



21,971 SF OFFICE BUILDING LOCATED IN TACOMA

401 E D ST, TACOMA, WA

401 E 25TH ST

RECENTLY RENOVATED BUILDING

BUILDING	21,971 SF
PARCEL NUMBERS	2075210010, 2075210020
LOCATED	Directly across from Sound Transit's Freighthouse Square Station near the Tacoma Dome
IMPROVEMENTS	Layout perfect for owner/user with stable cash flow or value add investment in rapidly improving area
ZONING	DMU, retail, office, residential, industrial up to 100 feet
TENANTS	Sound Transit (credit) and Man Industrial
ACCESS	Immediate access to Sounder Commuter Train (Seattle to Lakewood), Tacoma Link Light Rail (through downtown Tacoma and Stadium District), I-5, I-705, SR-509 and Port of Tacoma
PARKING LOT	15,400 SF lot located at 217 E 25th St, Tacoma, WA (Parcel #2075170050) that is also available for sale for \$1,000,000



ZONING

DMU Downtown Mixed-Use District

Allowable uses include retail, office, residential, industrial

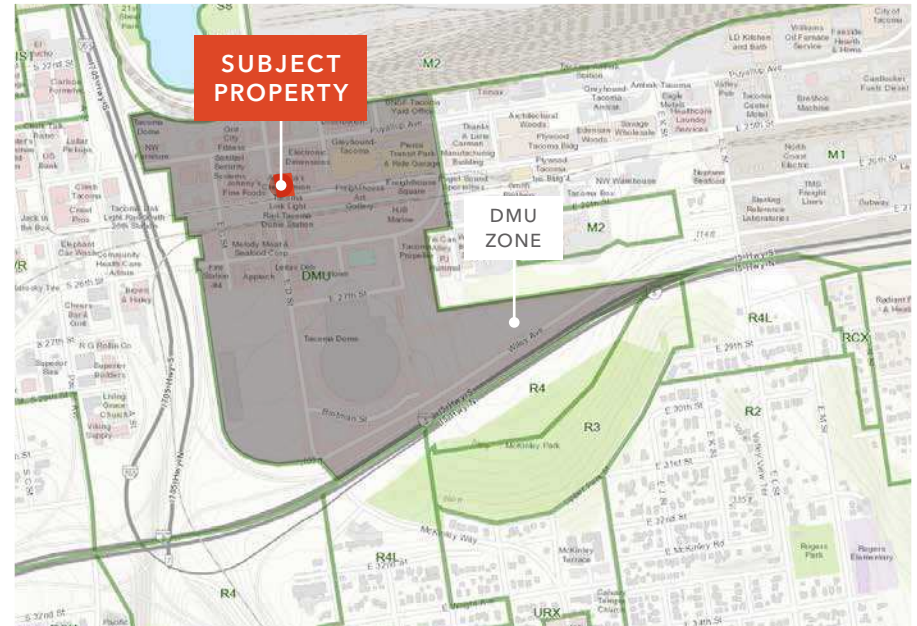
Building height limited to 100 ft

FAR 3 for Residential, 2 for Non-Residential*

No setbacks

No max lot width

*FAR may be increased for either residential or non-residential through incorporation of design features and transfer of development rights





