

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)
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, 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

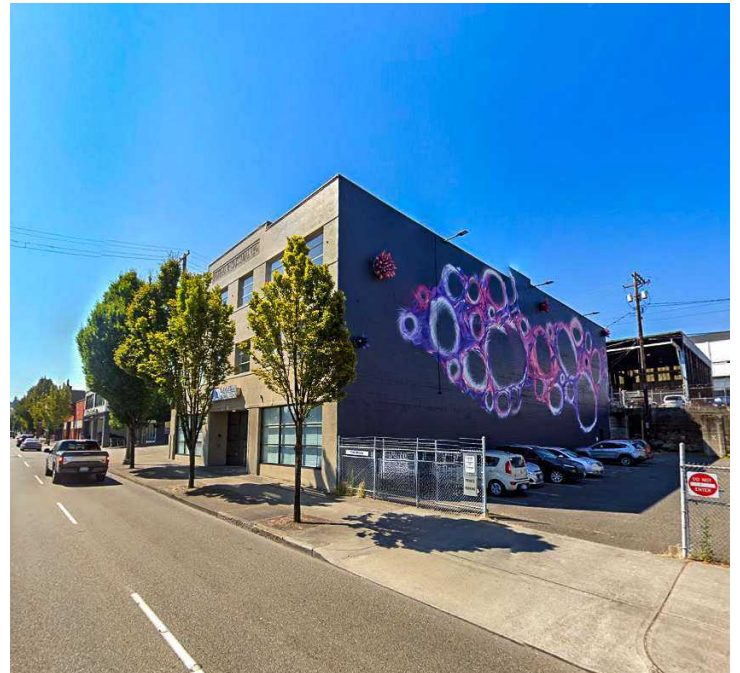
**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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

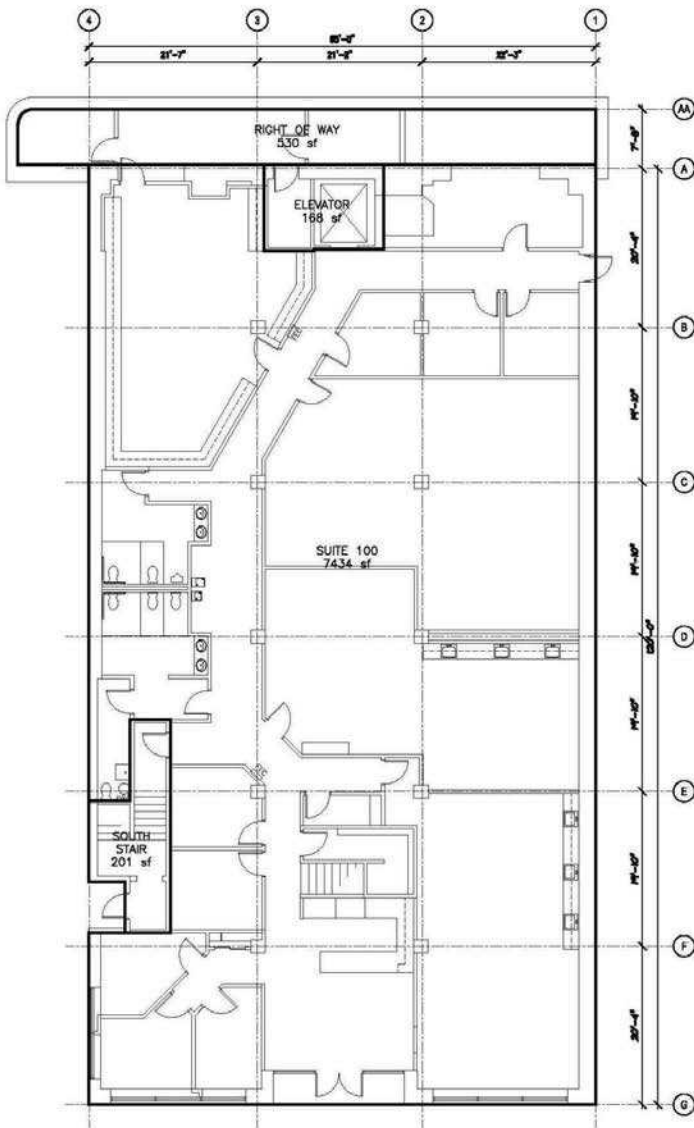
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Kyle Prosser
kprosser@lee-associates.com
253.444.3025

