

401 E 25TH ST

21,971 SF Office Building

FOR SALE | TACOMA, WA

PROPERTY HIGHLIGHTS

ADDRESS 401 E 25th St, Tacoma, WA

PARCEL NUMBERS 2075210010, 2075210020

PRICE \$7,500,000 (Proforma 6.00% cap rate)

RENOVATED building located directly across from the newly redesigned Freighthouse Square Tacoma Rail Station for both Sounder Commuter Rail and Link Light Rail

HIGH QUALITY improvements and layout perfect for owner/user with stable cash flow or value add investment in rapidly improving area

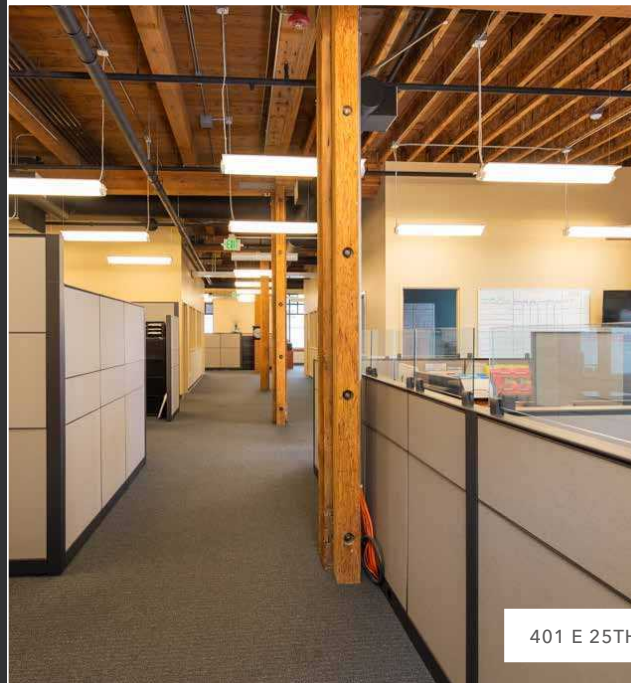
PROPERTY 21,971 SF building

ZONED DMU retail, office, residential, industrial up to 100 feet

TENANTS Sound Transit (credit) and Man Industrial

LOCATED directly across from Sound Transit's new Freighthouse Square Station near the Tacoma Dome, Pacific Charter School and newly completed KOZ Development Apartments

ACCESS immediate access to Sounder Commuter Train (Seattle to Lakewood), Tacoma Link Light Rail (through downtown Tacoma and Stadium District), I-5, I-705, SR-509 and Port of Tacoma



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	12,390	105,647	261,192
Average HH Income	\$70,290	\$80,770	\$88,222
Total Businesses	1,293	6,401	12,240
Total Employees	14,163	67,171	114,646

PROFORMA RENT ROLL

Tenant	Floor	SF	State Date	Expiration Date	Monthly Rent	Rent Per SF Per Year	Comments
AVAILABLE	1st	8,020	N/A	N/A	\$14,703.33	\$22.00	Market rent estimate
AVAILABLE	2nd	900	N/A	N/A	\$1,650.00	\$22.00	Market rent estimate
Sound Transit	2nd	1,050	09.2016	08.2026	09.21 \$1,622.98 09.22 \$1,671.67 09.23 \$1,721.82 09.24 \$1,773.48 09.25 \$1,826.66	\$18.55 \$19.10 \$19.68 \$20.27 \$20.88	NNN lease with 2, one year options to renew at fair market value
Man Industrial	2nd	2,203	03.2012	02.2022	03.21 \$3,299.45	\$19.97	NNN lease. Tenant has rights to 4 parking stalls. Option to renew at fair market value
AVAILABLE	2nd	8,848	N/A	N/A	\$16,221.33	\$22.00	Market rent estimate
AVAILABLE Penthouse/Apartment	3rd	950	N/A	N/A	\$2,612.50	\$33.00	Full kitchen and bath with elevator access
		LEASED 3,253 SF	AVAILABLE 18,718 SF		TOTAL 21,971 SF		

