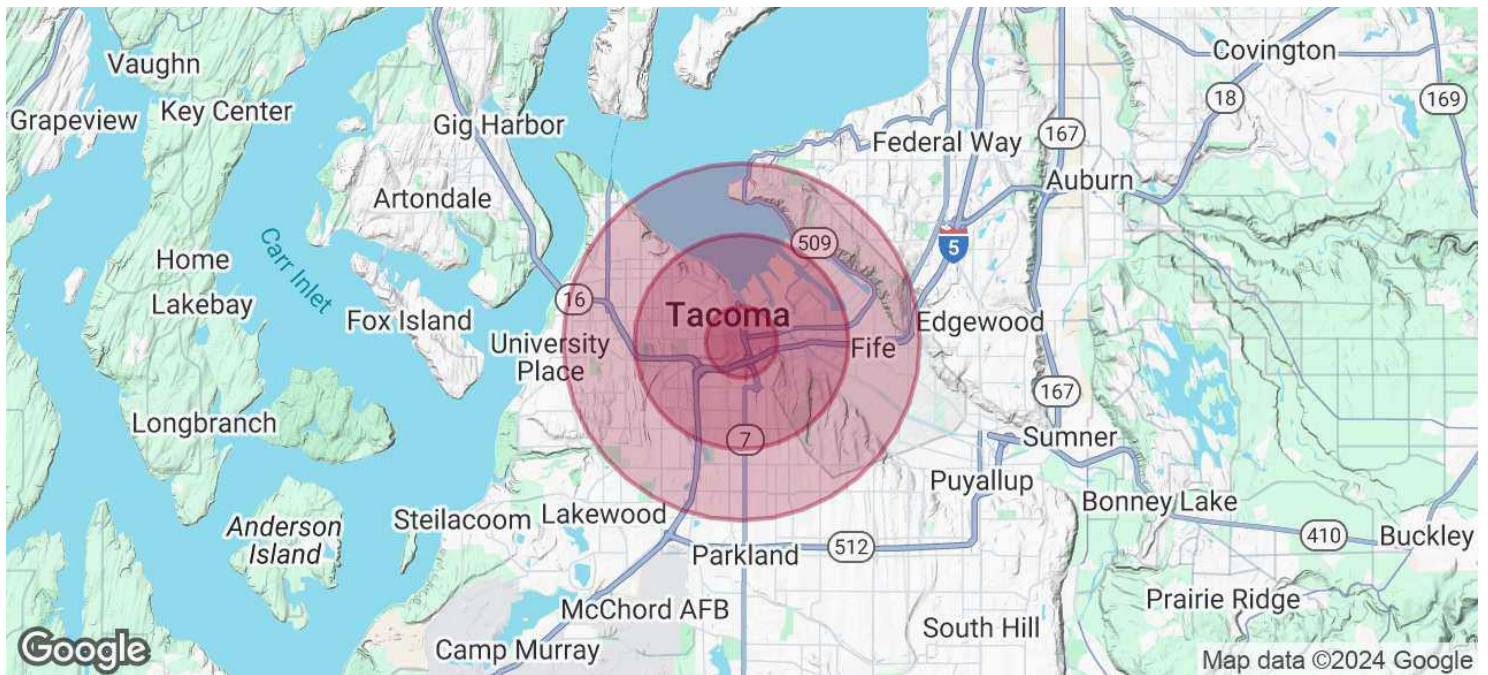
SUSSMAN BUILDING

8,000 - 23,400 SF Office Building

Kyle Prosser
kprosser@lee-associates.com
253.444.3025

John Bauder, CCIM
jbauder@lee-associates.com
253.238.0043

Harrison Laird
hlaird@lee-associates.com
253.238.0044



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,380	107,900	271,373
AVERAGE AGE	39	38	39
AVERAGE AGE (MALE)	39	38	38
AVERAGE AGE (FEMALE)	40	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,692	43,776	106,456
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$80,102	\$97,657	\$106,852
AVERAGE HOUSE VALUE	\$434,522	\$516,116	\$533,431

Demographics data derived from AlphaMap

Kyle Prosser
kprosser@lee-associates.com
253.444.3025

John Bauder, CCIM
jbauder@lee-associates.com
253.238.0043

Harrison Laird
hlaird@lee-associates.com
253.238.0044

SUSSMAN BUILDING

8,000 - 23,400 SF Office Building

