

SUSSMAN BUILDING

23,400 SF Office Building Sale/Lease

LISTING INFORMATION

ADDRESS:	2156 Pacific Avenue S, Tacoma WA
AVAILABLE SF:	8,000 - 23,400 SF
SALE PRICE:	\$5,500,000
LEASE RATE:	\$19.00 SF/yr (NNN)
YEAR BUILT:	1929
PARKING:	34 secure parking spaces
PARCEL NO:	2021040090
ZONING:	WR CONS - Warehouse/Residential District & Conservation District

COMMENTS

Three story single or multi tenant office building. Office/School buildout with classrooms, restrooms, elevator. Downtown Tacoma, adjacent to University of Washington and Brewery Blocks Tacoma

LOCATION



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

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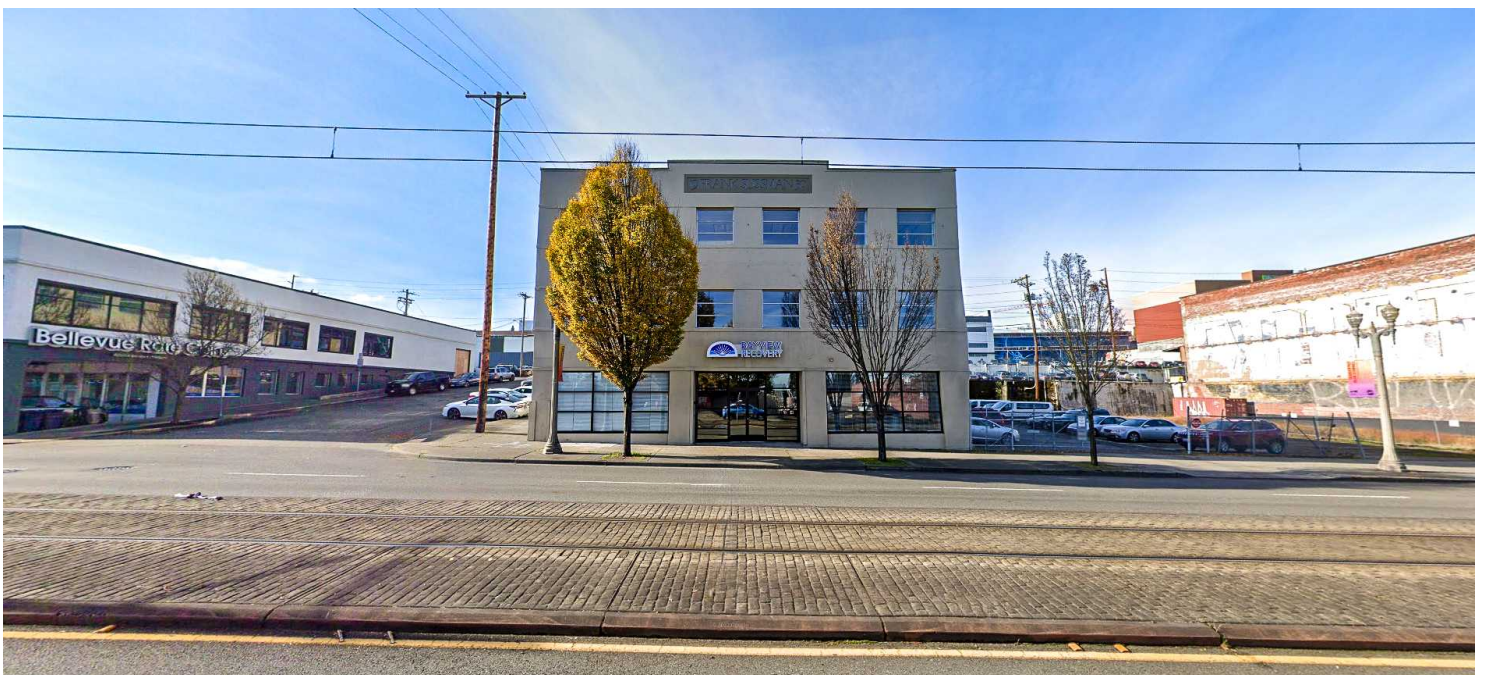
23,400 SF Office Building Sale/Lease