CAPITALIZATION RATE

6.00%

VALUE

\$7,500,000

VALUE PSF NRA

\$341.00



HOTEL MURANO

1201 PACIFIC

CONVENTION CENTER

COURTYARD MARRIOTT

TACOMA ART MUSEUM

UW TACOMA

MUSEUM OF GLASS

THE HENRY



PACIFIC CHARTER SCHOOL

SUBJECT PROPERTY

KOZ APARTMENTS

SOUND TRANSIT

SOUNDER STATION

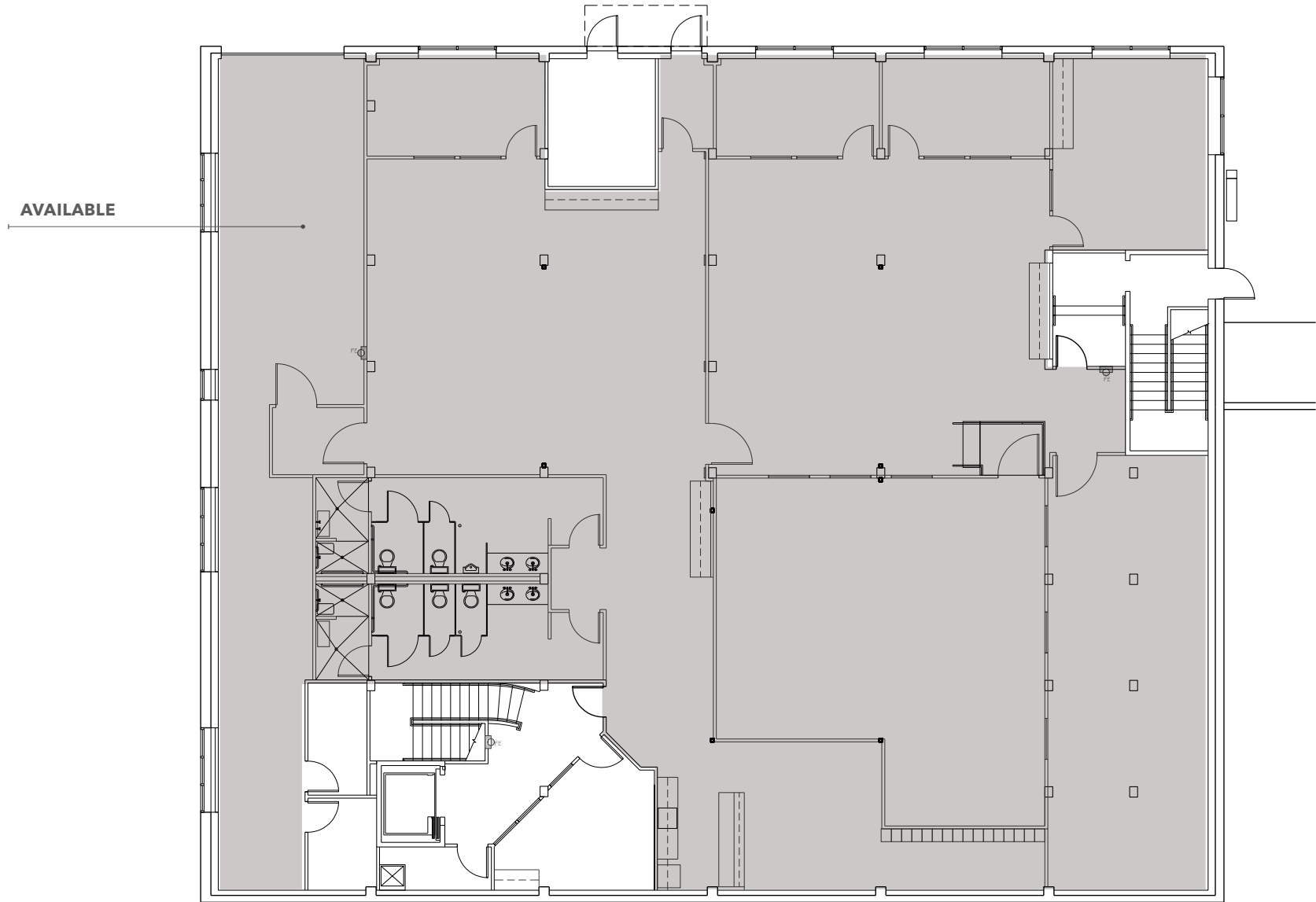
LEMAY MUSEUM

TACOMA DOME



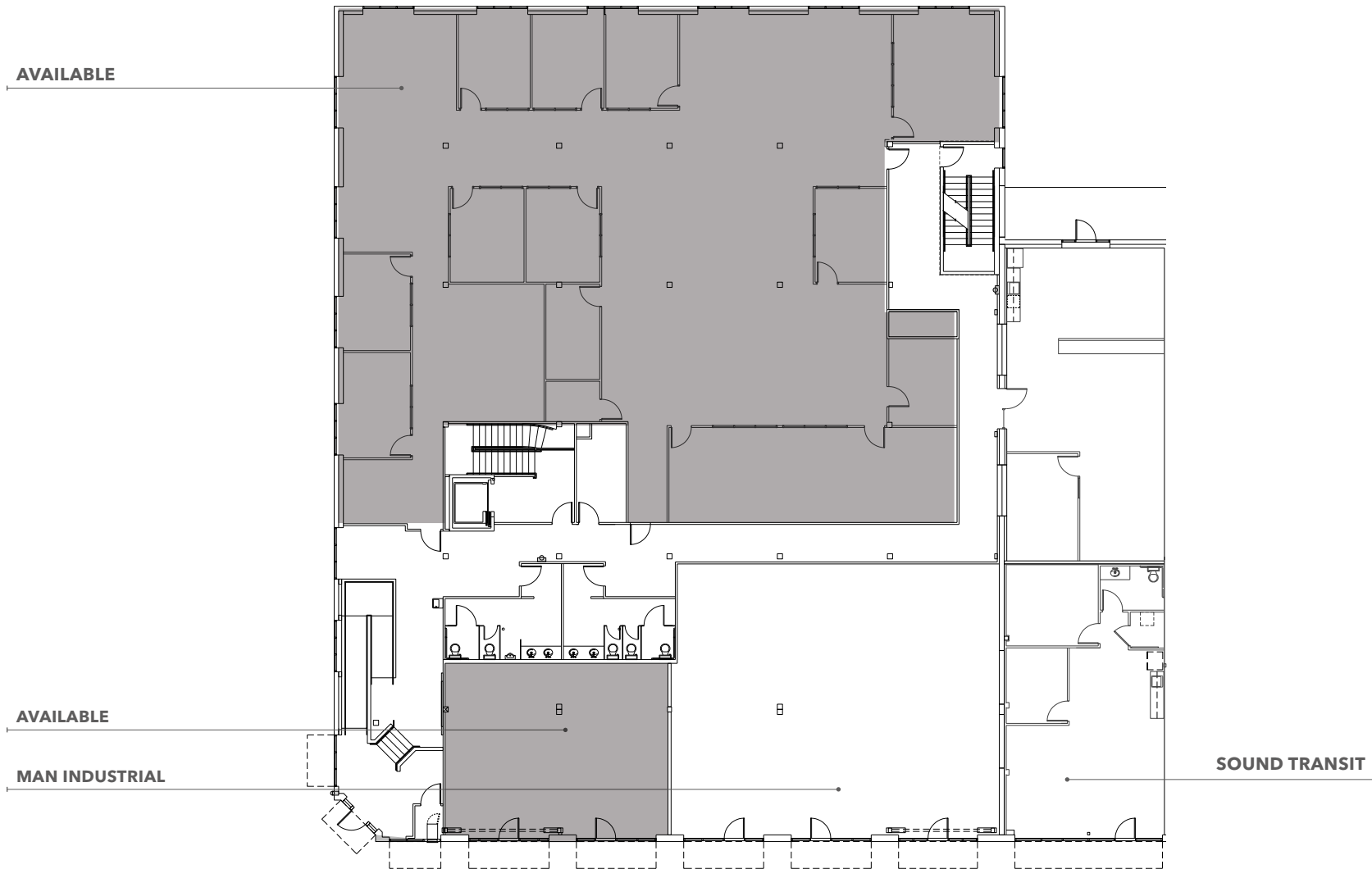
FLOOR PLANS