APARTMENT DEVELOPMENT

PROPOSED TRAX APARTMENTS

SOUND TRANSIT TACOMA DOME STADIUM

KOZ APARTMENTS

SUBJECT PROPERTY

PROPOSED MOUNT BAY APARTMENTS

APARTMENT DEVELOPMENT

APARTMENT DEVELOPMENT

TENANT PARKING

401 E 25TH ST

HOTEL MURANO

CONVENTION CENTER

COURTYARD MARRIOTT

TACOMA ART MUSEUM

UW TACOMA

MUSEUM OF GLASS

KOZ APARTMENTS



PACIFIC CHARTER SCHOOL

KOZ APARTMENTS



SUBJECT PROPERTY

SOUNDER STATION

LEMAY MUSEUM

TACOMA DOME



BUILDING DESIGN FEATURES

Heavy timber trusses

20 foot ceiling height

Full fire suppression system throughout

Seamlessly retrofitted

Heavy power

Dedicated climate controlled server room

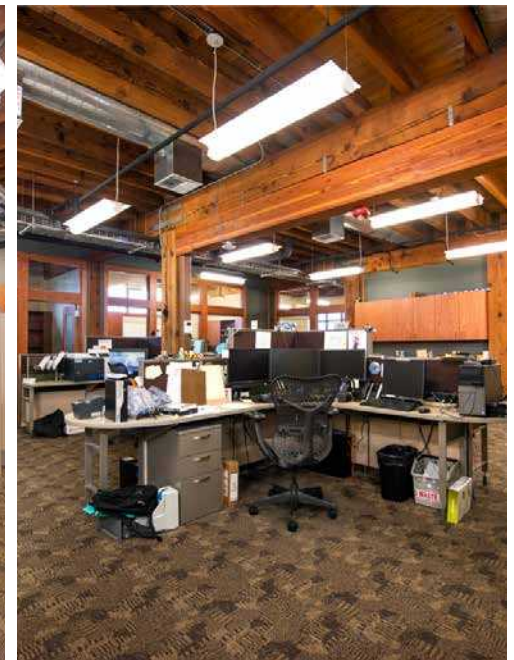
Exterior diesel generator in case of power loss

Security system and cameras

Elevator

Bay parking and storage

Extensive upgrades including penthouse suite



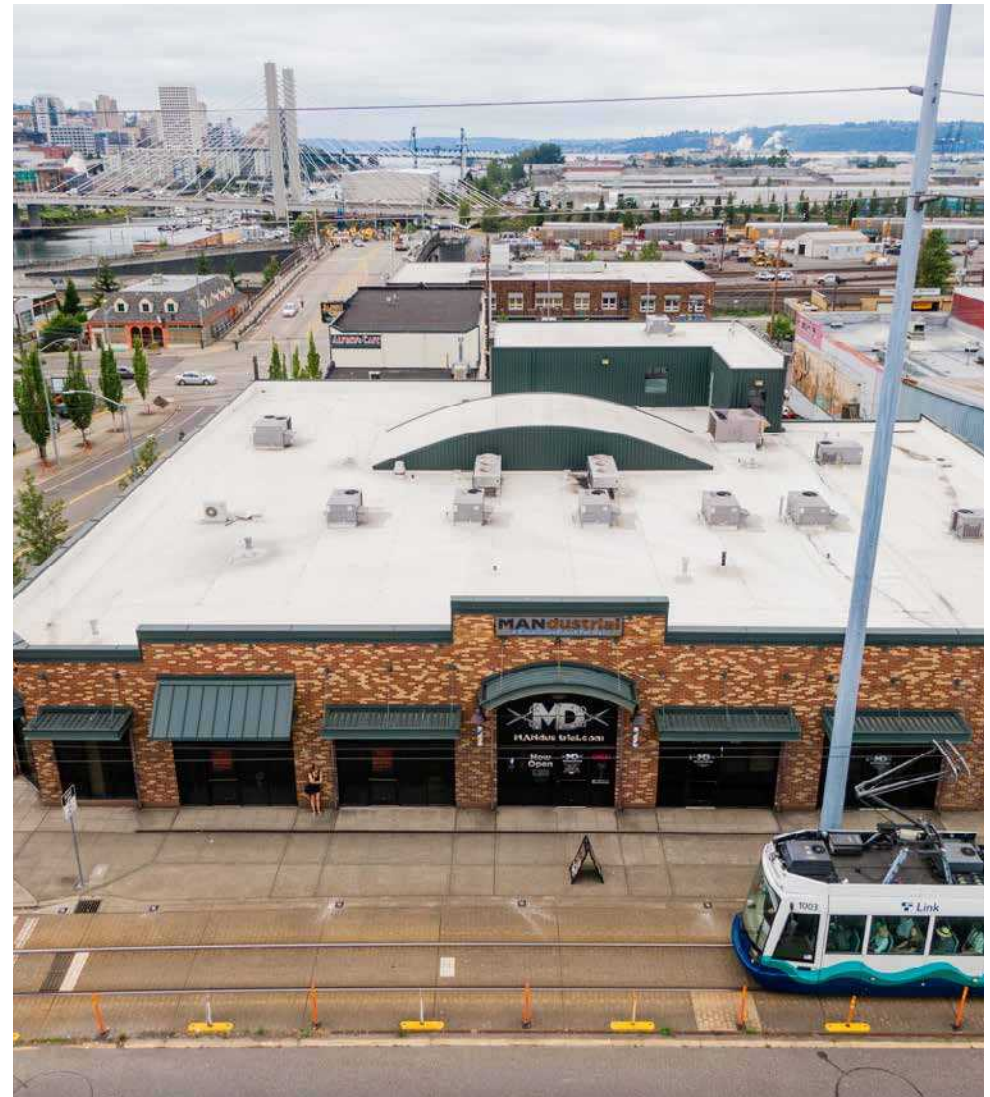
PROFORMA VALUATION AND ANALYSIS

PROPERTY VALUATION - BUILDING

Base Rent		\$491,893
Recoveries		\$78,802
Gross Rental Income		\$570,695
Less Vacancy (5%)		(\$28,535)
Effective Income		\$542,161

