

101 SOUTH 10TH STREET

FOR SALE OR LEASE

TACOMA, WA 98402

TACOMA'S BEST FREESTANDING OFFICE/RETAIL BUILDING



SALE & LEASE INFO

Total Building:	11,240 SF
Main Level:	4,760 SF
Mezzanine:	1,500 SF
Zoning:	DCC (Downtown Commercial Core)
Land Size:	0.344 AC (15,000 SF)
Lease Rate:	\$19.00/SF + NNN
Sale Price:	\$3,200,000
Basement SF:	4,560 SF*

*Leased to Enigma Escapes Escape Room on 3 year lease

PROPERTY HIGHLIGHTS

- Custom BTS 18' ceilings prominent signage
- Newly constructed on site parking - 20 stalls
- Located in Tacoma's Central Business District
- Close proximity to many downtown amenities
- Easy access to I-705 & I-5
- New HVAC, roof, interior finishes, and restrooms



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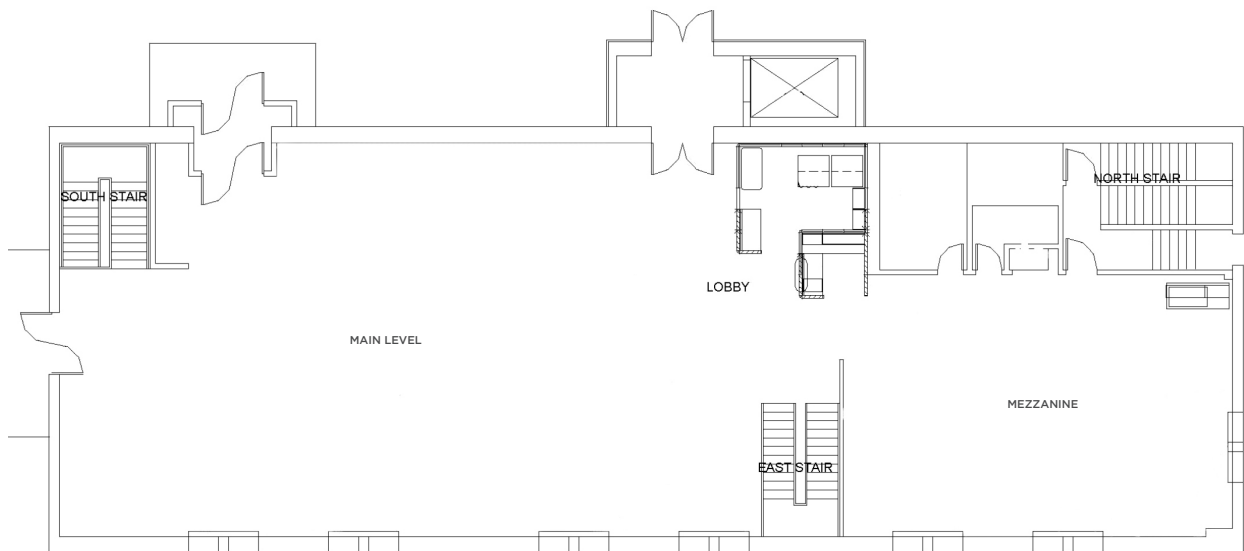
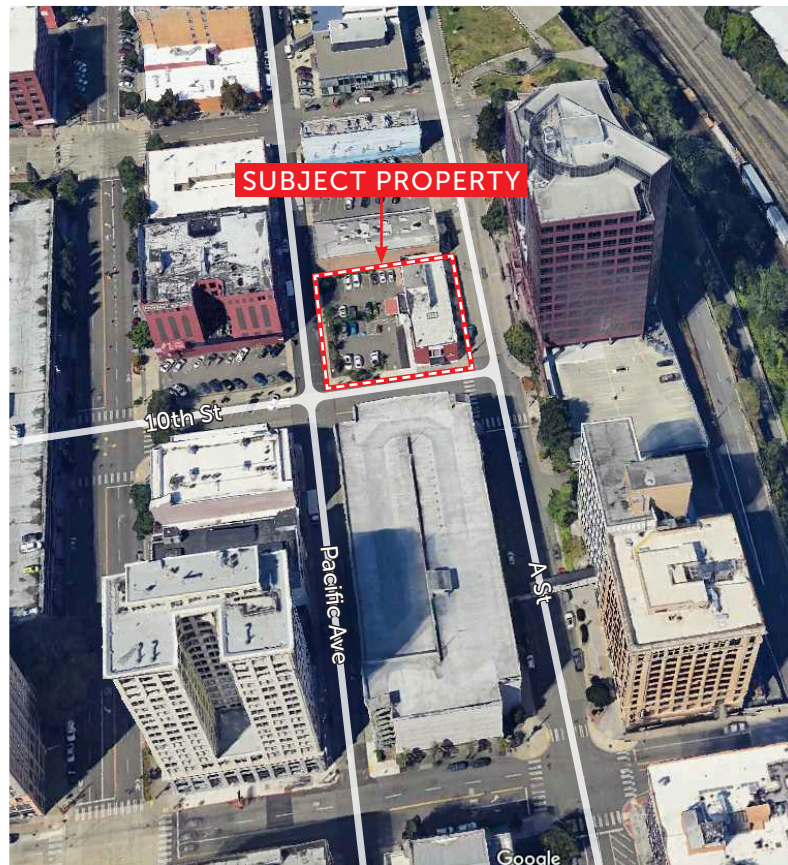
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