

WILLAMETTE BUILDING

2916-2926 S STEELE ST, TACOMA, WA 98409



INDUSTRIAL, OFFICE & FLEX SPACE FOR LEASE

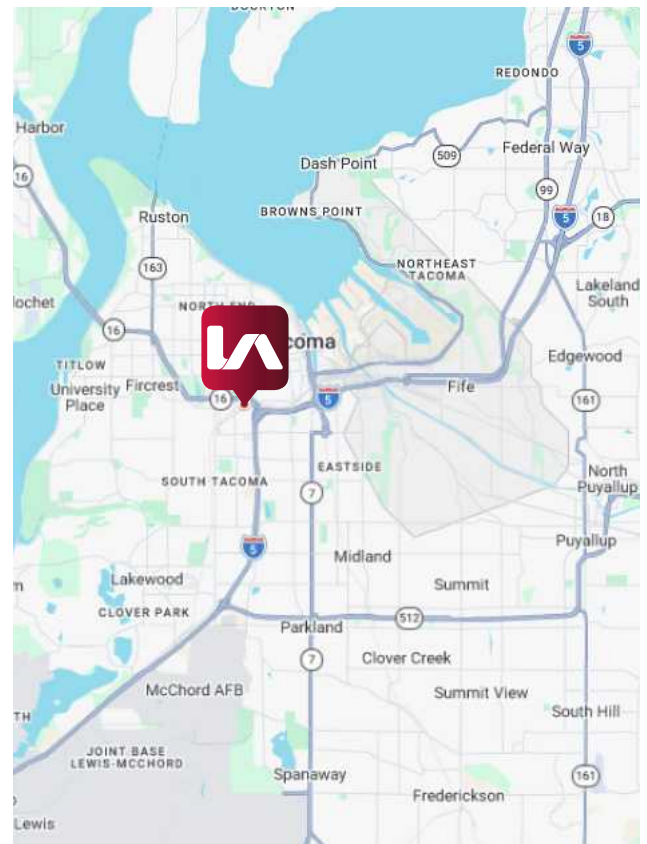
LISTING INFORMATION

BUILDING SIZE:	242,229 SF
AVAILABLE INDUSTRIAL:	3,187 - 21,343 SF
AVAILABLE OFFICE:	9,779 - 32,779 SF
AVAILABLE MAKER:	1,017 - 27,927 SF
LEASE RATE:	Industrial: \$0.65 SF/Mo, NNN Office: \$14.00 SF/Yr, NNN Maker: \$1.25 SF/Mo, NNN \$0.18 SF/Mo NNN Rate
ZONING:	M2

COMMENTS

The Willamette Building is a historic four story complex consisting of 7 buildings that house industrial/manufacturing and office space. Originally constructed in the early 1900s at the height of Tacoma's furniture manufacturing era, the property served as the flagship facility for the Willamette Casket Company, then became Gregory Furniture Manufacturing. The building now home to local manufacturers, makers, and creatives.

Strategically located in Tacoma's Nalley Valley providing immediate connectivity to regional transportation corridor, including Interstate 5, State Route 16, and Highway 509, enabling efficient north-south and port distribution. Nalley Valley is known as a hub for manufacturing, warehousing and logistics creating strong synergies for suppliers, distributors and service providers.



