

1122 BROADWAY

Office for Lease



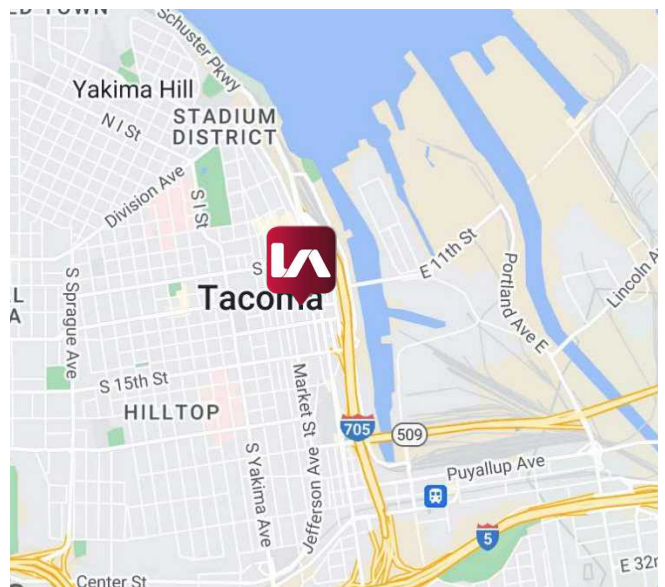
LISTING INFORMATION

1ST FLOOR RETAIL/OFFICE: 4,515 SF
2ND FLOOR OFFICE: 998 SF
OFFICE RENTAL RATE: \$22.00 SF/YR + \$5.58 PSF NNN

COMMENTS

This two story retail/office building, with exceptional natural light, was built in 1914 and renovated in 2019. A private entrance is located off the south side of the building, with main frontage along Broadway in the heart of downtown Tacoma, and option for parking in a close garage. Surrounded by restaurants, retail and museums, and just a block away from the Farmers Market, the property has great access to I-705 and is only one block from the Link light rail station.

LOCATION



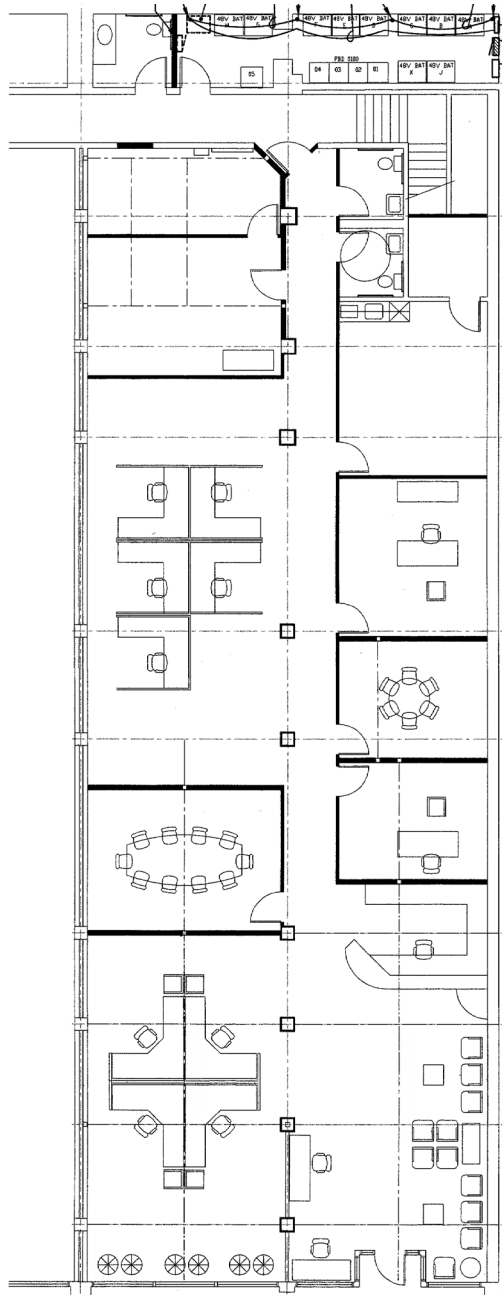
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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1st Floor Retail/Office for Lease



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2nd Floor Office for Lease



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2nd Floor Office for Lease

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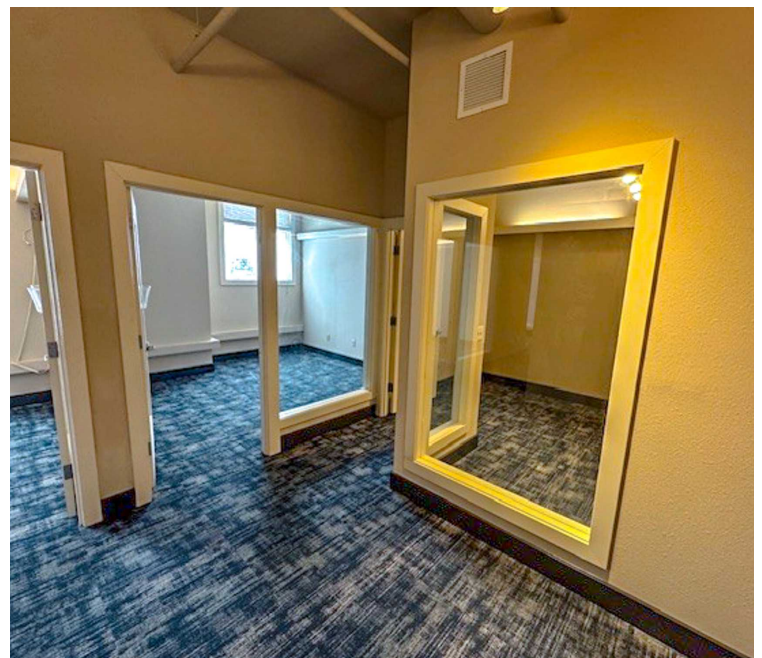
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2ND FLOOR OFFICE SUITE

