



1122
BROADWAY
 Office for Lease

LISTING INFORMATION

1ST FLOOR RETAIL/OFFICE:	4,515 SF (can demise)
2ND FLOOR OFFICE SUITE 202:	1,087 SF
2ND FLOOR OFFICE SUITE 207:	1,475 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



Kyle Prosser
 kprosser@lee-associates.com
 253.444.3025

Tom Brown
 tbrown@lee-associates.com
 253.444.3024

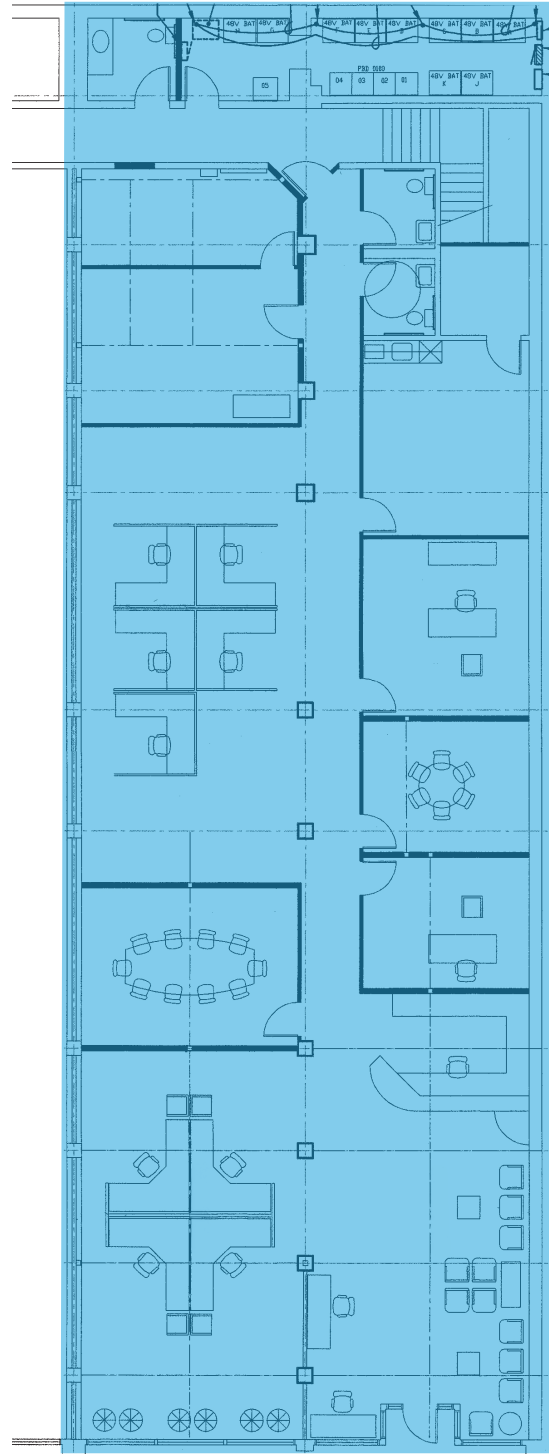


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FLOOR ONE

FIRST FLOOR RETAIL OFFICE



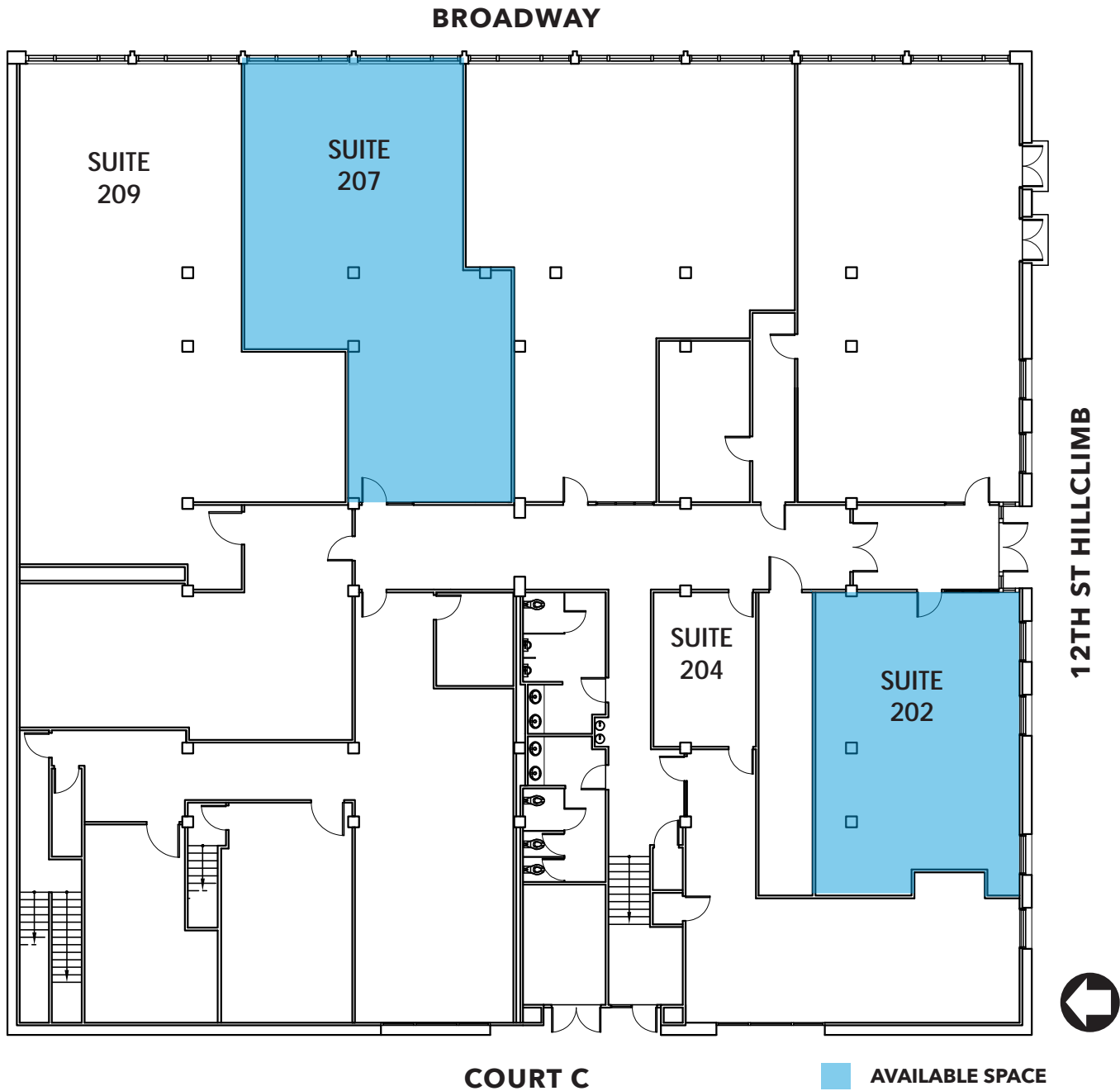
AVAILABLE SPACE Space can be demised

Kyle Prosser
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tbrown@lee-associates.com