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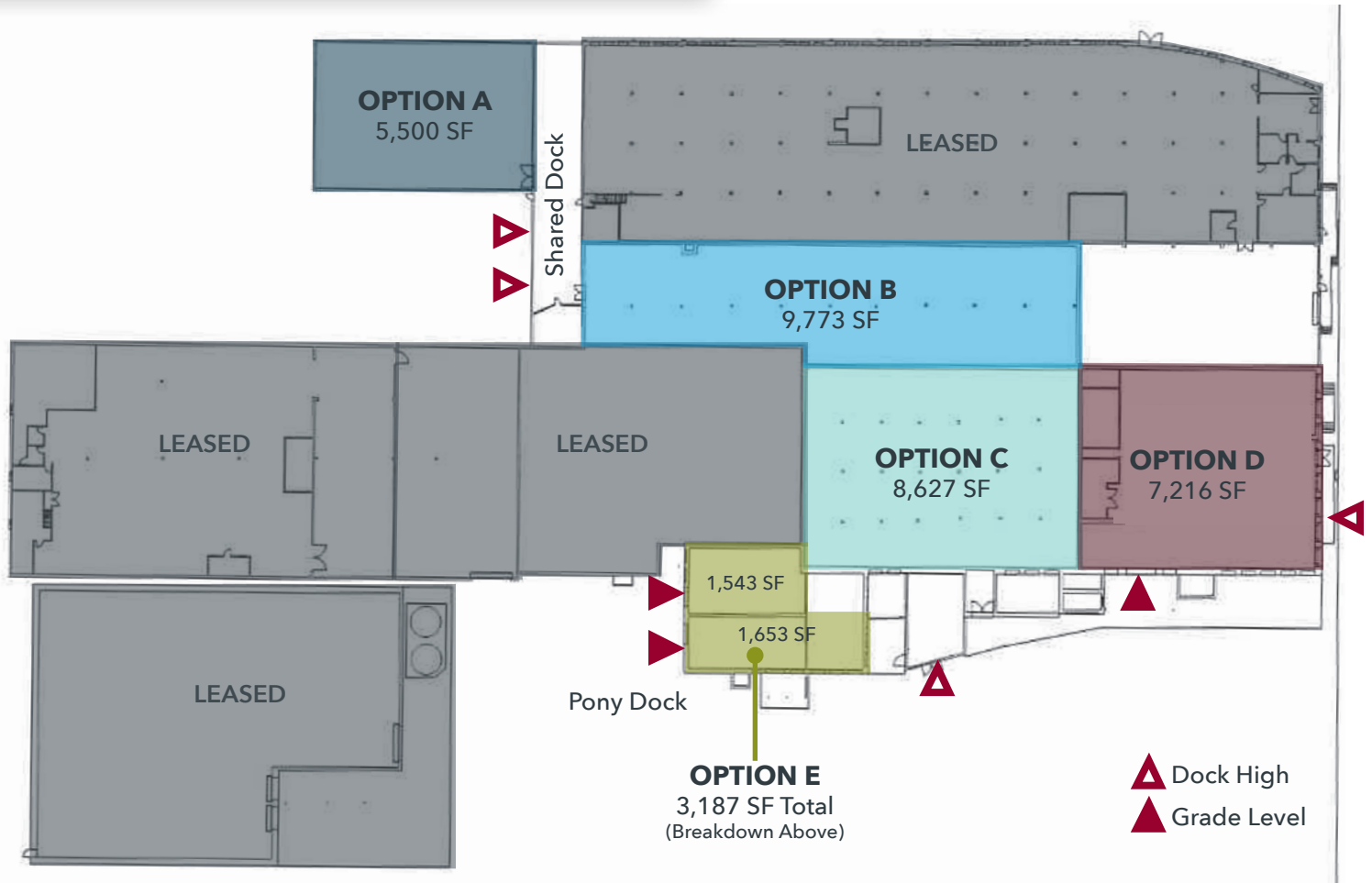
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FIRST FLOOR - INDUSTRIAL SPACE



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SECOND FLOOR - OFFICE/ FLEX SPACE



