



524 TACOMA AVE. S

Tacoma, Washington

FOR SALE

RARE OWNER-USER OFFICE BUILDING

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

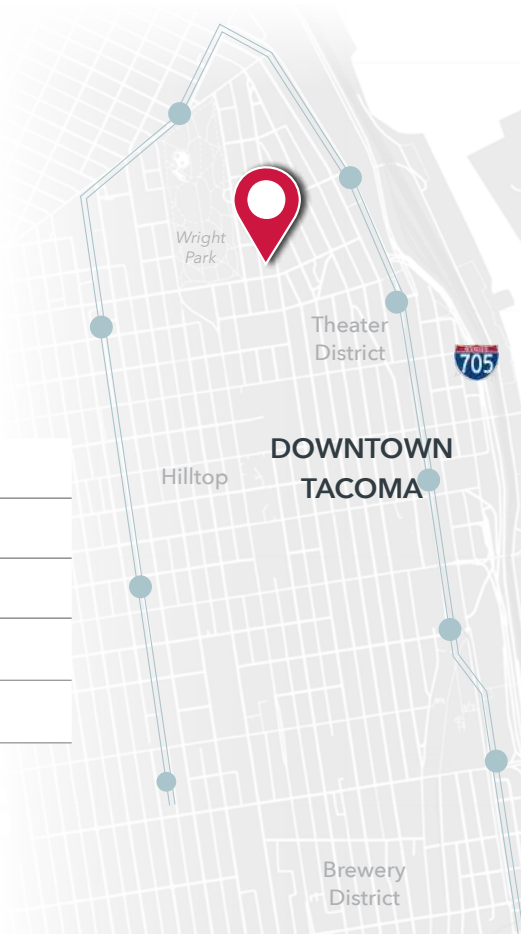
RARE OWNER-USER OFFICE BUILDING

524 Tacoma Avenue is a downtown office building with a suburban feel. Less than a quarter mile from the Pierce County Courthouse, the office building is built out for traditional law offices, with prominent frontage on Tacoma Avenue. Easily divided by floor with separate entrances, an owner-user could occupy floor 1, 2, or 3. Existing executive office tenants occupy portions of the 2nd and 3rd floor on month-to-month leases, the full building is available for an owner-user to occupy.

- **FLOOR 1:** 3,829 SF
- **FLOOR 2:** 4,604 SF
- **FLOOR 3:** 830 SF

As one of Tacoma's most walkable and amenity-rich neighborhoods, you're only steps from favorites like Wright Park, Corina Bakery, The Hob Nob, Red Star Taco Bar, and Cuerno Bravo Steakhouse. With only a short walk to the new light rail station at Old City Hall, you're instantly connected to all of downtown and the entire regional transit system.

ADDRESS	524 Tacoma Ave. S, Tacoma, WA
SIZE	±9,263 SF, 3-story office building
PARKING	6 parking stalls; abundant street parking
PURCHASE PRICE	\$1,750,000 (\$189 PSF)
LOT SF	9,000 SF