EXPENSES

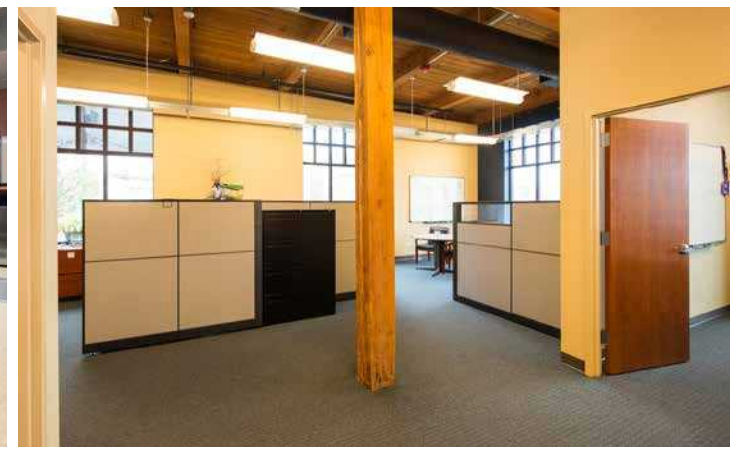
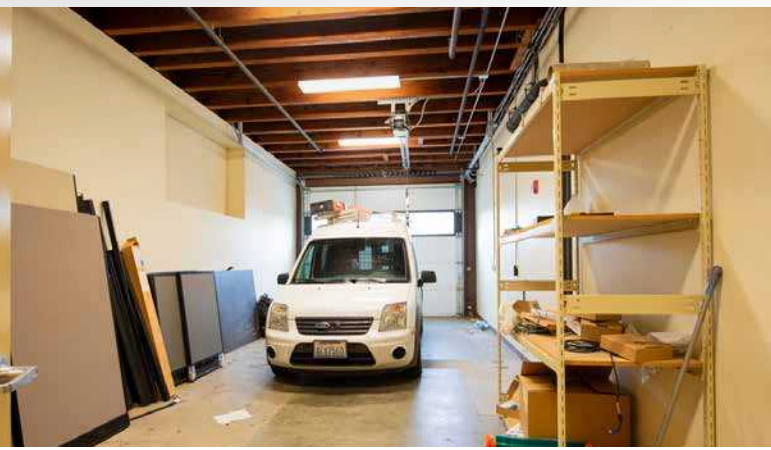
Utilities	\$0.25	\$5,493
Repairs & Maintenance	\$0.38	\$8,349
HVAC	\$0.24	\$5,273
Management	\$0.74	\$16,265
Landscaping & Grounds	\$0.05	\$1,099
Real Estate Taxes	\$1.63	\$35,733
Insurance	\$0.30	\$6,591
Miscellaneous	\$0.00	\$0
Total Expenses	\$3.59	\$78,802
Non Recoverable Expenses	\$0.05	\$1,099
Reserve for Replacement	\$0.10	\$2,197
Net Operating Income	\$20.94	\$460,063