FIRST FLOOR PLAN | 8,020 SF



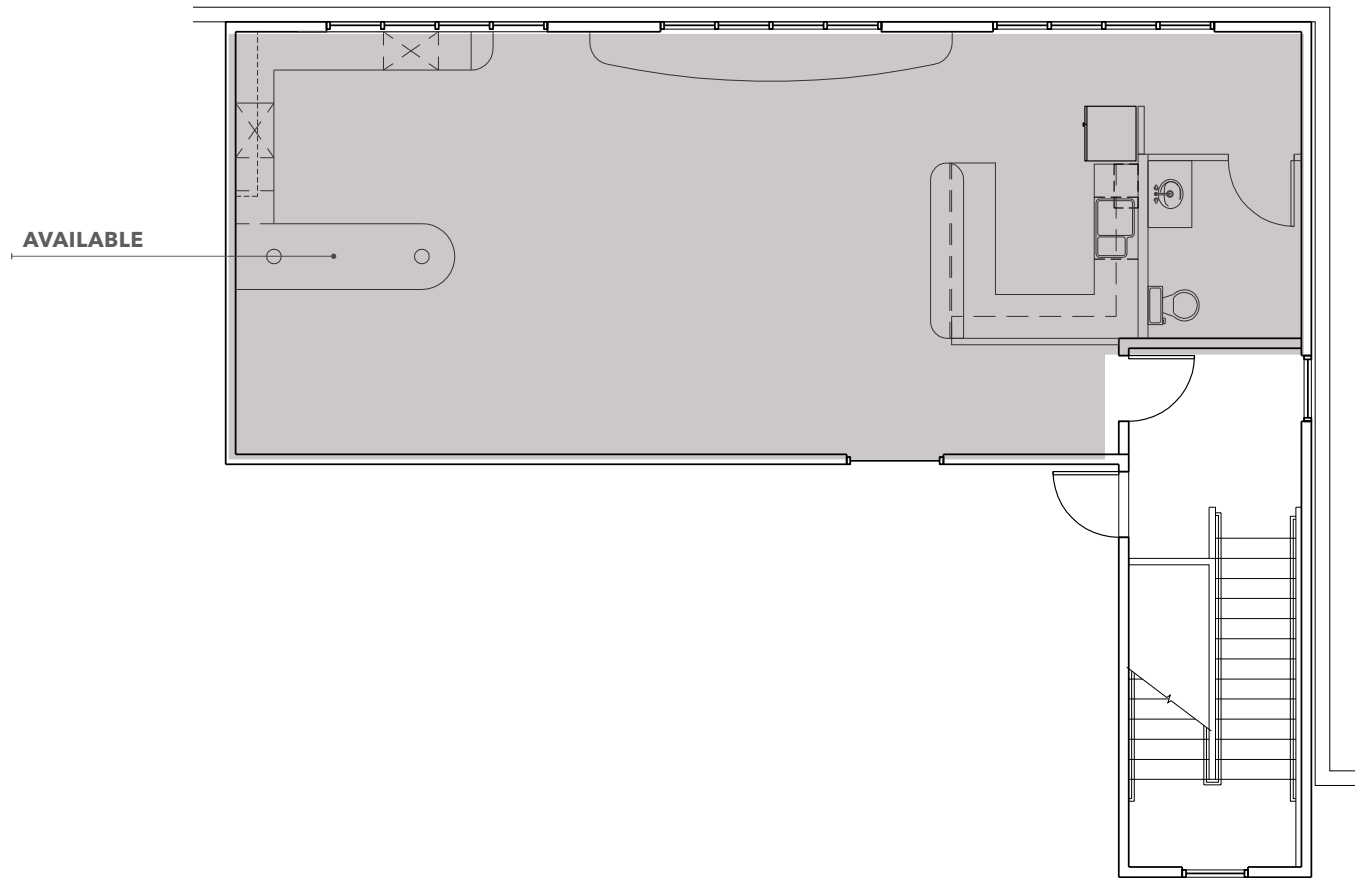
FLOOR PLANS CONTINUED

SECOND FLOOR PLAN | 13,001 SF



FLOOR PLANS CONTINUED

MEZZANINE FLOOR PLAN "PENTHOUSE" | 950 SF





ZONING

DMU Downtown Mixed-Use District

ALLOWABLE USES include retail, office, residential, industrial

BUILDING height limited to 100 ft

FAR 3 for Residential, 2 for Non-Residential*

NO setbacks

NO max lot width