- 998 SF available of street level office space available with frontage along Broadway
- \$22.00/SF/Year + \$5.58 NNN
- Beautiful turn key space available in downtown Tacoma. Located on restaurant row with great lunch options, the Downtown Farmers Market and more!



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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Street Retail/Office for Lease

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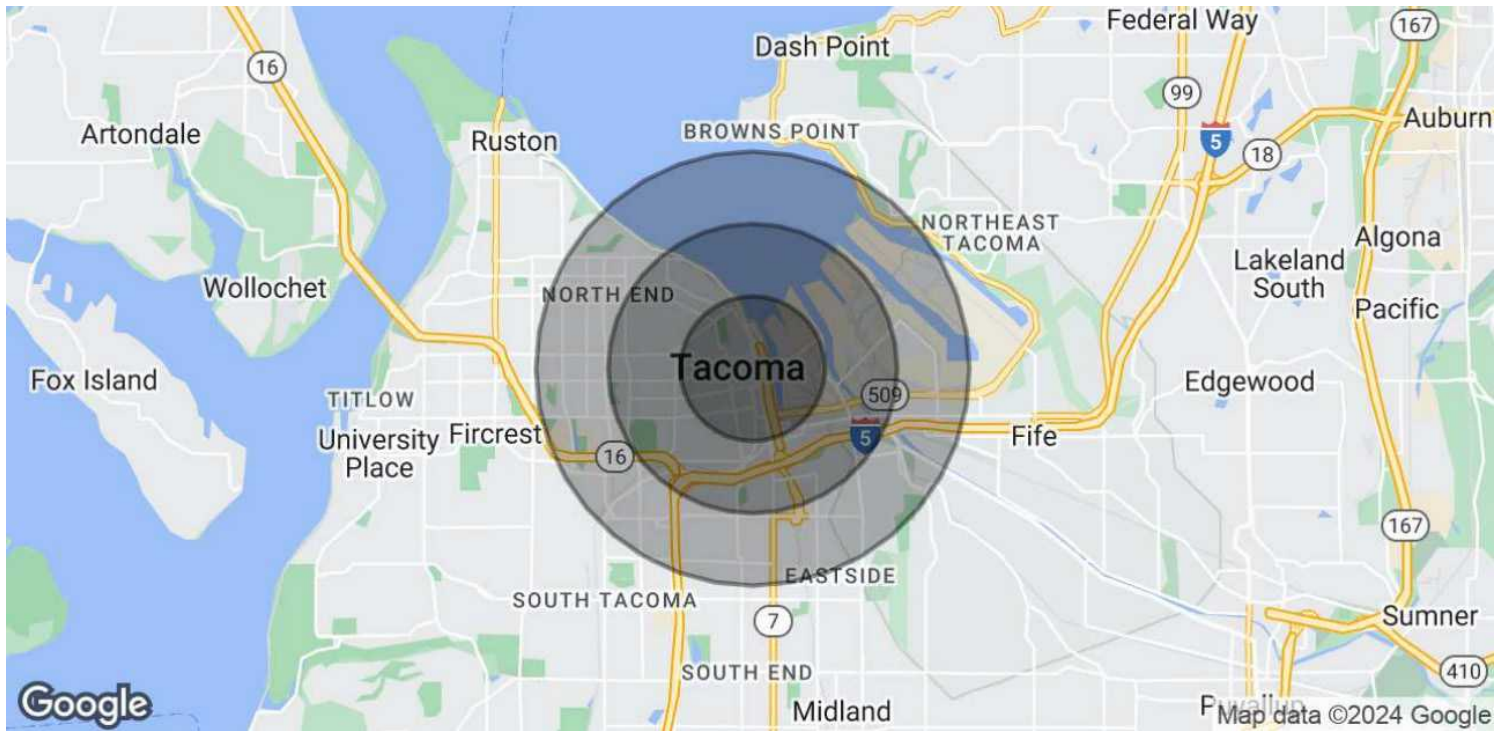
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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	16,557	38,442	81,253
Average Age	36.5	35.0	34.1
Average Age (Male)	37.8	34.6	33.5
Average Age (Female)	33.7	34.4	34.1

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	7,174	16,865	33,570
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$38,250	\$45,375	\$52,414
Average House Value	\$247,046	\$227,476	\$254,461

* Demographic data derived from 2020 ACS - US Census