

# SUSSMAN BUILDING

23,400 SF Office Building Sale/Lease



## LISTING INFORMATION

<b>ADDRESS:</b>	2156 Pacific Avenue S, Tacoma WA
<b>AVAILABLE SF:</b>	8,000 - 23,400 SF
<b>SALE PRICE:</b>	\$5,500,000
<b>LEASE RATE:</b>	\$19.00 SF/yr (NNN)
<b>PARKING:</b>	34 secure parking spaces
<b>PARCEL NO:</b>	2021040090
<b>ZONING:</b>	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, adjacent to University of Washington and Brewery Blocks 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

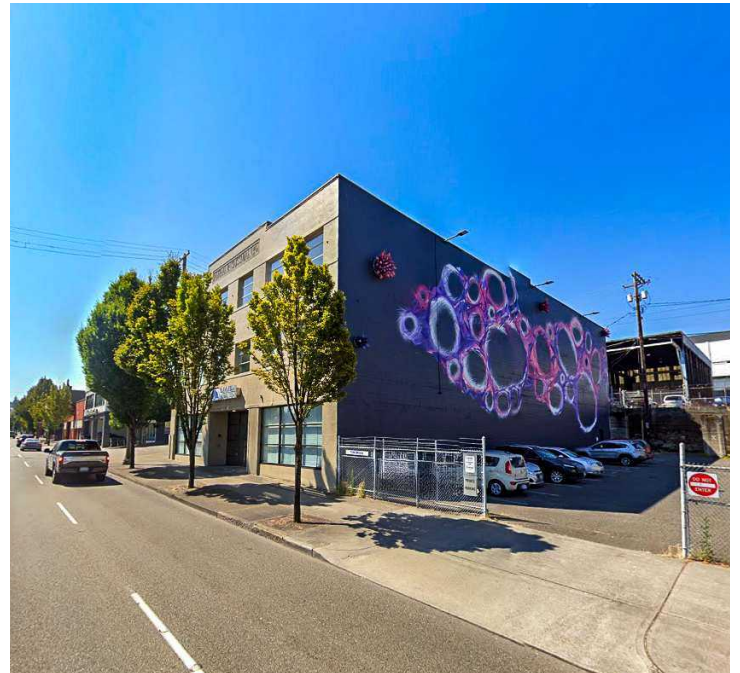
8,000 - 23,400 SF Office Building

Kyle Prosser  
kprosser@lee-associates.com  
253.444.3025

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

Tom Brown  
tbrown@lee-associates.com  
253.444.3024

Harrison Laird  
hlaird@lee-associates.com  
253.238.0044



# SUSSMAN BUILDING

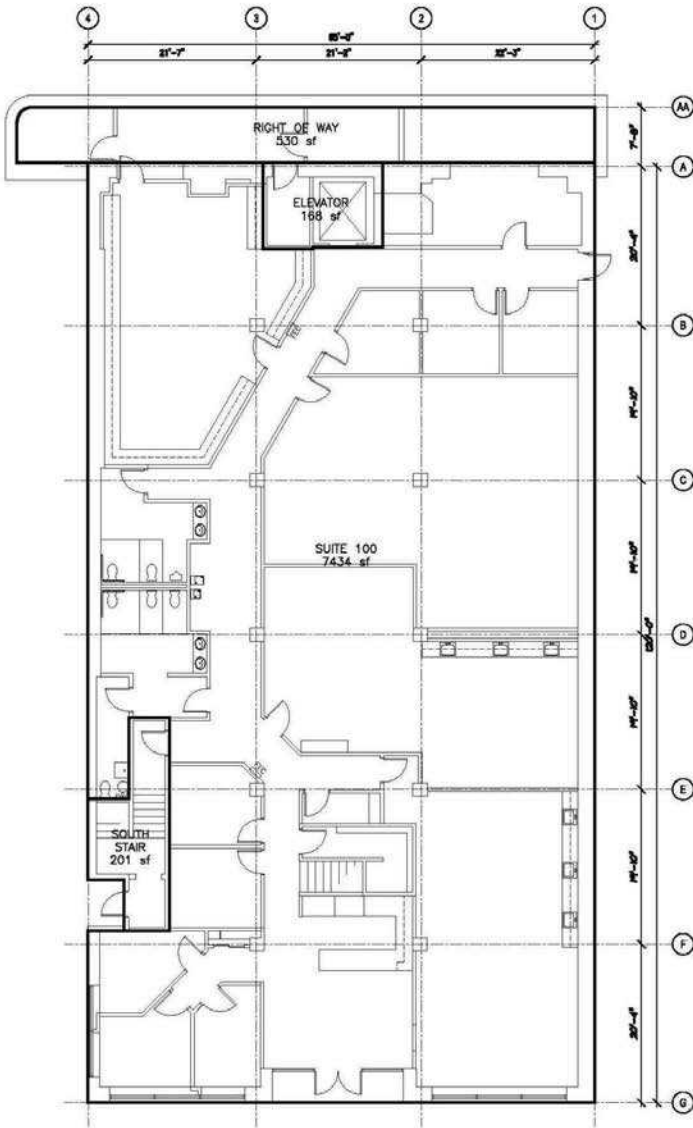
8,000 - 23,400 SF Office Building

Kyle Prosser  
kprosser@lee-associates.com  
253.444.3025

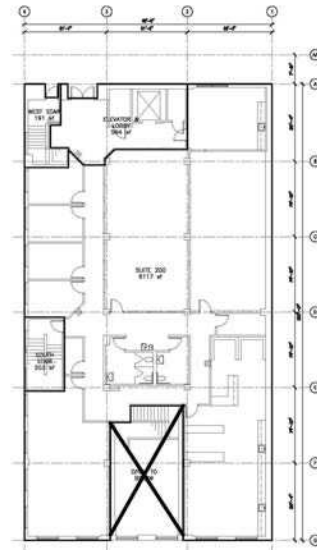
Tom Brown  
tbrown@lee-associates.com  
253.444.3024