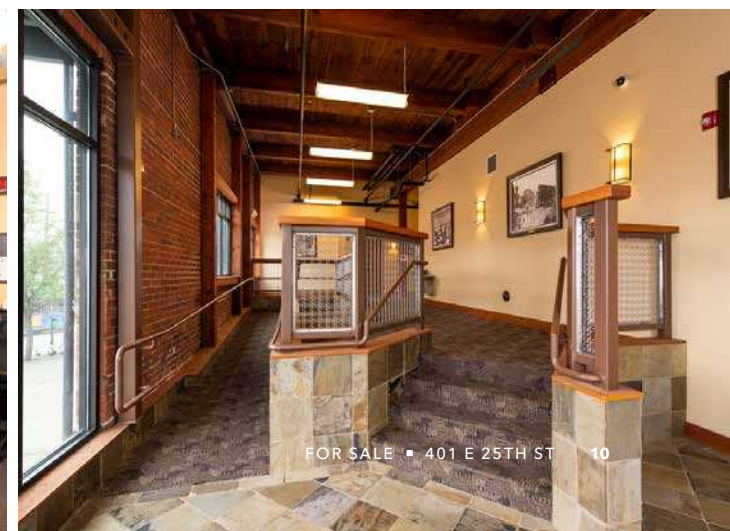
RENT ROLL

Tenant	Floor	SF	% RSF	Lease Commencement	Expiration Date	Monthly Rent	Rent Per SF, Per Year	Notes
Available Office	Lower Level	8,020	36.5%	N/A	N/A	\$14,703.33	\$22.00	Market rent estimate
Available Office	First	8,848	40.3%	N/A	N/A	\$16,221.33	\$22.00	Market rent estimate, currently occupied by Aircare (MTM)
Available Retail	First	900	4.1%	N/A	N/A	\$1,800.00	\$24.00	Market rent estimate
Available Retail	Second	8,848		N/A	N/A	\$17,696.00	\$24.00	Market rent estimate
Sound Transit Retail	First	1,050	4.8%	09.2016	08.2026	\$1,773.48	\$20.27	NNN lease with 2, one-year options to renew at fair market value
				09.2025		\$1,826.66	\$20.88	
Available Retail	First	2,203	10.0%	N/A	N/A	\$4,038.83	\$22.00	Market rent estimate, 2nd generation salon space
Available Penthouse/Office	Third	950	4.3%	N/A	N/A	\$2,612.50	\$33.00	Full kitchen and bath with private entrance
TOTAL		20,921						

