



FOR SALE

2209-2215

PACIFIC AVE | TACOMA, WA

NAI Puget Sound
Properties



2209-2215 PACIFIC AVENUE

PROPERTY DESCRIPTION

This ideal owner-user investment is offered for sale for the first time in 45 years. 2209 Pacific is a 2-story office-retail-warehouse building with a 6,000 sf parking lot. The property is currently 95% occupied, with cash flow and flexible tenancy terms to allow for user purchase. Originally built in 1945, the building has been meticulously managed and upgraded over the years with significant capital improvements, including power upgrades, newer roof, all new HV/AC in 2023, environmental remediation, and recent TI build-outs.

BUILDING SIZE

23,860 sf of building / 11,860 sf Office / 12,000 sf Warehouse
6,000 sf parking lot with 18 stalls

BUILDING FEATURES

- Classic historic Brick & Beam architectural design, vaulted ceilings with massive timbers
- Flexible spaces including office/retail and warehouse
- Exclusive parking lot
- Phenomenal signage potential
- Upscale available space with turnkey buildout on Pacific Avenue
- Multiple points of entry for tenant suites
- Heavy power
- Below market rents allow for upside potential and value

EXCELLENT ACCESS/LOCATION

The building is primely situated just off the first downtown Tacoma 705 Freeway on/offramp at 21st Street, and neighbors the University of Washington district. Abundant retail amenities are within walking distance including museums, restaurants, shopping and transit.

ZONING

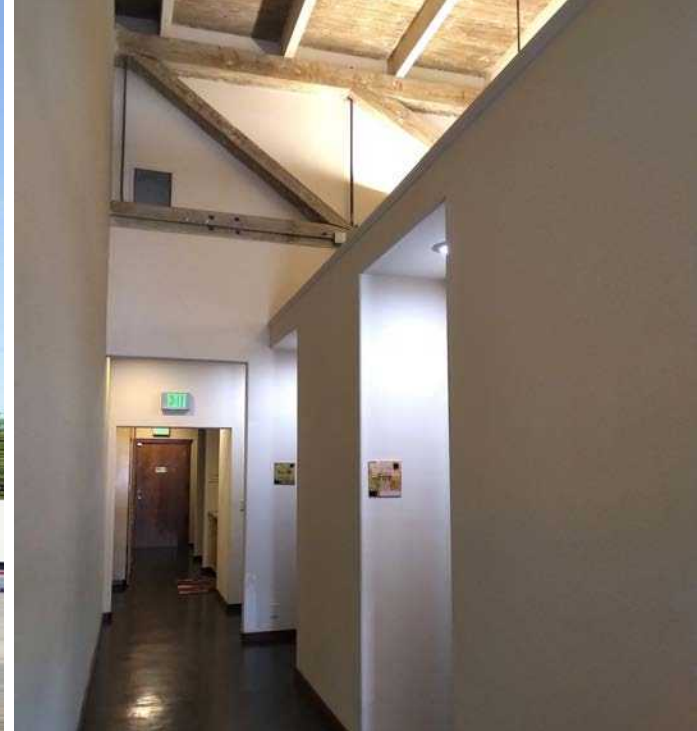
WR-CONS – Warehouse/Residential, Conservation District

OFFERING PRICE

\$3,510,000 / \$125.73 PSF FOR BUILDING / \$85 PSF FOR PARKING LOT

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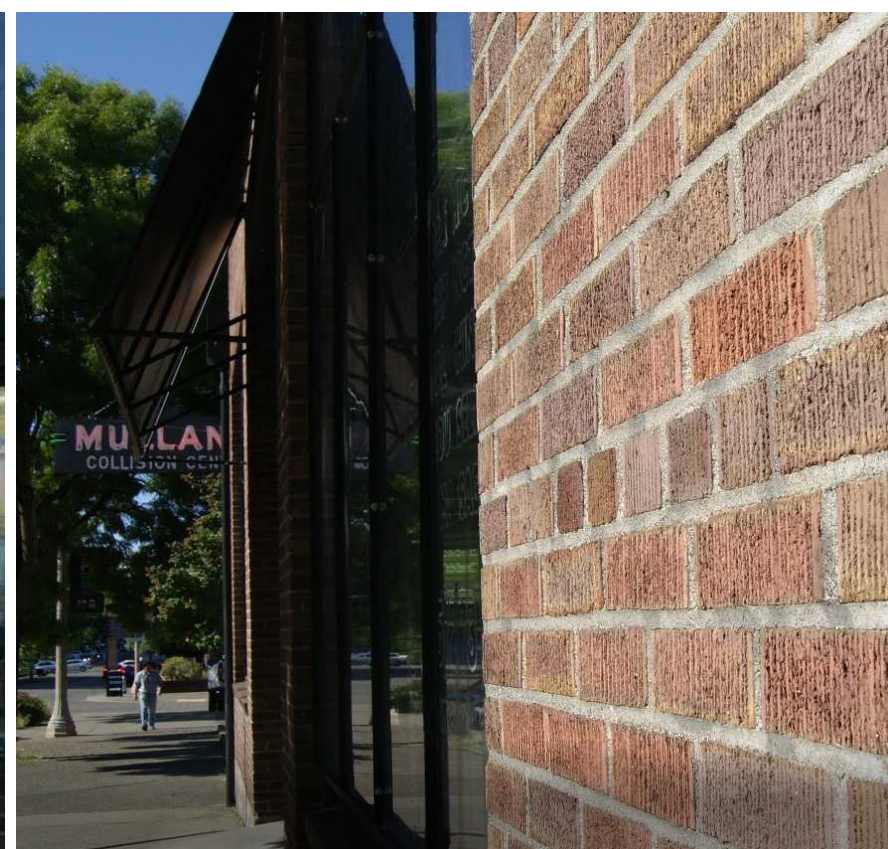
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INDUSTRIAL LEASE SPACE, COURT A