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

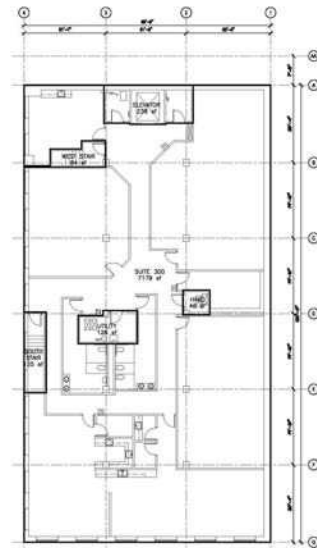
Harrison Laird  
hlaird@lee-associates.com  
253.238.0044



Floor Plan - 1st Floor



Floor Plan - 2nd Floor



Floor Plan - 3rd Floor



# SUSSMAN BUILDING

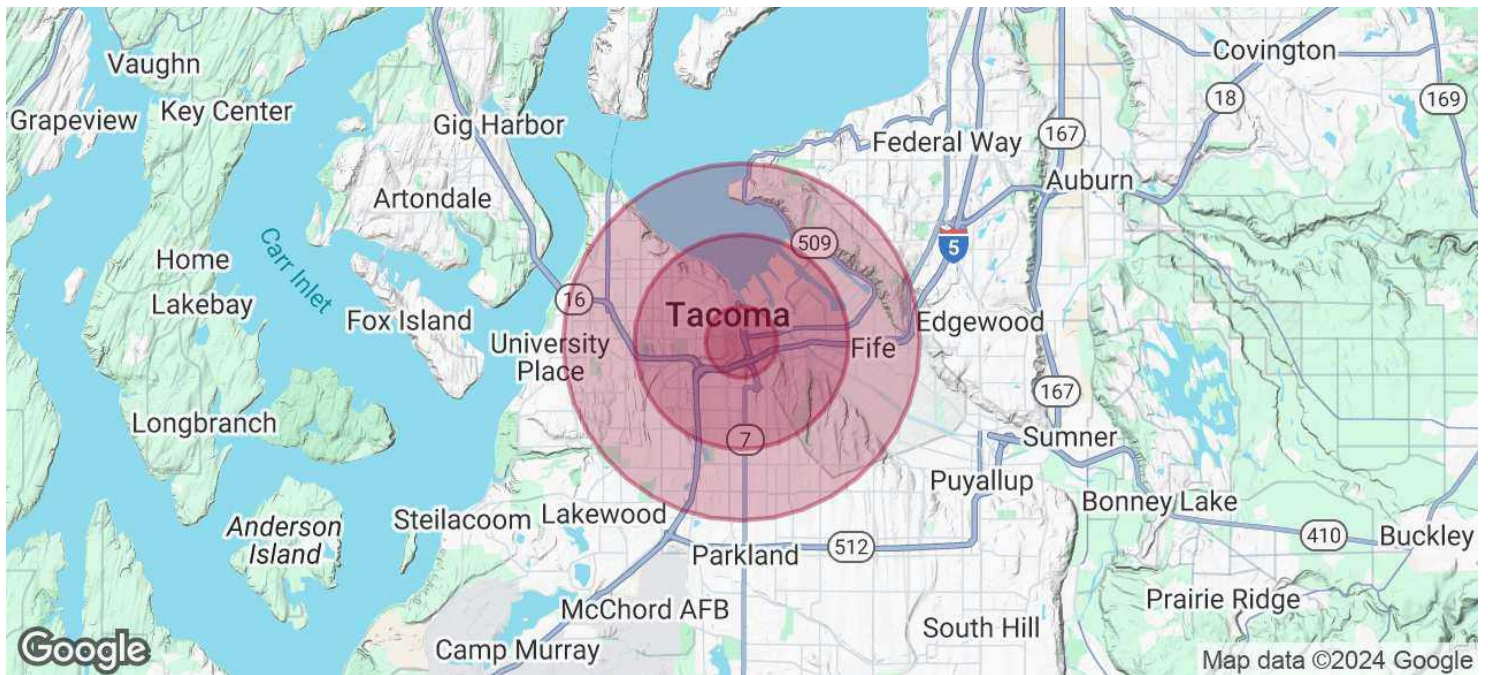
8,000 - 23,400 SF Office Building

Kyle Prosser  
kprosser@lee-associates.com  
253.444.3025

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

Tom Brown  
tbrown@lee-associates.com  
253.444.3024

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

# 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

Tom Brown  
tbrown@lee-associates.com  
253.444.3024

Harrison Laird  
hlaird@lee-associates.com  
253.238.0044