401 E 25TH ST

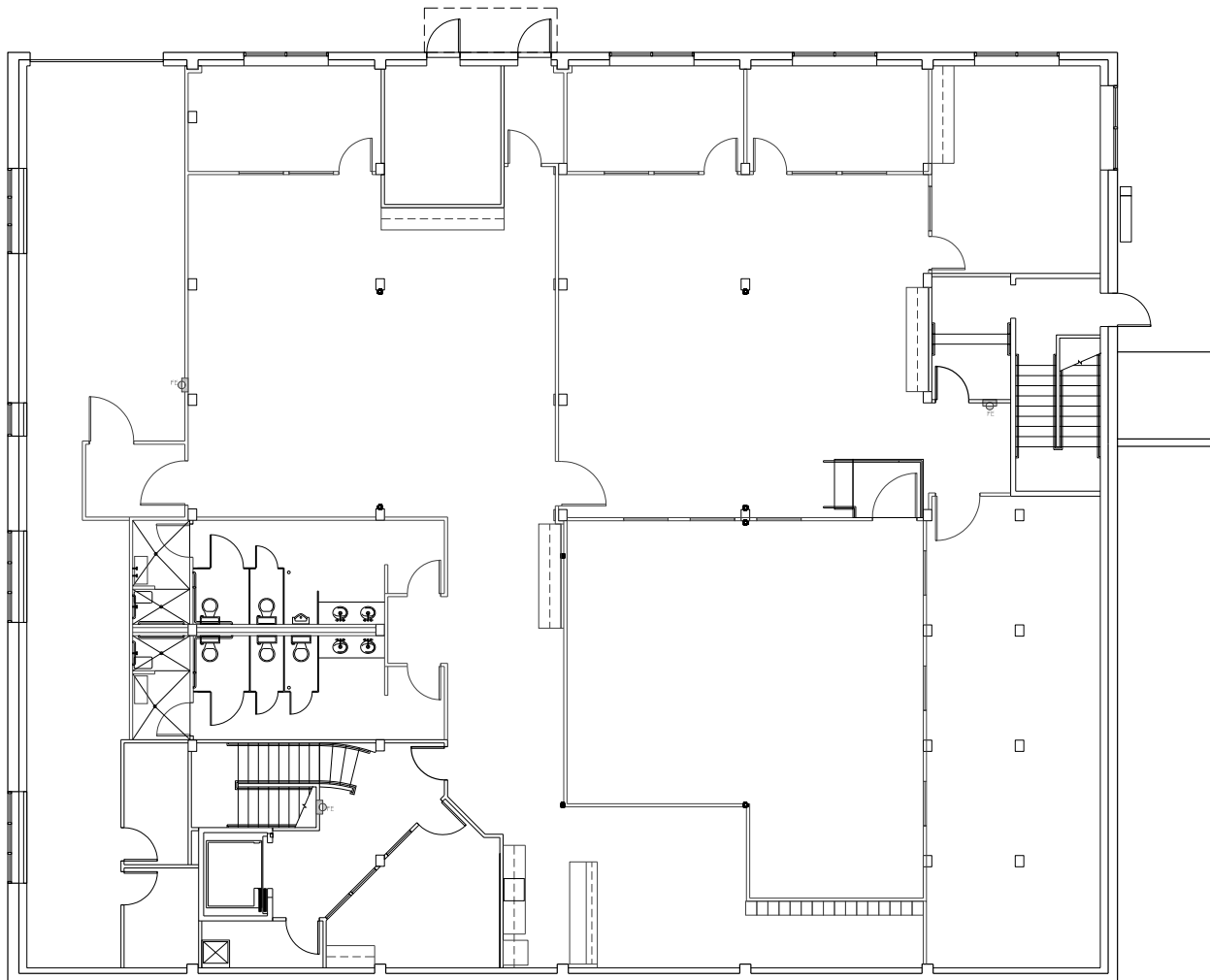


KIDDER MATHEWS



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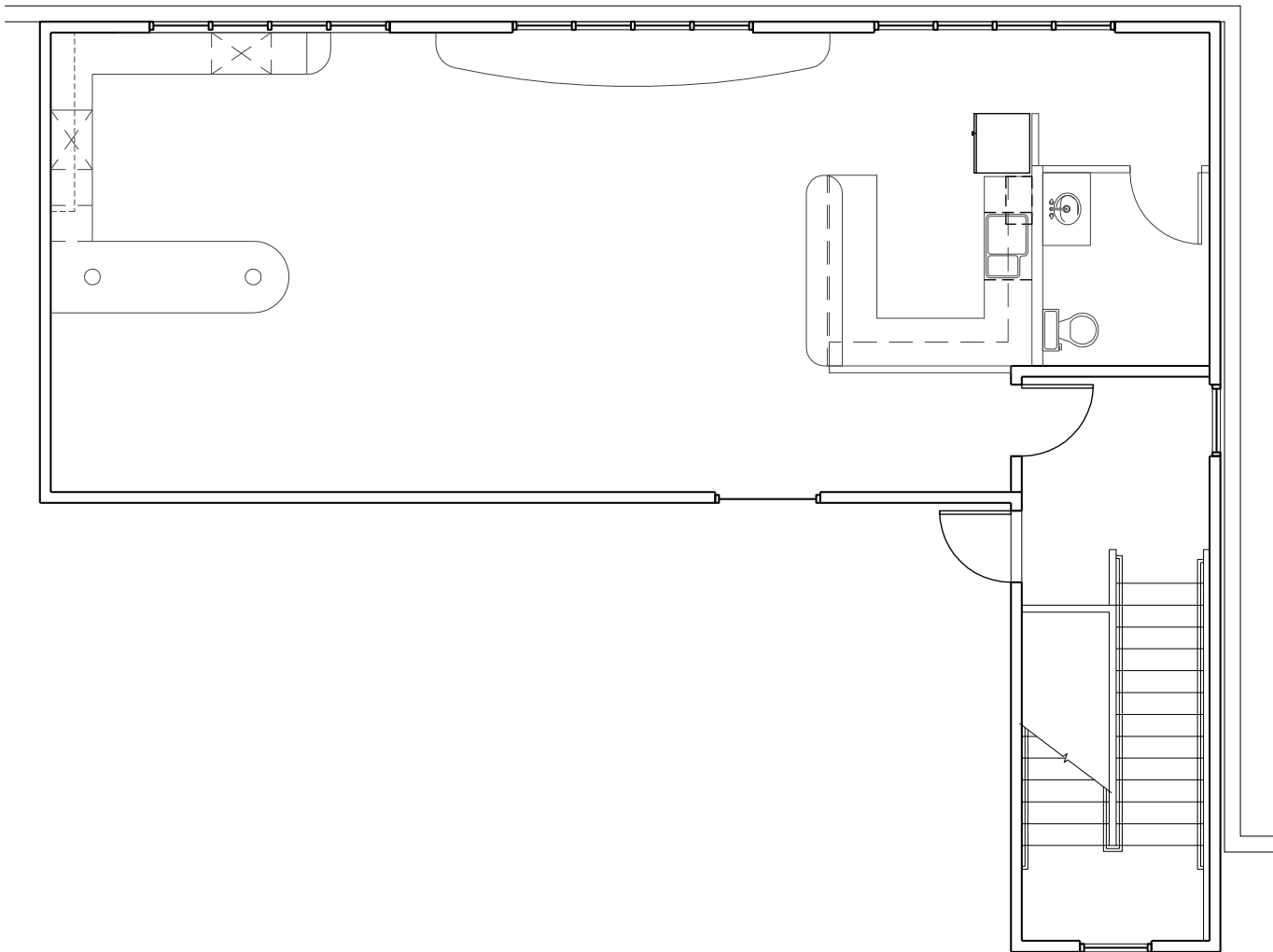
LOWER LEVEL PLAN | 8,020 SF



FIRST FLOOR PLAN | 13,001 SF



MEZZANINE FLOOR PLAN | 950 SF



401 E 25TH ST



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