

OFFICE/RETAIL FOR SALE OR LEASE

936 PACIFIC

936 PACIFIC AVENUE, TACOMA, WA

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

**\$20,000
BROKER
BONUS**
FOR A SALE OR A
LEASE WITH
MINIMUM 5-YEAR
TERM

LISTING OVERVIEW

- 6,800 SF - Ground Floor with Pacific Avenue frontage
- Surface parking directly north of building
- Recent Upgrades:
 - Open clear span with 22'-24' ceiling height
 - New restrooms, 2" water line, and sewer line
 - Fully sprinklered for high occupancy
 - Adjacent surface parking lot and parking garage
- **FOR LEASE** \$18-\$20 PSF + \$3.50 NNN
- **FOR SALE** \$1,450,000



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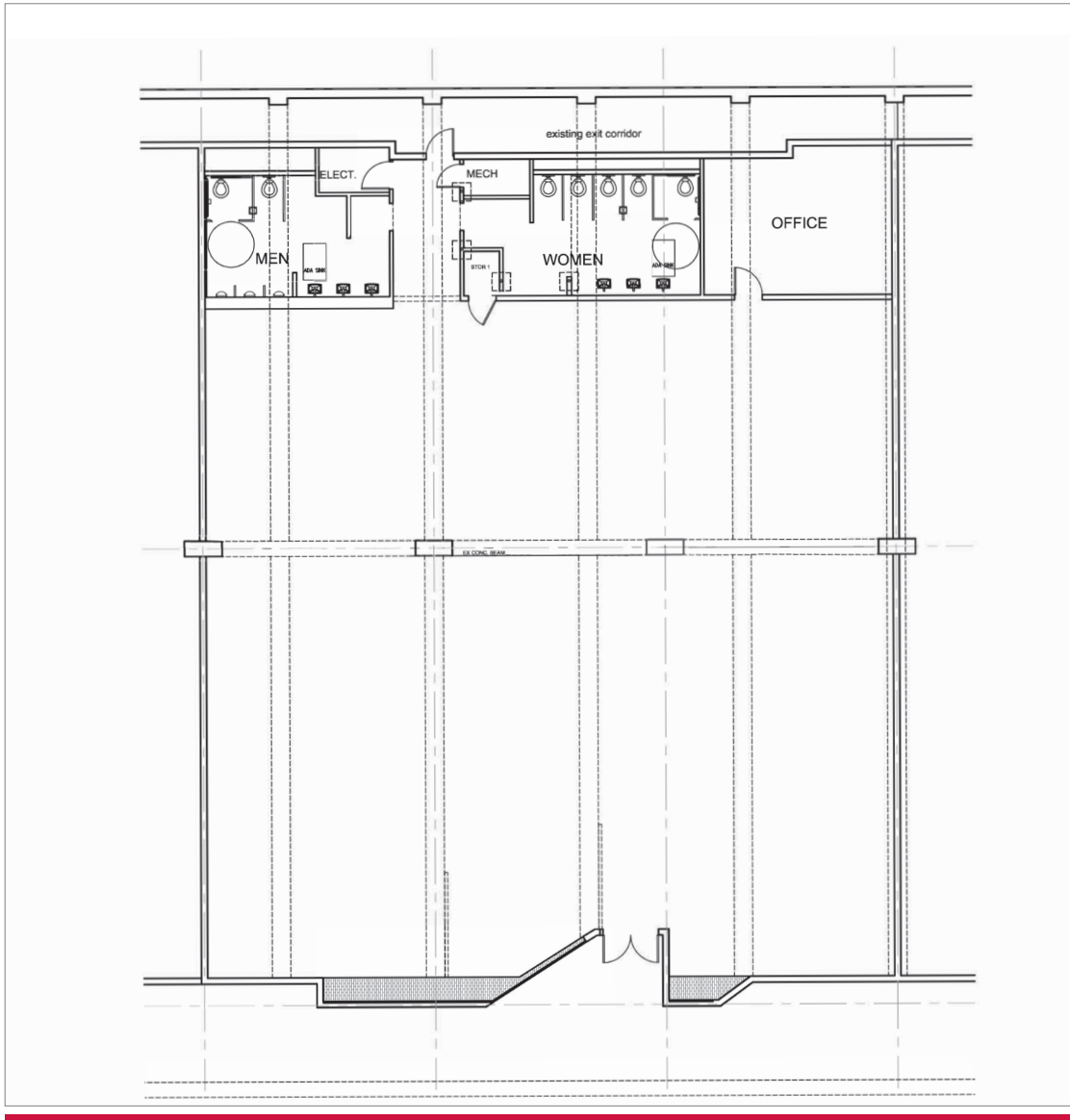
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FLOOR PLAN | OPEN OFFICE OPTION



