

FOR LEASE

7610 40th Street W
University Place, WA 98466



NW PROFESSIONAL SQUARE

Andy Jessberger | Carrie Walker

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

NW PROFESSIONAL SQUARE located in the dynamic University Place submarket, offering a premier opportunity for office tenants seeking a high-quality environment anchored in a vibrant commercial district, this well-maintained building features professional finishes, abundant parking, and excellent signage exposure—ideal for firms wanting visibility, connectivity, and a strong community presence.



7610 40TH ST W:

4,140 SF \$12.00 PSF PLUS NNN
 1,500 SF \$12.00 PSF PLUS NNN



Population



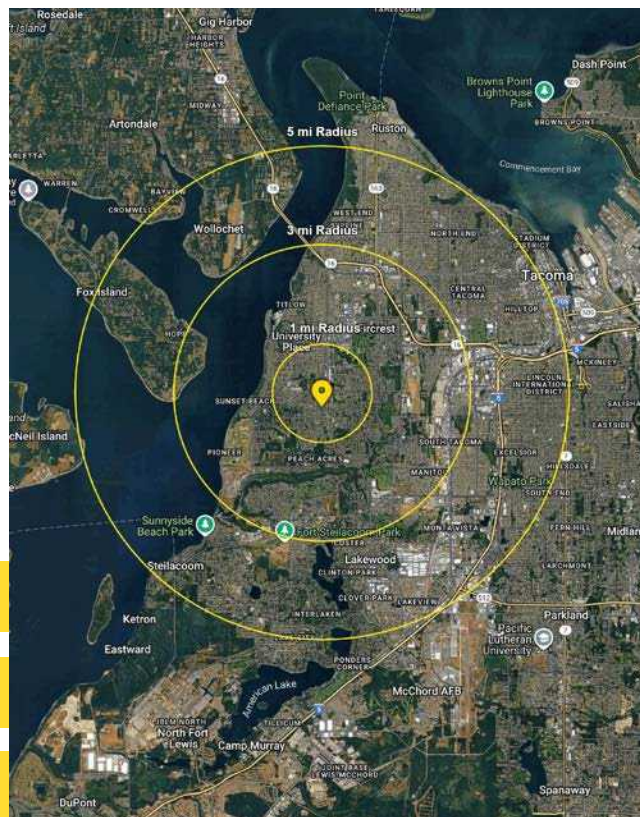
Average HH Income



Daytime Population

Regis - 2025

	Population	Average HH Income	Daytime Population
Mile 1	16,032	\$142,474	9,432
Mile 3	93,147	\$122,220	57,896
Mile 5	247,822	\$122,569	163,409



LOCATION DETAILS



Located moments from I-5 and HWY 16 access



Located in the UP Business Core



10,000 CPD
40th Street W



22,260 CPD
Bridgeport Wy W

LOCATION AERIAL

CURTIS JUNIOR HIGH
900 STUDENTS

CURTIS HIGH SCHOOL
1,300 STUDENTS

HomeGoods
TRADER JOE'S
Hallmark
SAFEWAY

WHOLE FOODS
TREK
CHI Franciscan Health
Orangetheory

FQ
DOLLAR TREE

40TH STREET - 10,000 CPD


BRIDGEPORT WAY W - 22,260 CPD

EVERGREEN ELEMENTARY
550 STUDENTS

TACOMA | KIRKLAND | PORTLAND | SEATTLE


RELATIONSHIP FOCUSED.
RESULTS DRIVEN.


ANDY JESSBERGER

 253.471.5507

 andy@firstwesternproperties.com

CARRIE WALKER

 253.284.3644

 carrie@firstwesternproperties.com



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