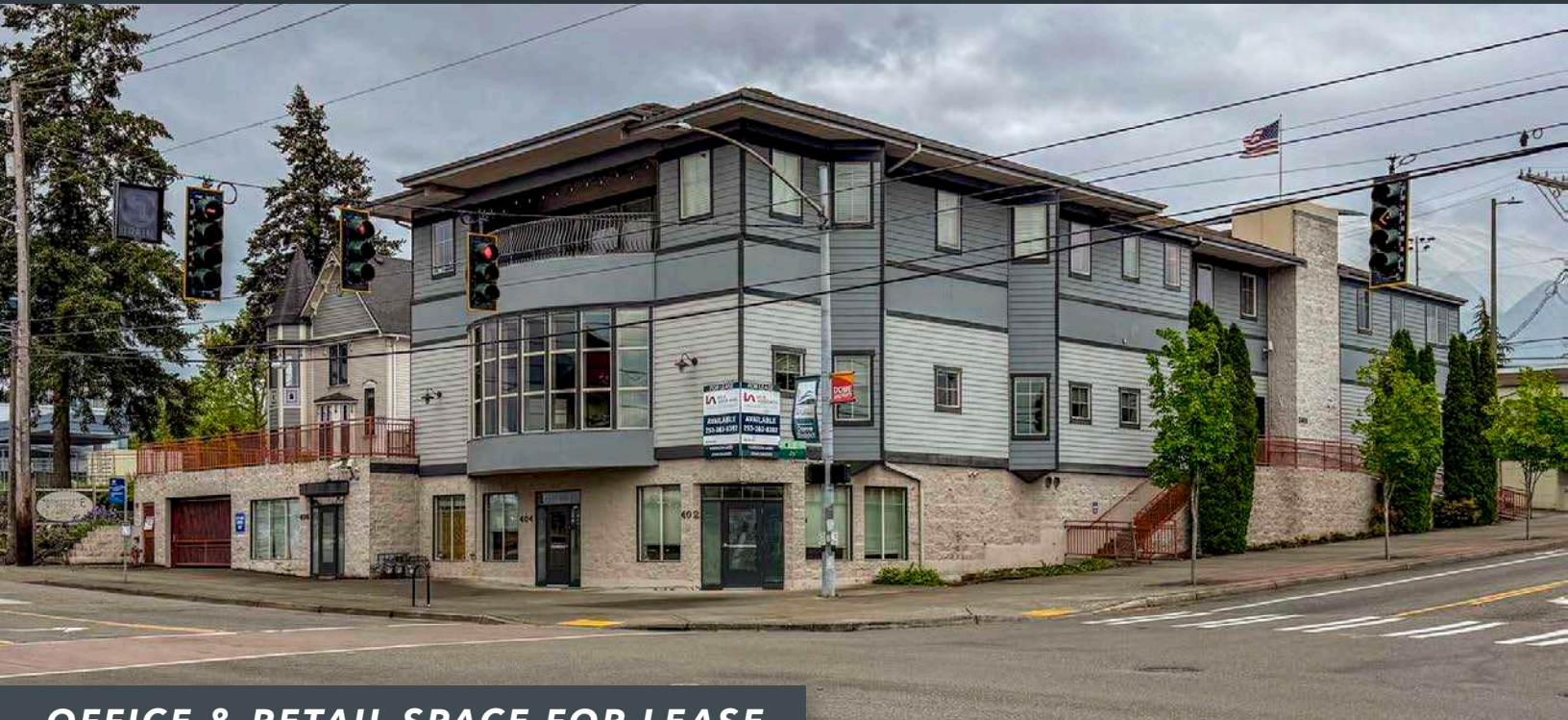


402 E 26TH STREET

TACOMA, WA 98421



OFFICE & RETAIL SPACE FOR LEASE

LISTING INFORMATION

BUILDING SIZE:	14,011SF
AVAILABLE SPACE:	First Floor Retail or Office: 922 - 3,369 SF Second Floor Office: 1,432 - 5,194 SF Third Floor Office: 2,478 SF
LEASE RATE:	\$28.00 SF/YR, Full Service
ZONING:	UCX-TD

COMMENTS

The property offers a unique leasing opportunity for office, retail, creative, showroom, and mixed-use users seeking a highly functional and accessible Tacoma location. The property features flexible floor plans that can accommodate a variety of tenant needs.