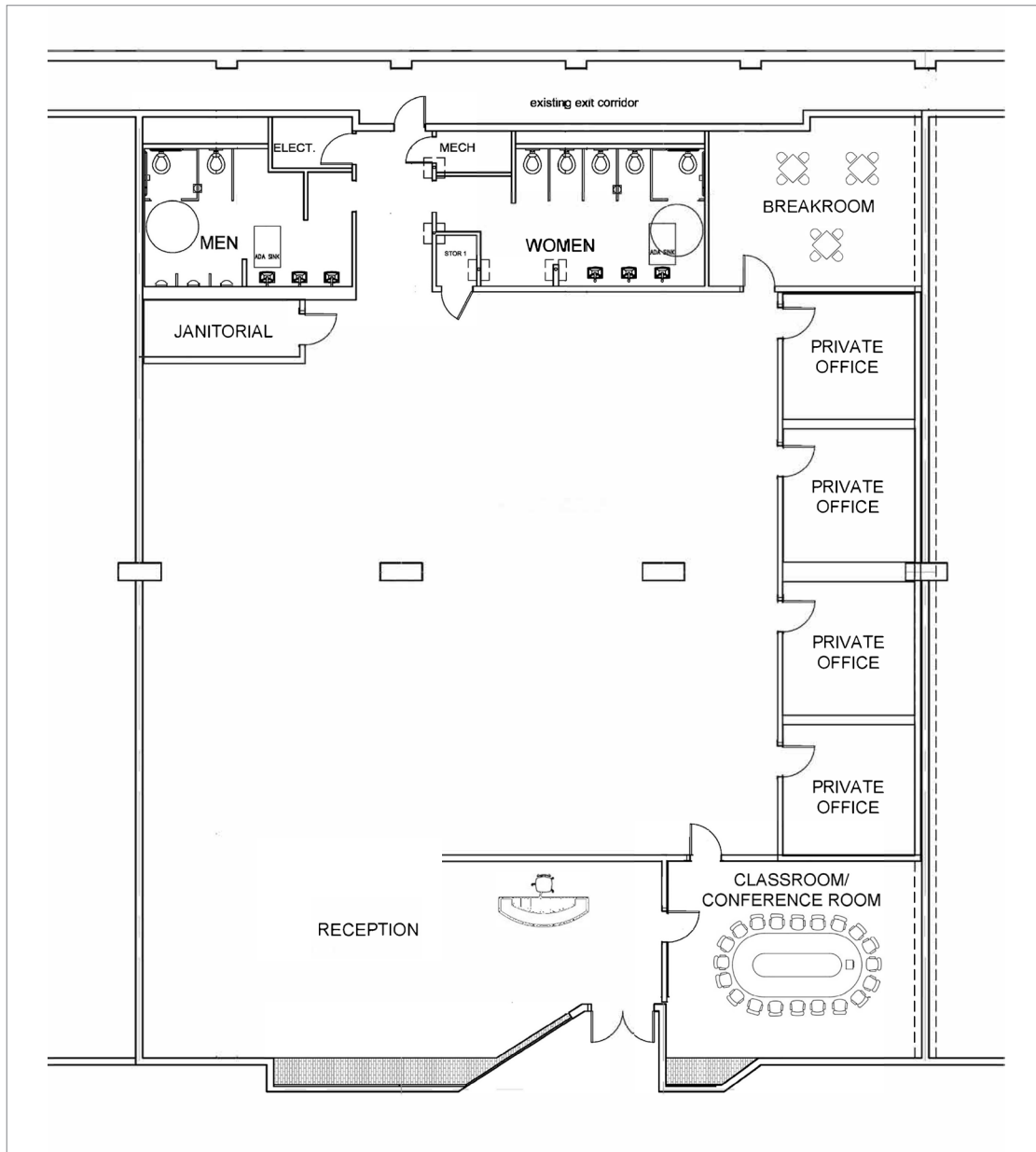
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FLOOR PLAN | POTENTIAL OPEN OFFICE PLAN