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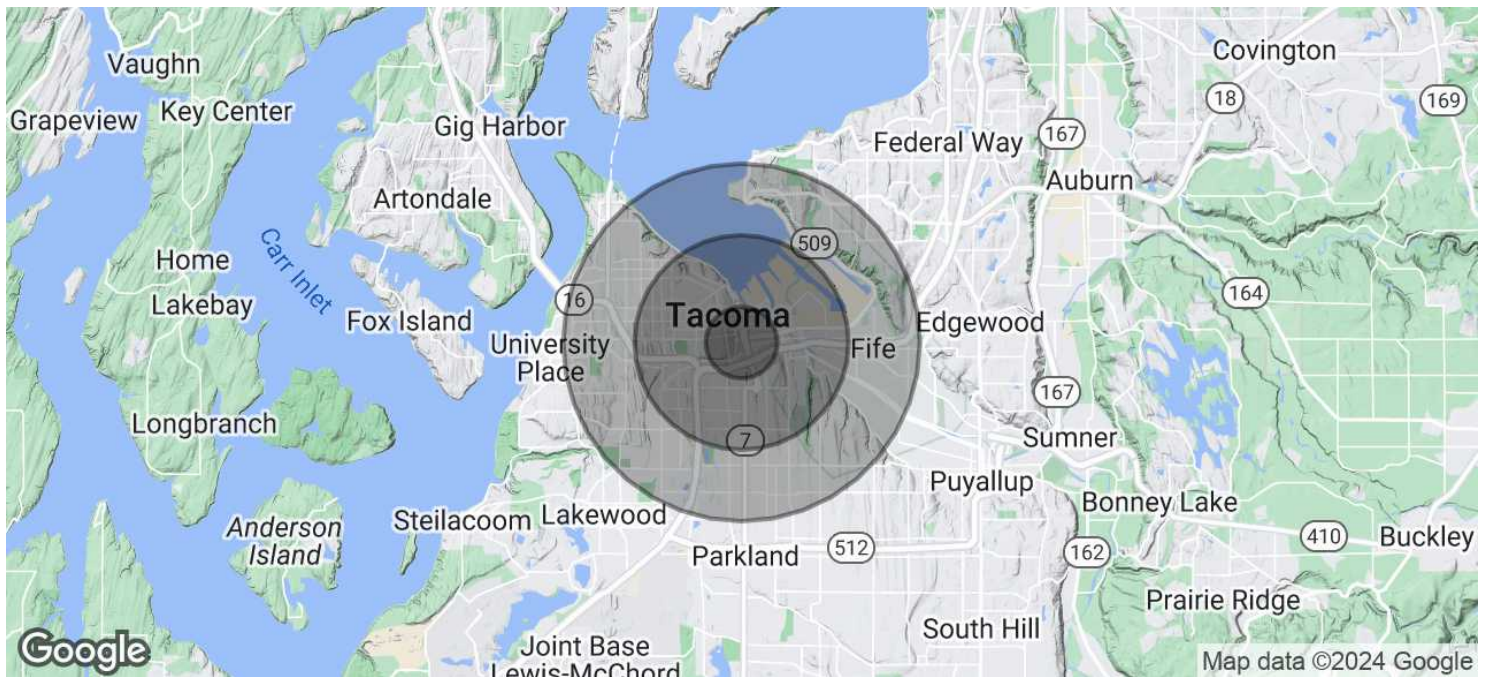
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,380	107,900	271,373
AVERAGE AGE	39	38	39
AVERAGE AGE (MALE)	39	38	38
AVERAGE AGE (FEMALE)	40	39	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,692	43,776	106,456
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$80,102	\$97,657	\$106,852
AVERAGE HOUSE VALUE	\$434,522	\$516,116	\$533,431

Demographics data derived from AlphaMap

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