Available for partial or full-building lease occupancy, it provides businesses with the opportunity to establish a strong presence in a growing commercial corridor with convenient access and dedicated parking. A secured parking garage, combined with additional surface parking accessed from the second-level entrance via alley access, creates a rare and efficient parking amenity for both employees and customers.



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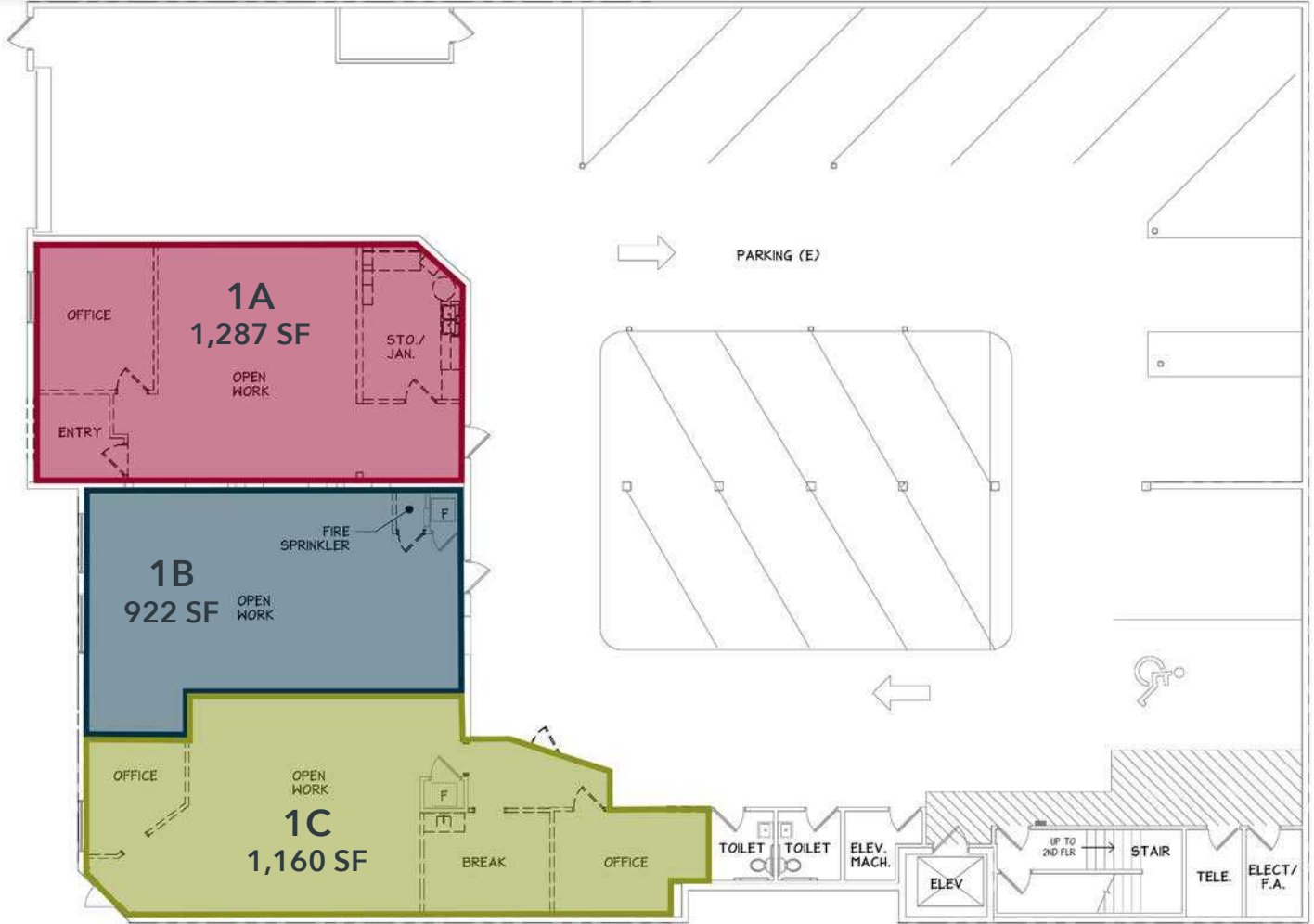
John Bauder, CCIM