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POINTS OF INTEREST NEARBY

1. Wright Park
2. Firemans Park
3. Theater District/ Antique Row
4. Farmers Market
5. Tacoma Convention Center
6. Tacoma Art Museum
7. University of Washington - Tacoma
8. US District Court
9. Museum of Glass
10. Washington State History Museum
11. St. Joseph's Hospital
12. El Gaucho & The Melting Pot
13. Tacoma Dome



Google

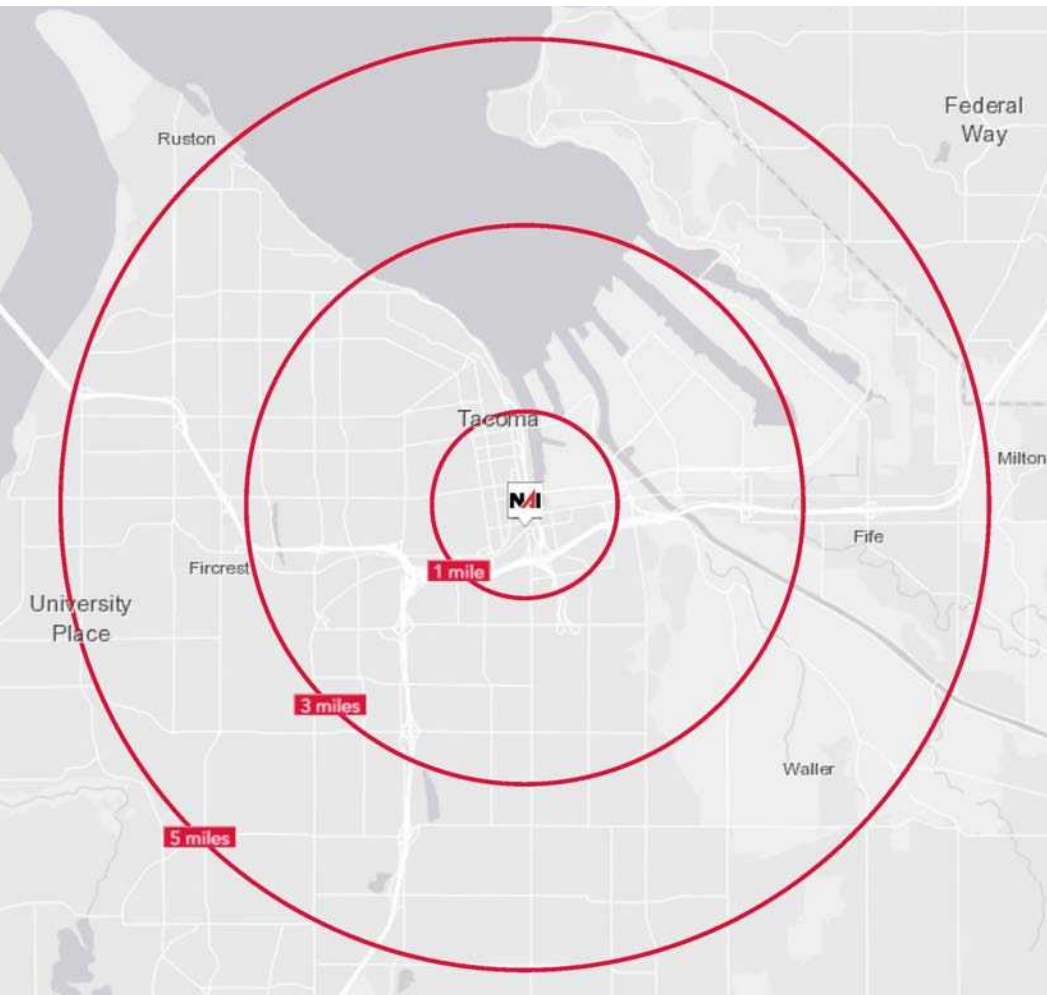
Keyboard shortcuts | Map data ©

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DEMOGRAPHICS

DEMOGRAPHIC DATA	1 MILE	3 MILE	5 MILE
Population	14,840	108,409	276,395
Average Household Income	\$87,208	\$96,966	\$105,294
Businesses	1,394	5,177	9,605
Employees	26,150	87,709	139,546



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EXCLUSIVELY MARKETED BY

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