

# 723 MLK JR WAY

FOR SALE OR LEASE

TACOMA, WA 98405

## DOWNTOWN CONVENIENCE MEETS VERSATILE POTENTIAL

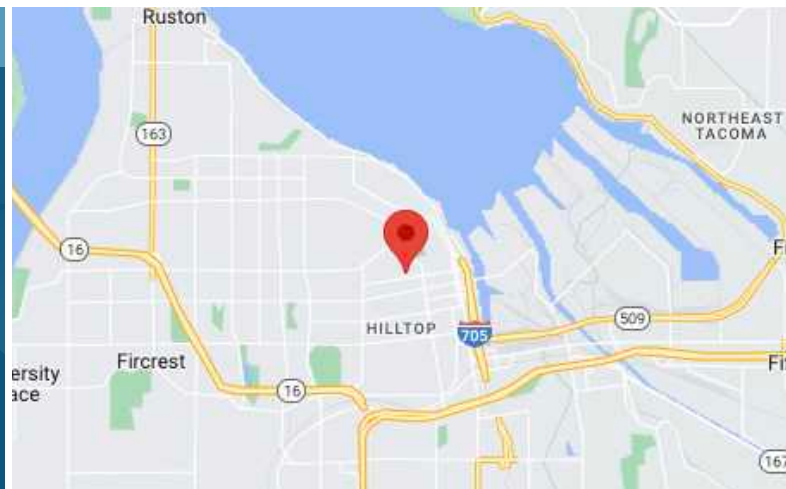


### BUILDING INFORMATION

Total Available	Sale Price	Lease Rate	Lease Type
9,000 SF	\$2,250,000	\$16.00/SF/Yr	Modified Gross

### PROPERTY HIGHLIGHTS

Located in downtown Tacoma, this property provides an excellent downtown location with immediate access to major freeways and is located within two blocks of St. Joseph Medical Center. The design and size of the building provides an excellent opportunity for a single tenant, or owner user.



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## PROPERTY OVERVIEW

Location	Tacoma
Building Area	9,000 SF
Construction Type	Masonry
Loading	No loading
Parking	Abundant
Access	Immediate freeway and highway access.
Lot Size	24,507 SF on four parcels
Zoning	NCX – Neighborhood commercial mixed use
Year Built	1952/1988



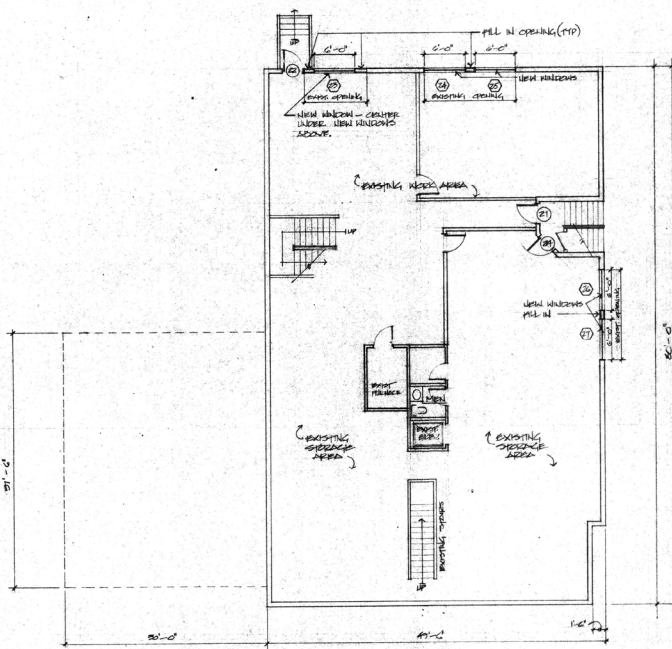
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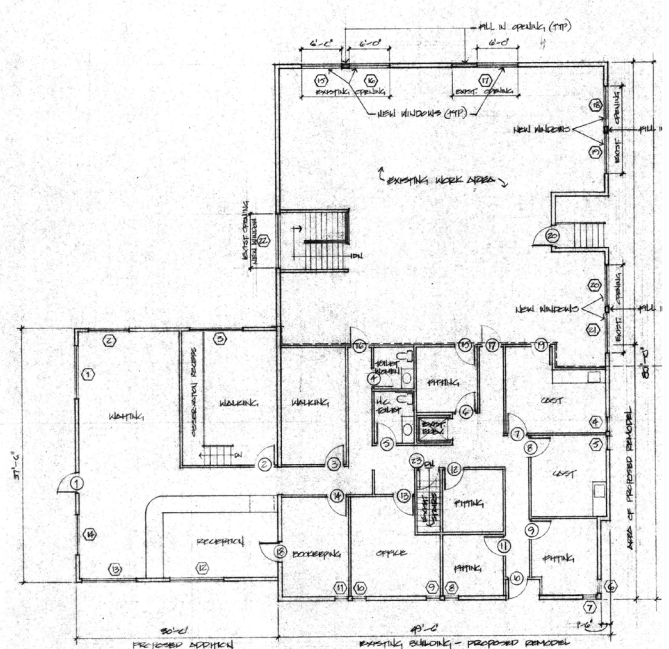
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## FLOOR PLAN



**BASEMENT FLOOR PLAN**

SCALE: 1/8" = 1'-0"



**MAIN FLOOR PLAN**

SCALE: 1/8" = 1'-0"