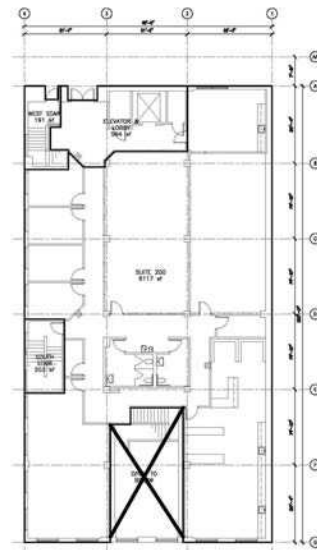
John Bauder, CCIM
jbauder@lee-associates.com
253.238.0043

Tom Brown
tbrown@lee-associates.com
253.444.3024

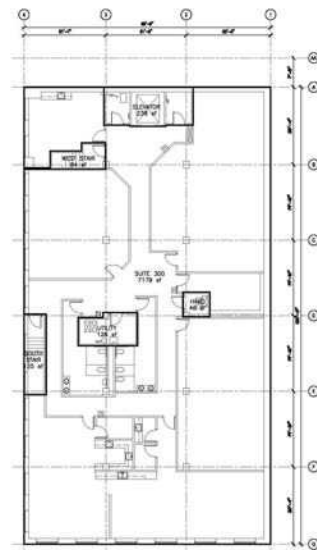
Harrison Laird
hlaird@lee-associates.com
253.238.0044



Floor Plan - 2nd Floor



Floor Plan - 3rd Floor



SUSSMAN BUILDING

8,000 - 23,400 SF Office Building

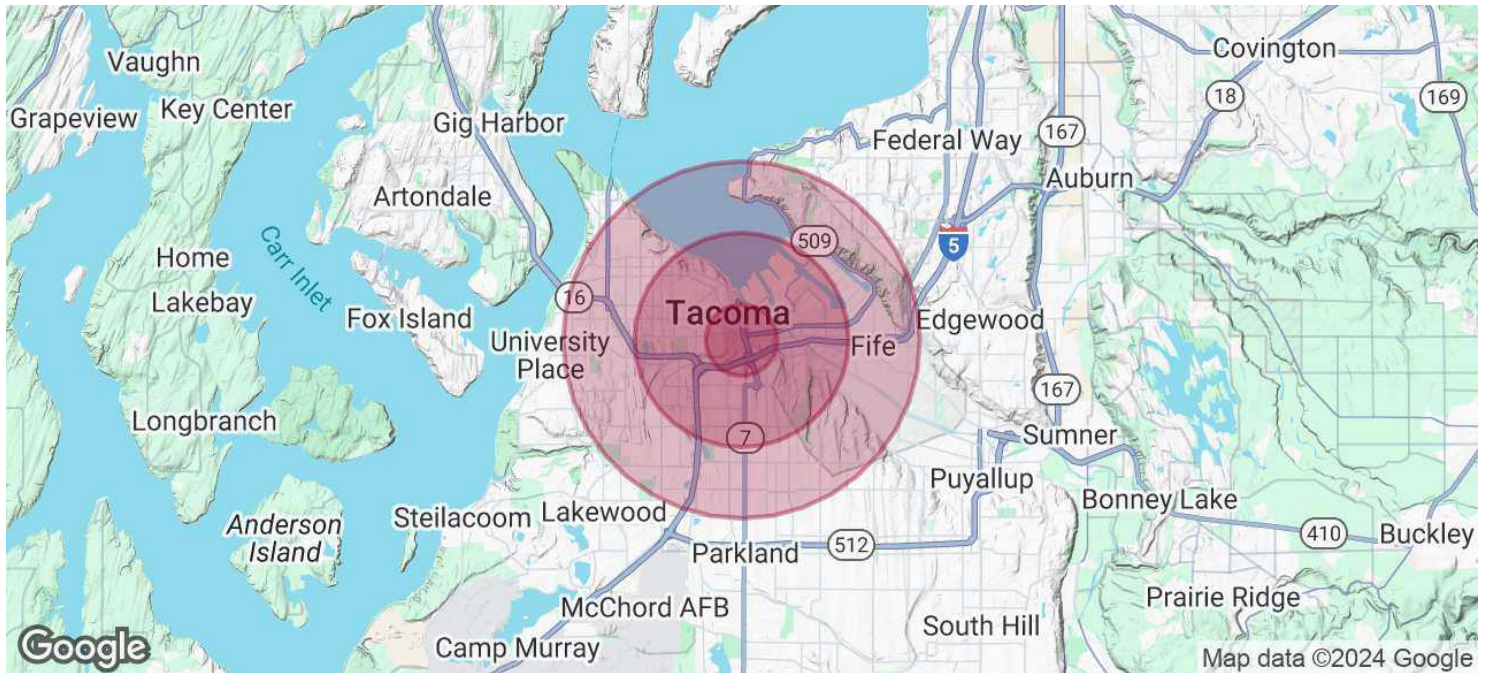


Kyle Prosser
kprosser@lee-associates.com
253.444.3025

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

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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