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FLOOR TWO

SECOND FLOOR OFFICE



Kyle Prosser
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FLOOR TWO



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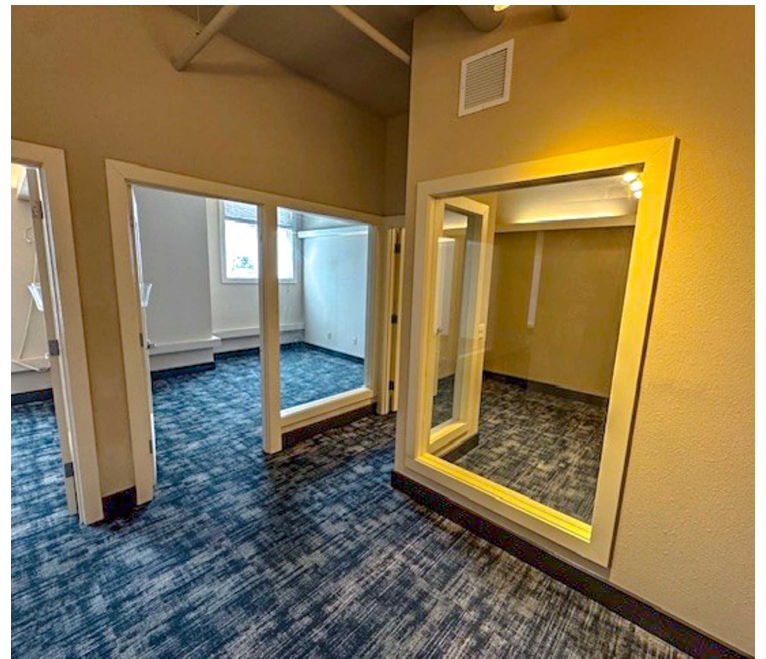
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ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PHOTOS



2ND FLOOR | SUITE 202

- 1,087 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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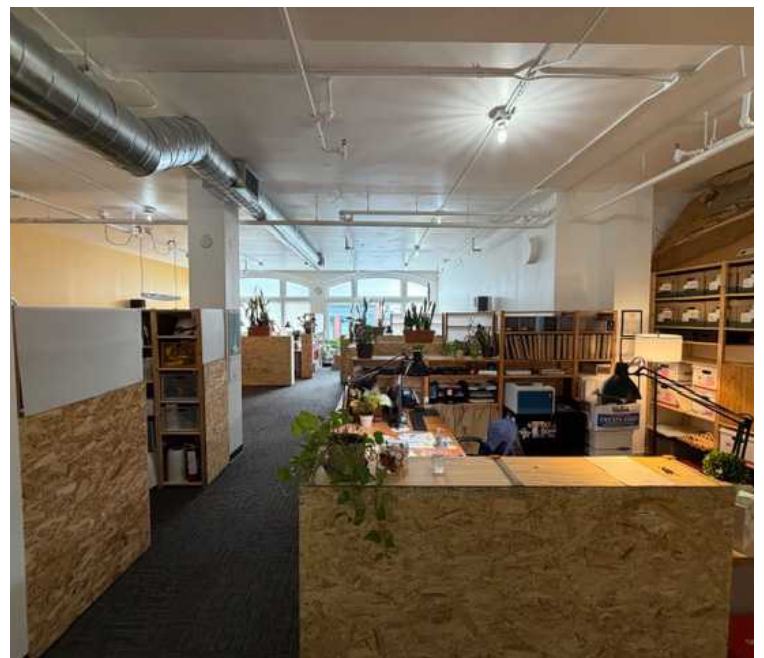
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PHOTOS



