

FOR LEASE

2604 6th Avenue
Tacoma, WA 98406



6TH AVENUE OFFICE

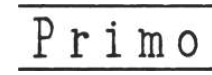
Jacob Fors | Jeremiah Durr

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



2406 6TH AVE is located in the heart of Tacoma's vibrant 6th Avenue Business District, offers well-positioned office space surrounded by a dynamic mix of restaurants, retail, and neighborhood services. The property benefits from excellent visibility along one of Tacoma's most active commercial corridors, with strong daily traffic and convenient access to downtown Tacoma, Interstate 5, and surrounding neighborhoods. Its central location and walkable amenities make it an ideal setting for professional office, creative workspace, or service-oriented users seeking a presence in a highly desirable North Tacoma district.

NEARBY TENANTS



SUMMARY

AVAILABLE

3,200 SF \$24.00 PSF + NNN PSF

- Prime location in Tacoma's vibrant 6th Avenue Business District
- Surrounded by popular restaurants, retail, and neighborhood services
- Convenient access to Downtown Tacoma and Interstate 5
- High-visibility corridor with strong daily traffic
- Currently an office space that could be converted to retail



Population



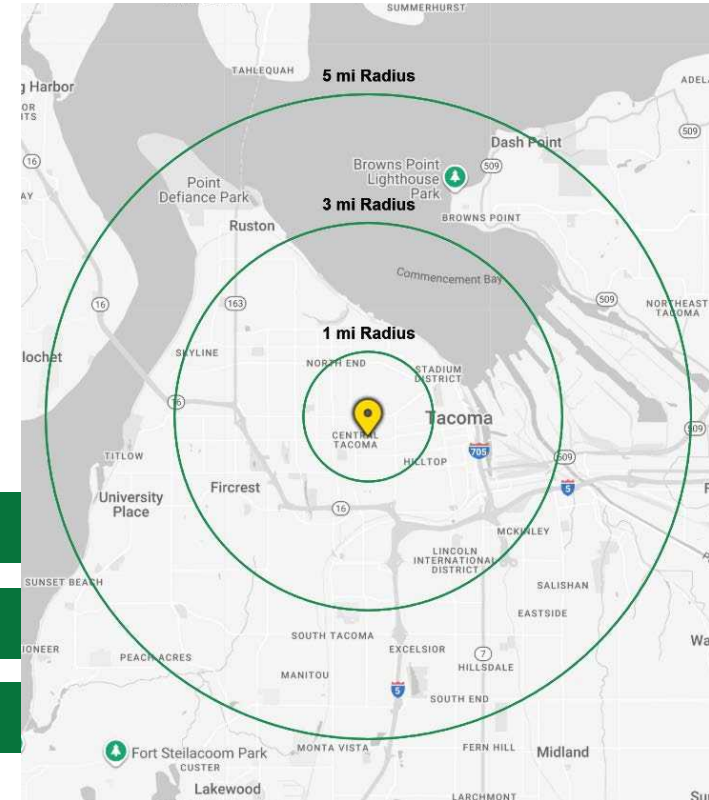
Average HH Income



Daytime Population

Regis - 2026

	Population	Average HH Income	Daytime Population
Mile 1	25,043	\$127,925	18,056
Mile 3	125,068	\$116,866	106,915
Mile 5	252,617	\$122,543	174,532



INTERIOR PHOTOS



LOCATION DETAILS



RUSTON WAY WATERFRONT



PROCTOR DISTRICT



STADIUM DISTRICT



DOWNTOWN TACOMA


W
UNIVERSITY of
WASHINGTON
TACOMA
4,980 STUDENTS




TACOMA | KIRKLAND | PORTLAND | SEATTLE


RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

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