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FIRST FLOOR

Combined Suites: 3,369 SF
Suite 1A: 1,287 SF - Suite 1B: 922 SF - Suite 1C: 1,160 SF
Office or Retail Use

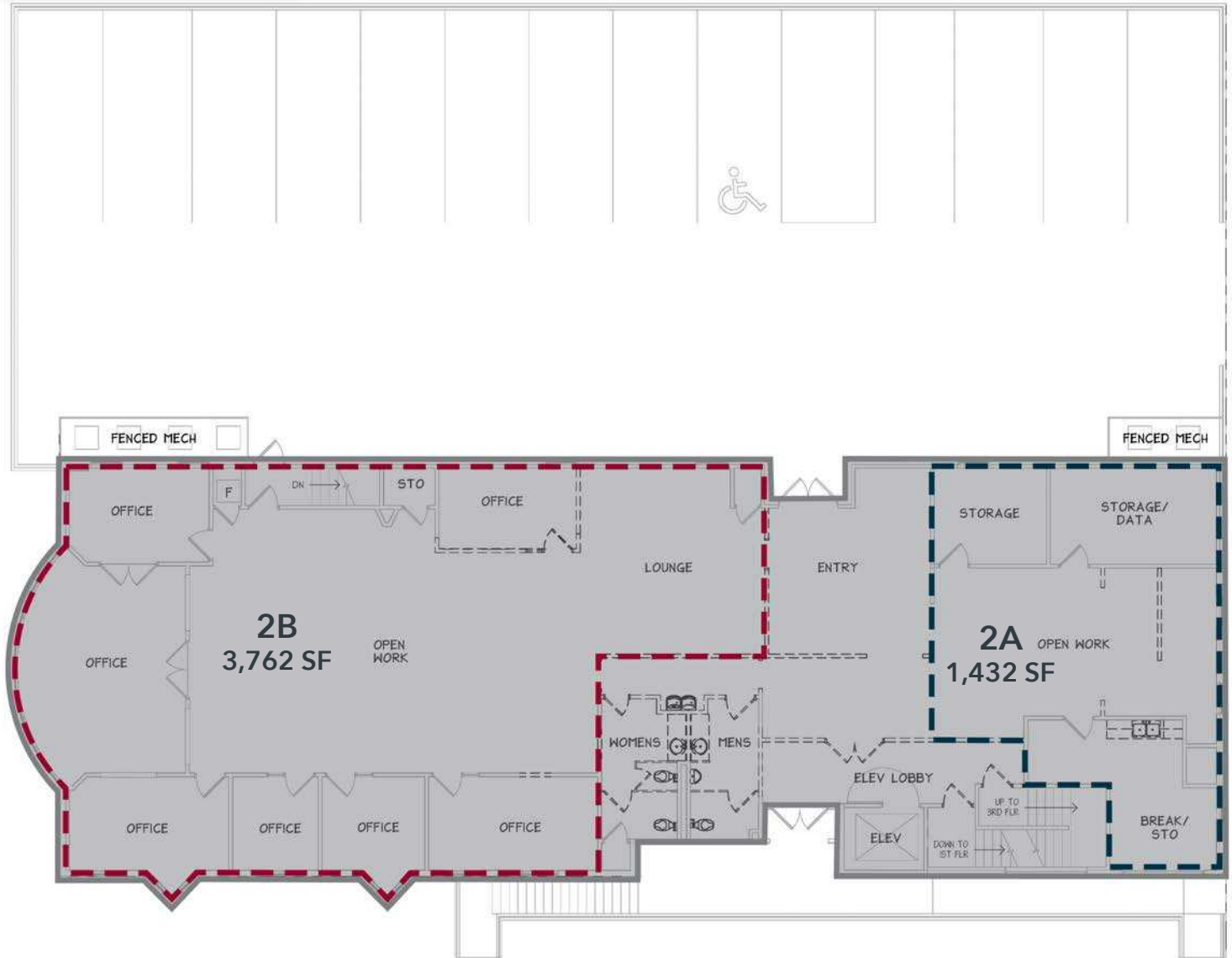


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SECOND FLOOR

Entire Floor: 5,194 SF
Suite 2A: 1,432 SF - Suite 2B: 3,762 SF
Office Use

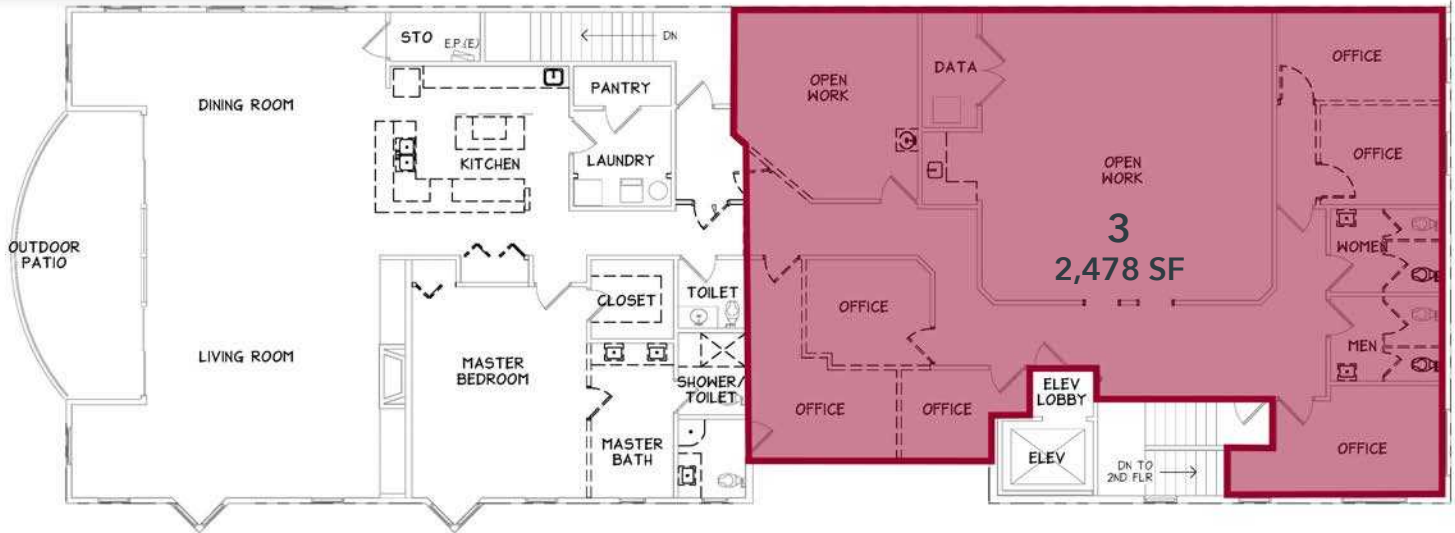


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THIRD FLOOR

Suite 3: 2,478 SF
Office Use



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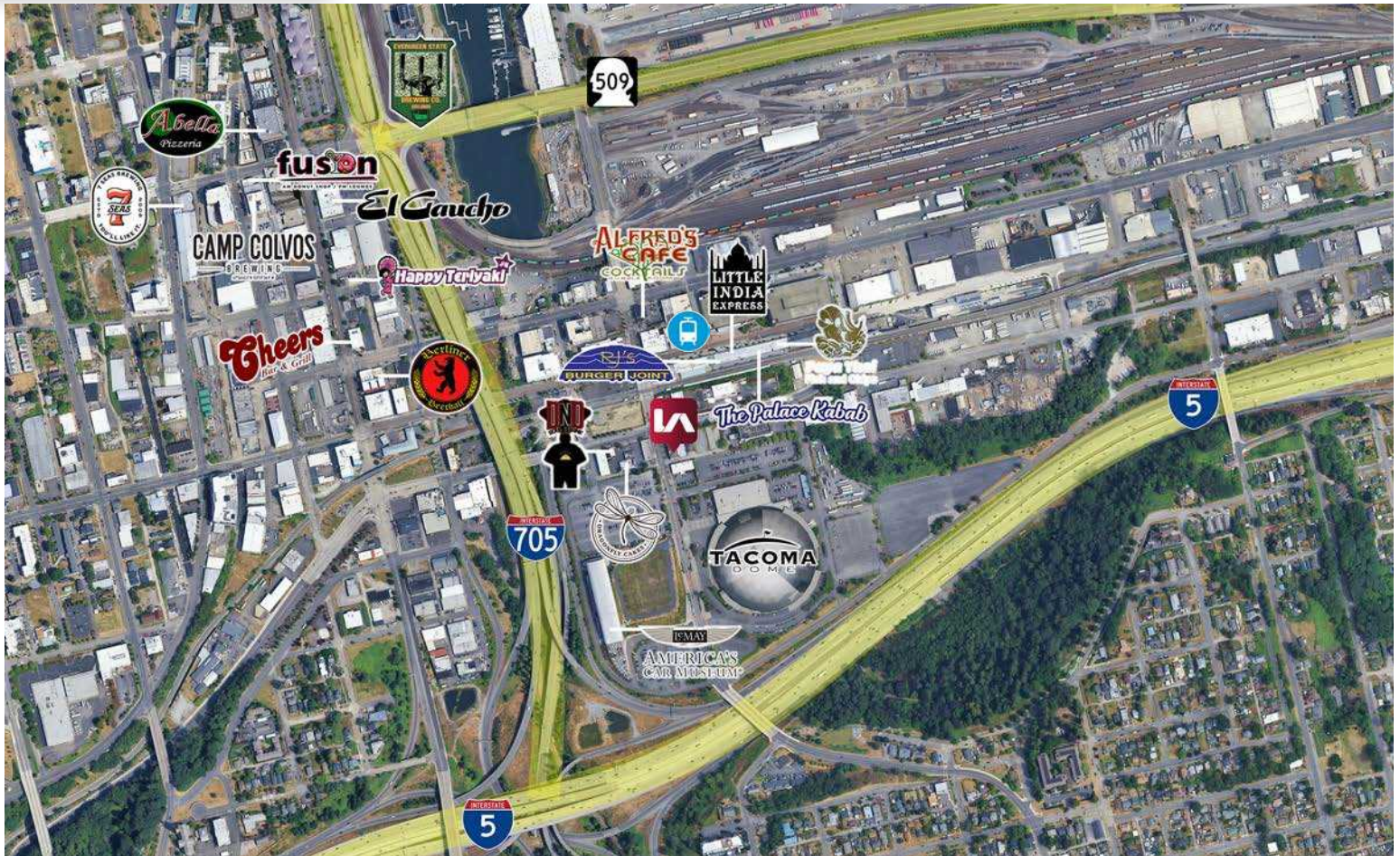
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LOCATION



LOCATION:

Located in Tacoma's evolving Dome District just steps away from the Tacoma Dome - one of the Pacific Northwest's premier entertainment and event venues. Hosting major concerts, sporting events, conventions, trade shows, and community gatherings throughout the year, the Tacoma Dome drives significant visitor traffic and regional activity to the surrounding area.

The property is within walking distance to the South Sound's transportation hub connecting commuters and visitors throughout the Puget Sound via Amtrak, Sounder commuter rail, Tacoma's Light Link Rail, regional bus service, and local transit routes.

The nearby transit center provides direct access to Seattle, Lakewood, Sea-Tac Airport connections, downtown Tacoma, and surrounding Pierce County communities. The T Line light rail offers convenient service throughout downtown Tacoma, the Stadium District, Hilltop, medical centers, museums, and the University of Washington Tacoma campus.

Combined with immediate access to Interstate 5, downtown Tacoma, the Port of Tacoma, and nearby retail and dining amenities, 402 E 26th Street offers businesses a highly connected and commuter-friendly location ideal for office, retail, creative, and mixed-use tenants.

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