2ND FLOOR | SUITE 207

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AMENITIES MAP

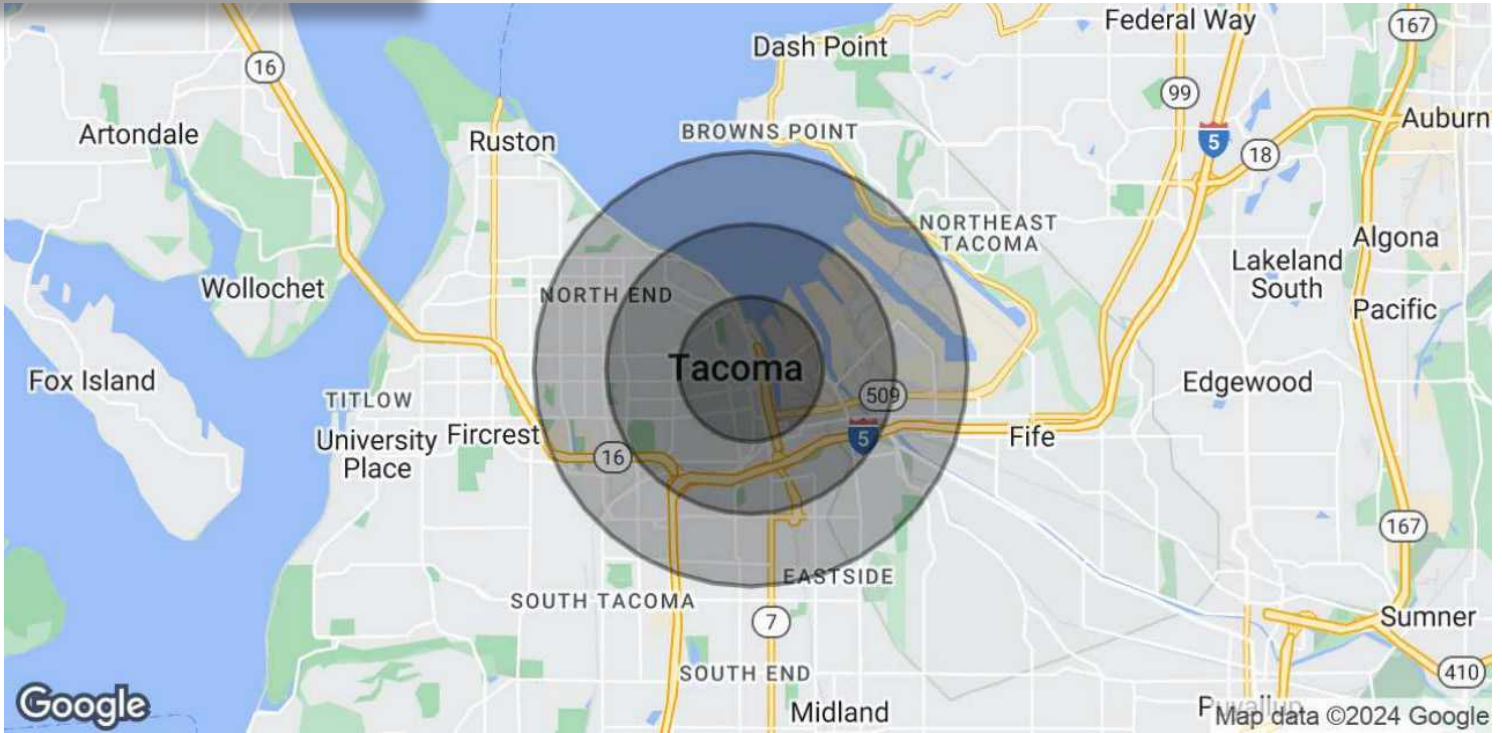


- LIGHT RAIL**
- STADIUM DISTRICT
 - THEATER DISTRICT
 - ST. JOSEPH'S HOSPITAL
 - CONVENTION CENTER
 - UNION STATION
 - TACOMA DOME STATION

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DEMOGRAPHICS



POPULATION	1 MILE	2 MILES	3 MILES
Population 2025	22,117	56,988	101,433
Population 2020	20,321	50,755	95,142
Average Age	38	36.3	37.1
Annual Growth (2025-2030)	0.6%	0.7%	0.5%

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Households 2025	10,721	24,992	42,392
Average HH Size	1.7	2	2.2
Average HH Income	\$81,161	\$102,241	\$104,330
Median Home Value	\$501,579	\$596,694	\$521,499

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