***FAR** may be increased for either residential or non-residential through incorporation of design features and transfer of development rights



NEIGHBORHOOD DEVELOPMENT



SOUND TRANSIT MAPS

THE PROPERTY IS LOCATED directly across from Sound Transit's Tacoma Dome Station, the busiest commuting hub in Pierce County

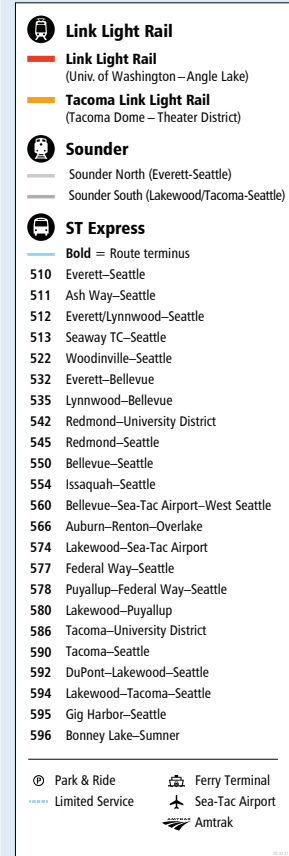
SOUNDER COMMUTER RAIL to Seattle, Tacoma's existing Link Light Rail and its future expansion to SeaTac