9,779 SF Option

14,726 SF Option

32,779 SF Option



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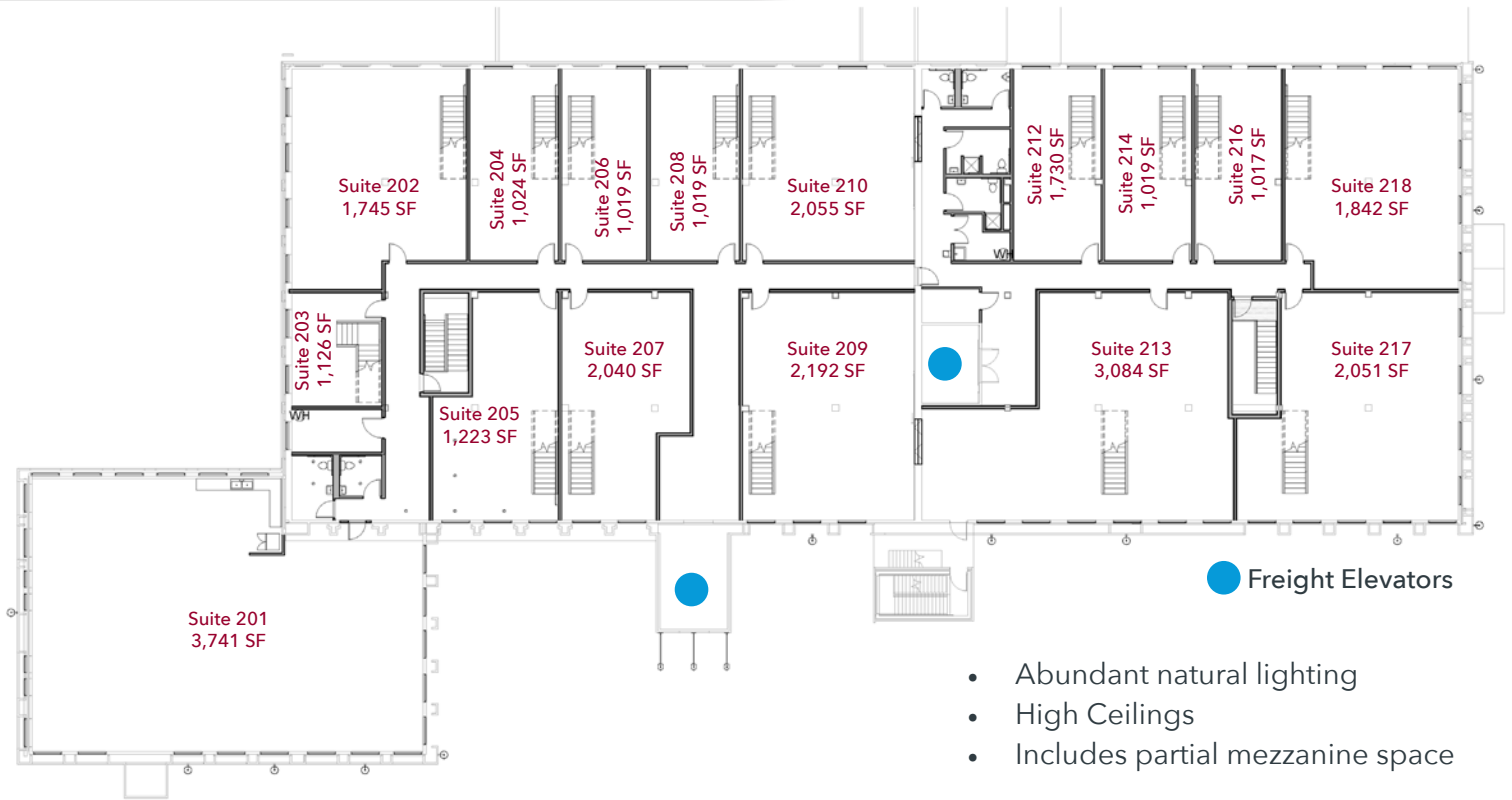
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SECOND FLOOR - MAKER SPACE



- Abundant natural lighting
- High Ceilings
- Includes partial mezzanine space



Suite	Size	Monthly Rent
201	3,741	\$4,676.25
202	1,745	\$2,181.25
203	1,126	\$1,407.50
204	1,024	\$1,280.00
205	1,223	\$1,528.75
206	1,019	\$1,273.75

Suite	Size	Monthly Rent
207	2,040	\$2,550.00
208	1,019	\$1,273.75
209	2,192	\$2,740.00
210	2,055	\$2,568.75
212	1,730	\$2,162.50

Suite	Size	Monthly Rent
213	3,084	\$3,855.00
214	1,019	\$1,273.75
216	1,017	\$1,271.25
217	2,051	\$2,563.75
218	1,842	\$2,302.50

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HIGHLIGHTS



KEY HIGHLIGHTS:

- Building offers Industrial, Office and Maker Spaces
- Flexible Demising Options
- Onsite parking
- Central Tacoma location
- Strong synergy for suppliers, distributors and service providers
- Easy Access to Hwy-16 & I-5



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