

AMG BUILDING

2914 SOUTH ALDER STREET, TACOMA, WA



PROPERTY OVERVIEW

SALE PRICE:	\$2,500,000
BUILDING SIZE:	8,047 SF
LOT SIZE:	24,999 SF
NUMBER OF FLOORS:	3
YEAR BUILT:	1997
PARKING:	34 on-site parking stalls
LEASE RATE:	\$28 PSF; Modified Gross
AVAILABLE SPACE:	1,617 SF - 8,047 SF
MAIN LEVEL	4,315 SF
UPPER LEVEL	1,928 SF
LOWER LEVEL	1,804 SF

This well-maintained, three-story office building offers a flexible opportunity for both owner-users and investors, ideal for medical, dental, wellness, or specialty healthcare uses. The interior features a modern, professional finish, making it move-in ready for a variety of practices.

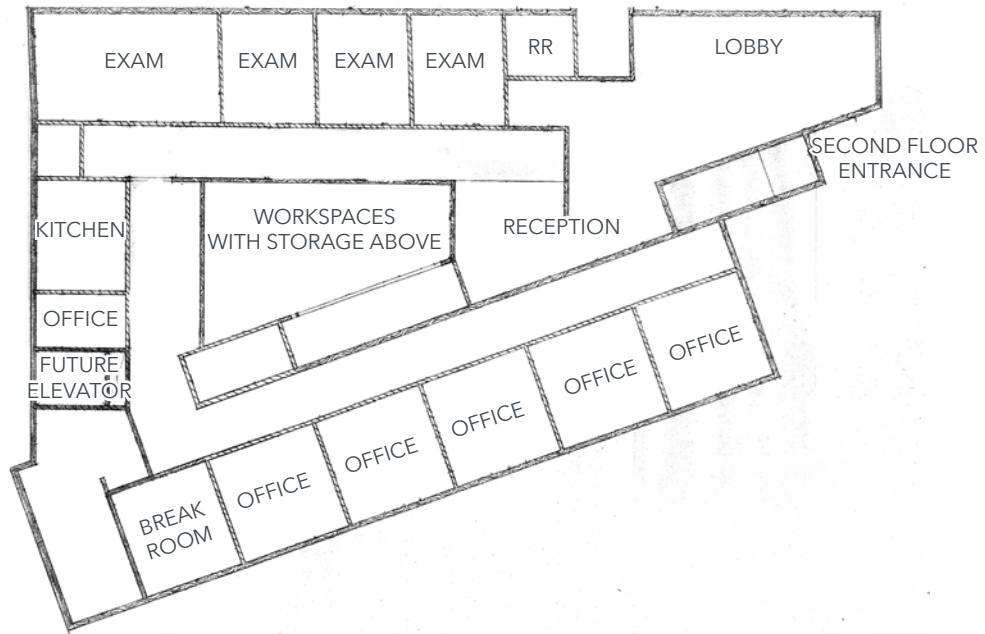
The building can be leased to a single tenant or divided by floor, with each level featuring its own private entrance—allowing for efficient multi-tenant configurations. Although there is no elevator, the layout supports practical use across all floors.

Ample on-site parking ensures ease of access for both staff and patients. The property also benefits from strong visibility along Highway 16, offering excellent exposure and signage potential.

The seller is open to a lease-back of the second or third floor, providing potential in-place income.



MAIN LEVEL 4,315 SF



MAIN FLOOR KITCHEN



RECEPTION

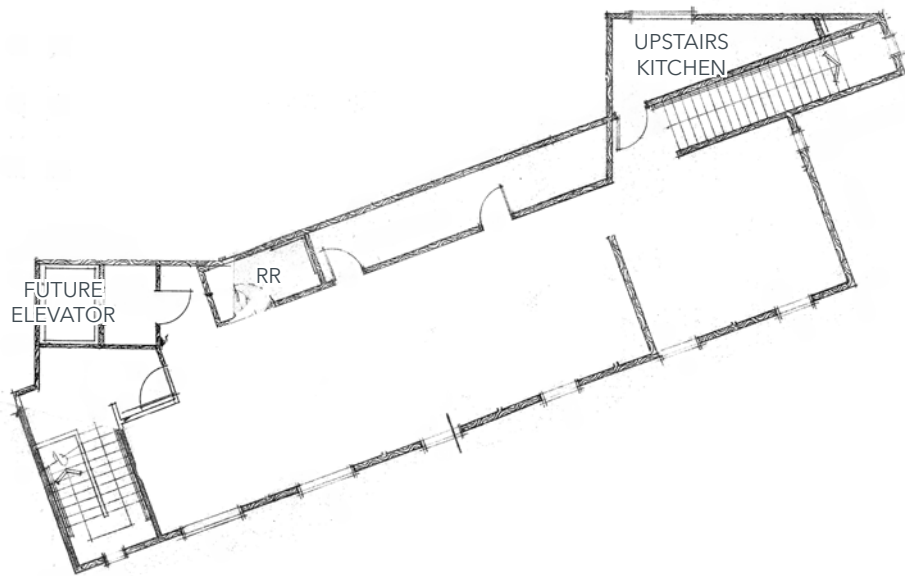


EXAM ROOM



EXAM ROOM

UPPER LEVEL 1,928 SF



OPEN WORK SPACES

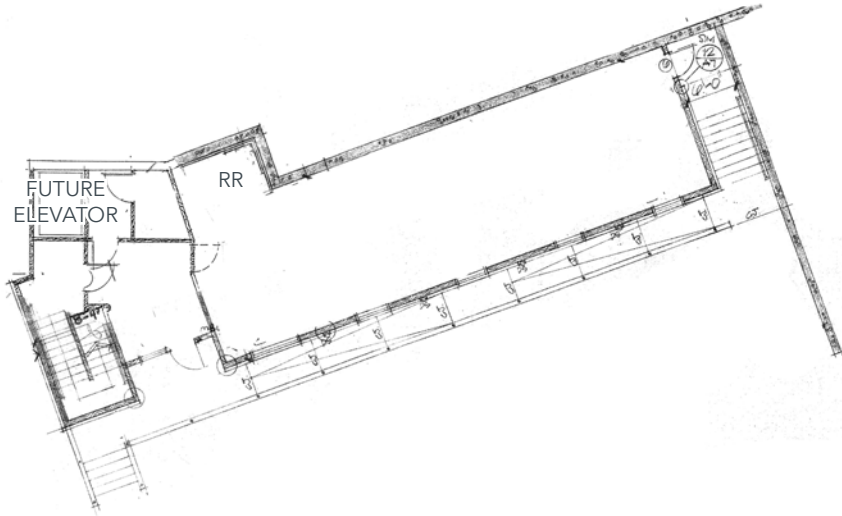


BUILDING ENTRANCE



CONFERENCE SPACE

LOWER LEVEL 1,803 SF



LOWER LEVEL ENTRANCE



OPEN AREA



LOWER LEVEL ENTRANCE

CENTRAL TACOMA LOCATION

Located in central Tacoma, 2914 S Alder Street offers strong visibility and convenient access to both State Route 16 and Interstate 5, providing efficient connectivity throughout the South Sound. The property is positioned near major healthcare providers including Tacoma General Hospital, MultiCare Allenmore Hospital, and St. Joseph Medical Center, making it well-suited for medical, dental, and professional office users. Nearby amenities include Target, Walmart, Office Depot, and TJ Maxx.

Zoned C-1 (Commercial), the property supports a range of flexible uses including professional office, medical, and dental clinics (excluding veterinary). Additional uses such as restaurant or daycare typically require a conditional use approval.



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