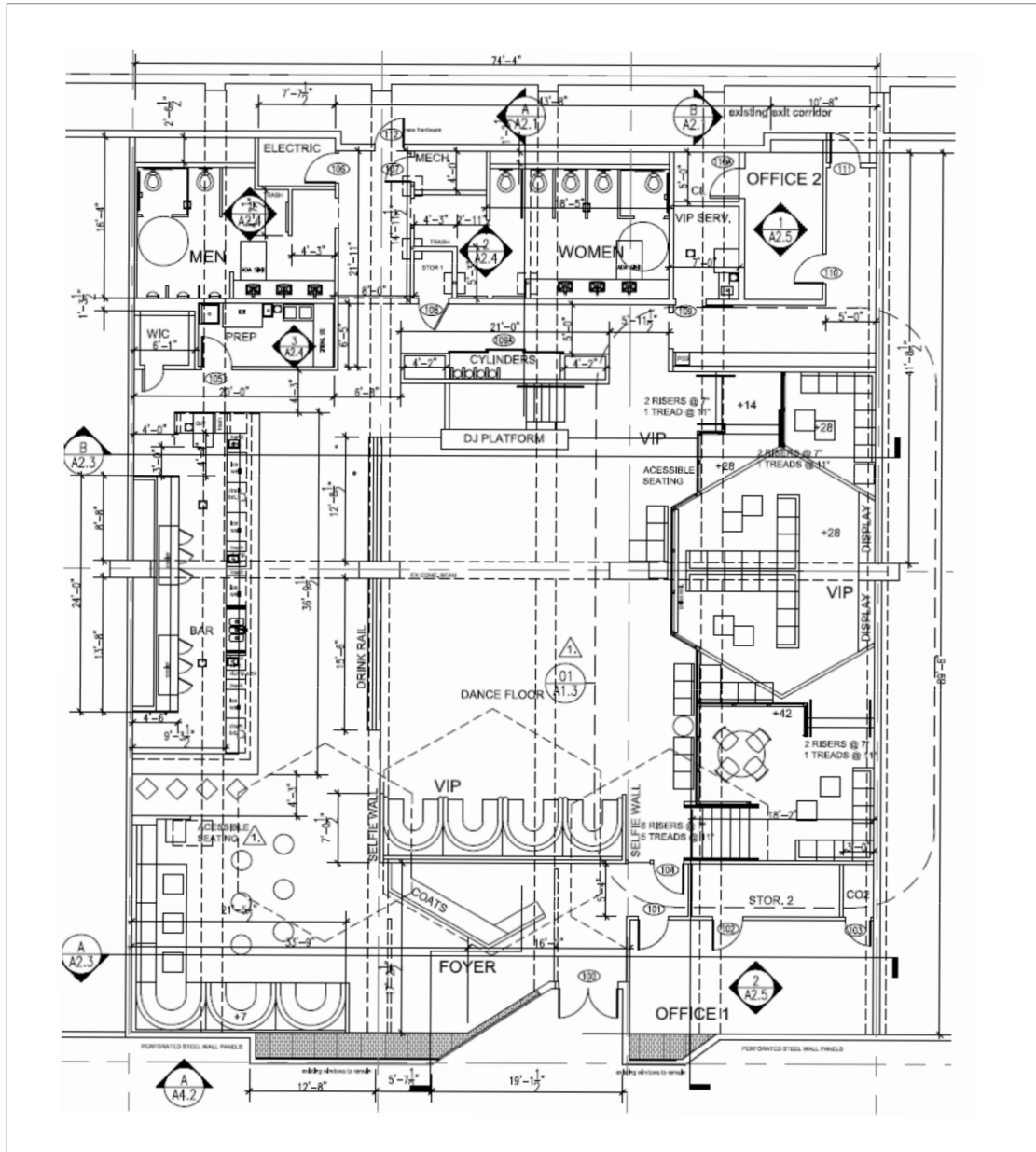
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FLOOR PLAN | POTENTIAL RESTAURANT/BAR/NIGHTCLUB PLAN



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LOCATION

Located in the heart of downtown Tacoma, with quick access to and from I-705 / I-5. Numerous restaurants and retail are walking distance, along with attractions such as museums, theaters, parks and breweries.



Quick I-705 & I-5 Access



98 Walk Score



Adjacent to Light Rail



Near Dining, Shopping & Farmer's Market



PACIFIC AVENUE FRONTAGE



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