Airport make this ground zero for new transit oriented development



Source: Sound Transit



Sound Transit System Map



Source: Sound Transit

BUILDING DESIGN FEATURES

HEAVY timber trusses

20 FOOT ceiling height

FULL fire suppression system throughout

SEAMLESSLY retrofitted

HEAVY power

DEDICATED climate controlled server room

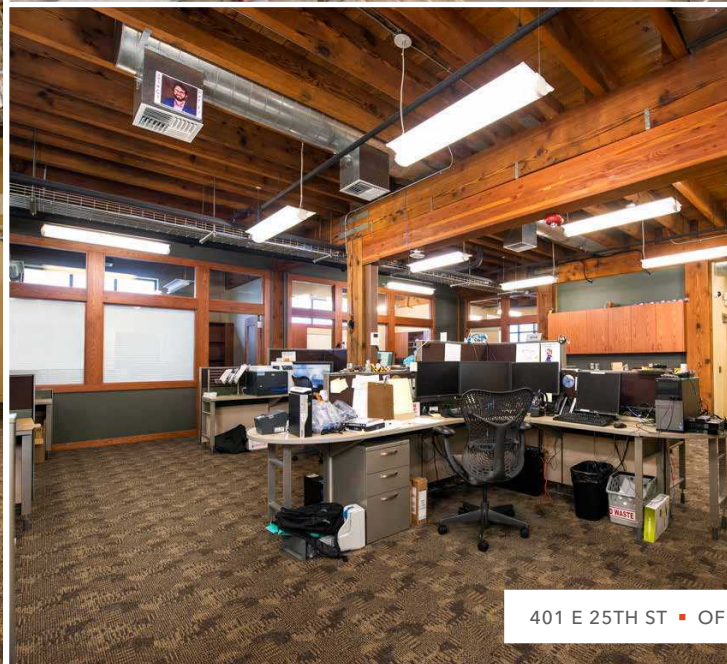
EXTERIOR diesel generator in case of power loss

