

# FOR LEASE

Office/retail in the heart of 6th Avenue Business District



*This image has been modified from its original form*

## 2407 - 2411 6th Avenue

Tacoma, WA

*Prominent storefront on corner of 6th Avenue & N Prospect Street*

### PROPERTY HIGHLIGHTS

- + Available Suites:
  - 1,700 SF - direct lease or sublease through 8/31/2026
  - 3,300 SF contiguous with above for total 5,000 SF
- + Office or retail
- + Rear roll-up door and parking
- + Tenant building signage
- + NCX-Neighborhood Commercial Mixed Use Zoning
- + Close to University of Puget Sound, local hospitals and Tacoma CBD

TOTAL SF

**1,700 - 5,000 SF**

PRICE/SF

**\$20 - \$22 PSF, NNN**



**KIM MARVIK**

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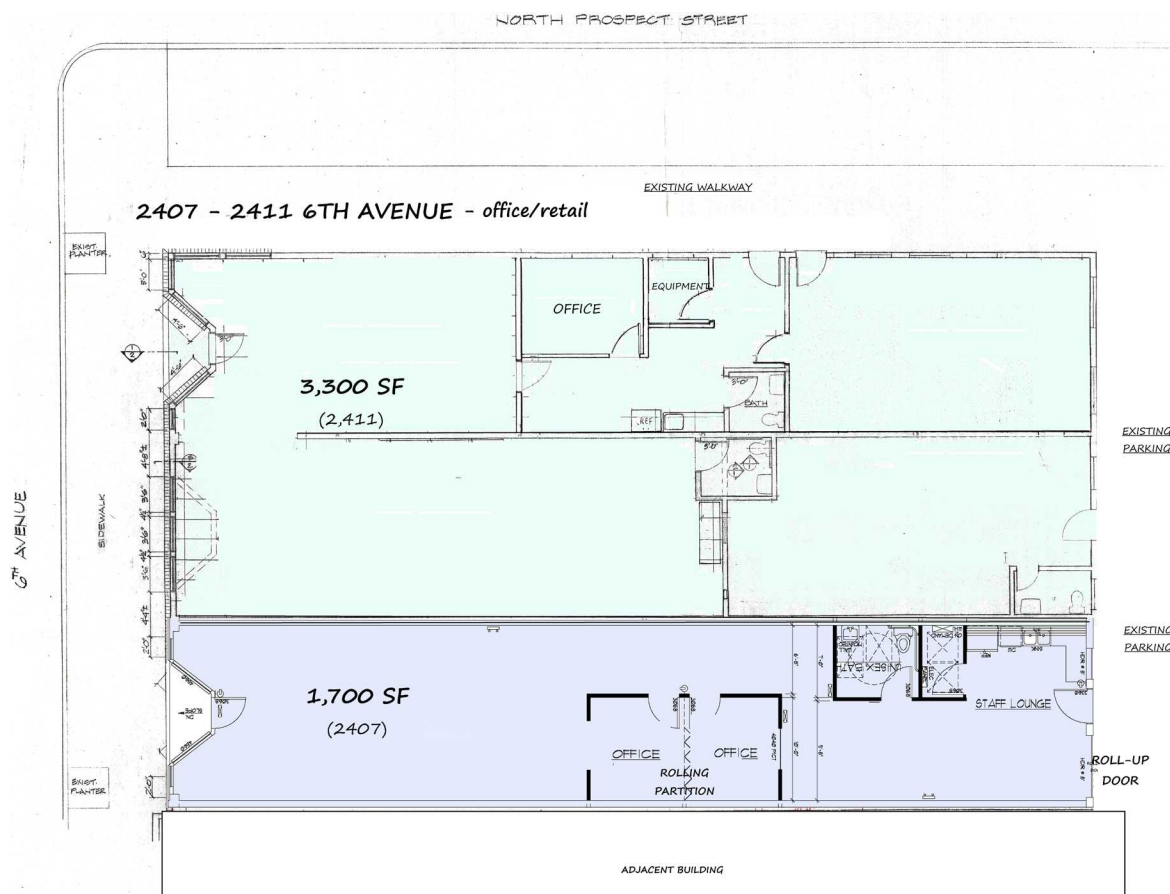


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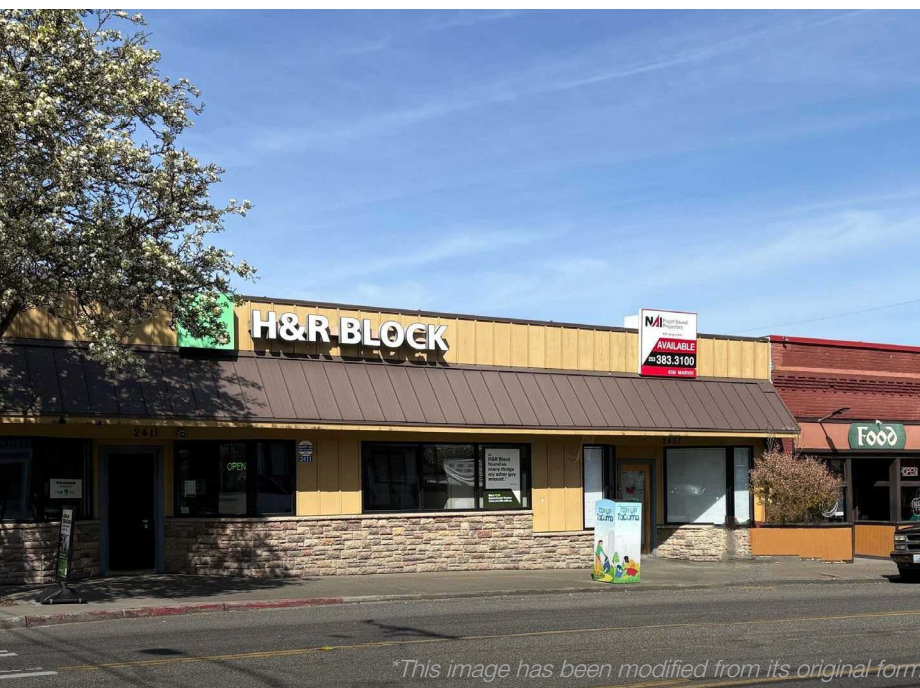


*Quality finishes with open & private office spaces, kitchen, ADA RR & roll-up door*



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# Retailer Map



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Tacoma's 6th Avenue Business District is a vibrant commercial corridor known for its diverse mix of shops, restaurants, bars, and entertainment venues.

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# Demographics



## 2407 - 2411 6TH AVENUE

	1 MILE	3 MILES	5 MILES
Population	26,189	113,729	249,615
2029 Population	27,125	119,774	259,129
Households	11,097	50,532	102,037
Median Age	35.3	37.7	38.6
Median HH Income	\$90,071	\$81,122	\$86,418

91

WALK SCORE

70

BIKE SCORE

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