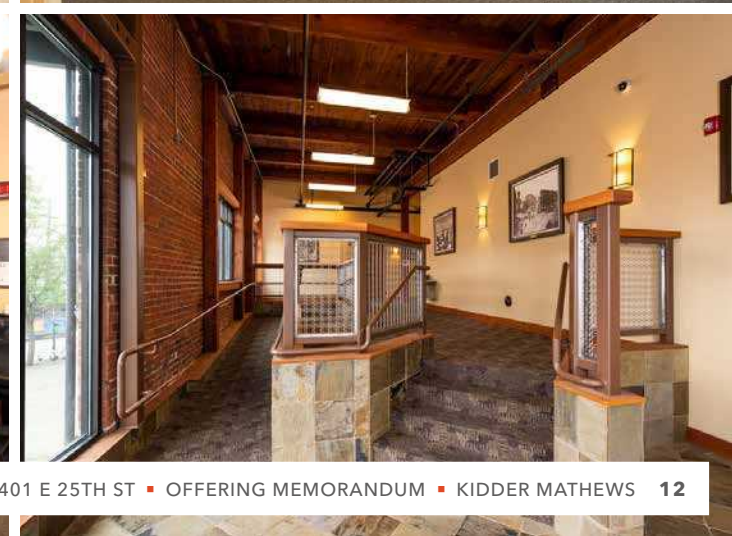
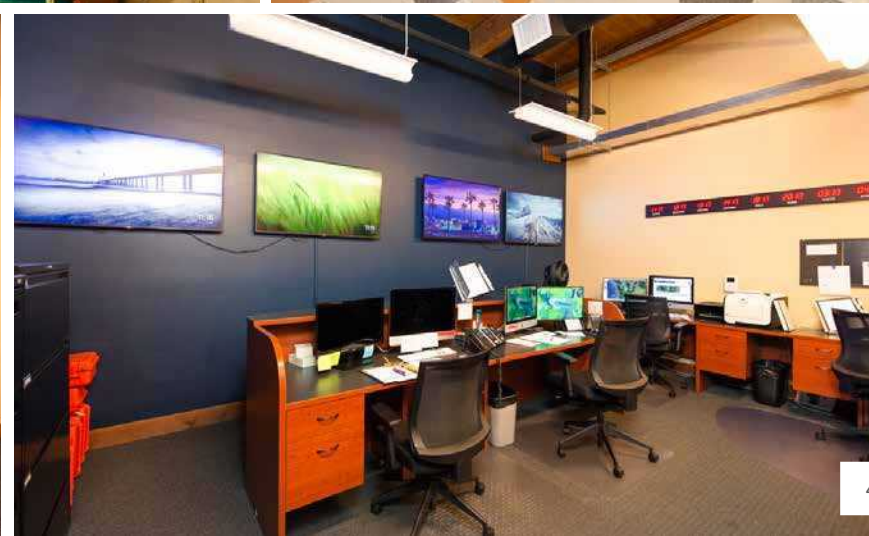
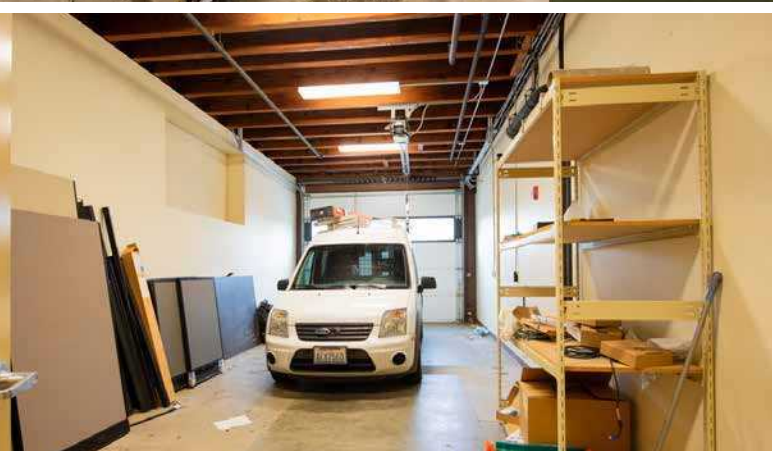
SECURITY system and cameras

ELEVATOR

BAY parking and storage

EXTENSIVE upgrades including penthouse suite







**EXCLUSIVELY
REPRESENTED BY**

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