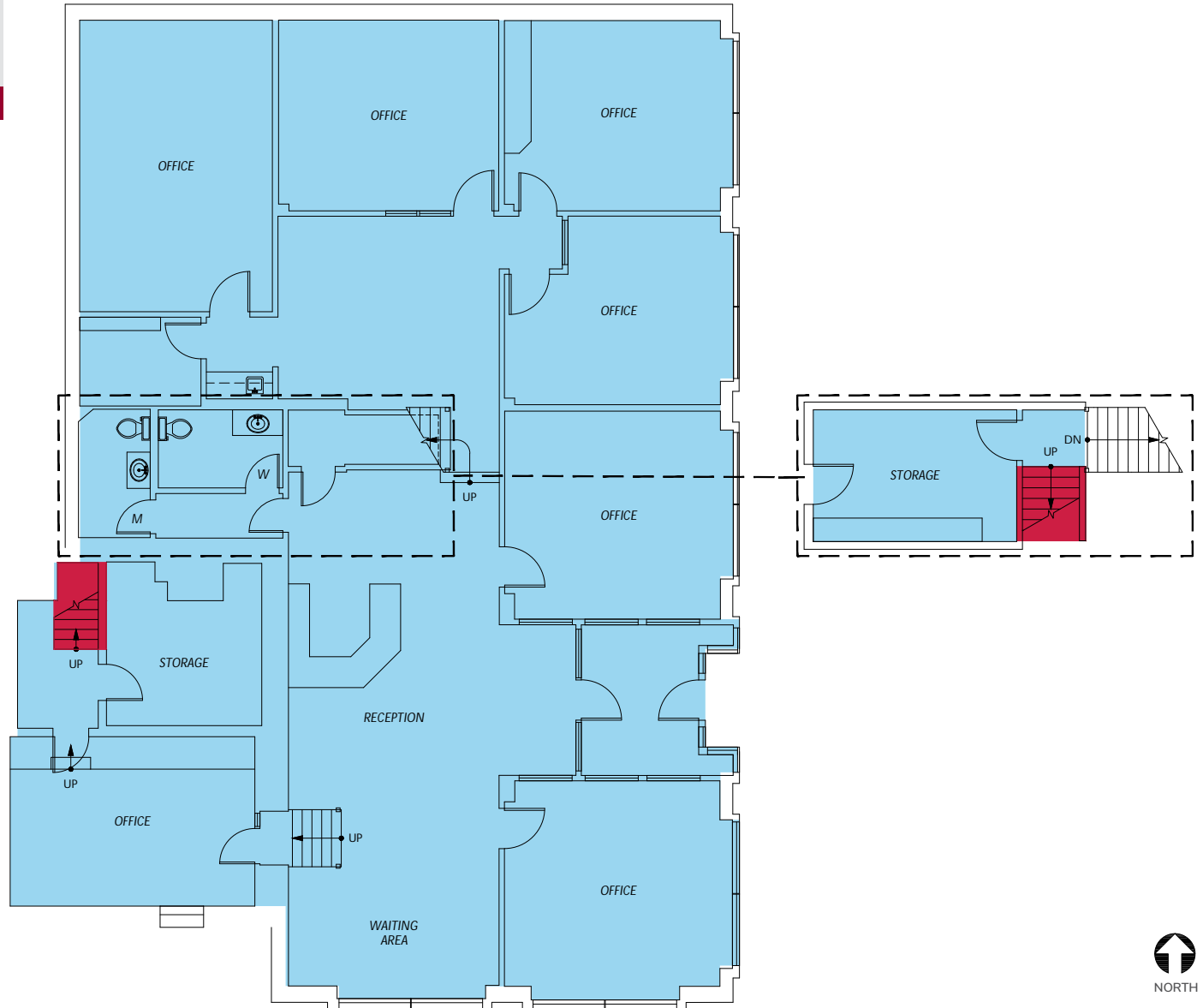




For Sale | **524 Tacoma Ave. S** | 3

FLOOR PLAN

FLOOR 1

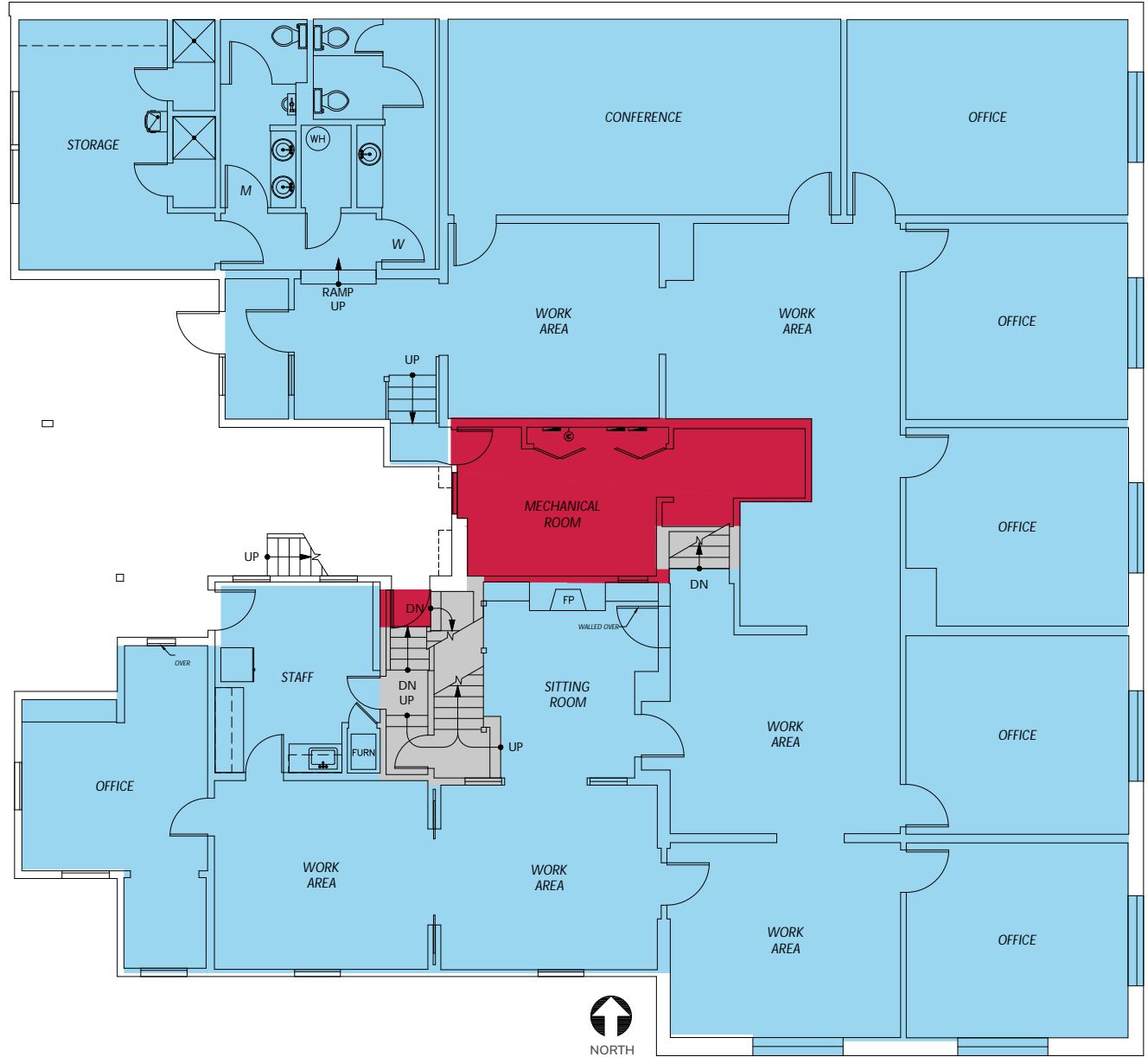


SUITE	RENTABLE AREA
SUITE 101	3,829 SF



FLOOR PLAN

FLOOR 2

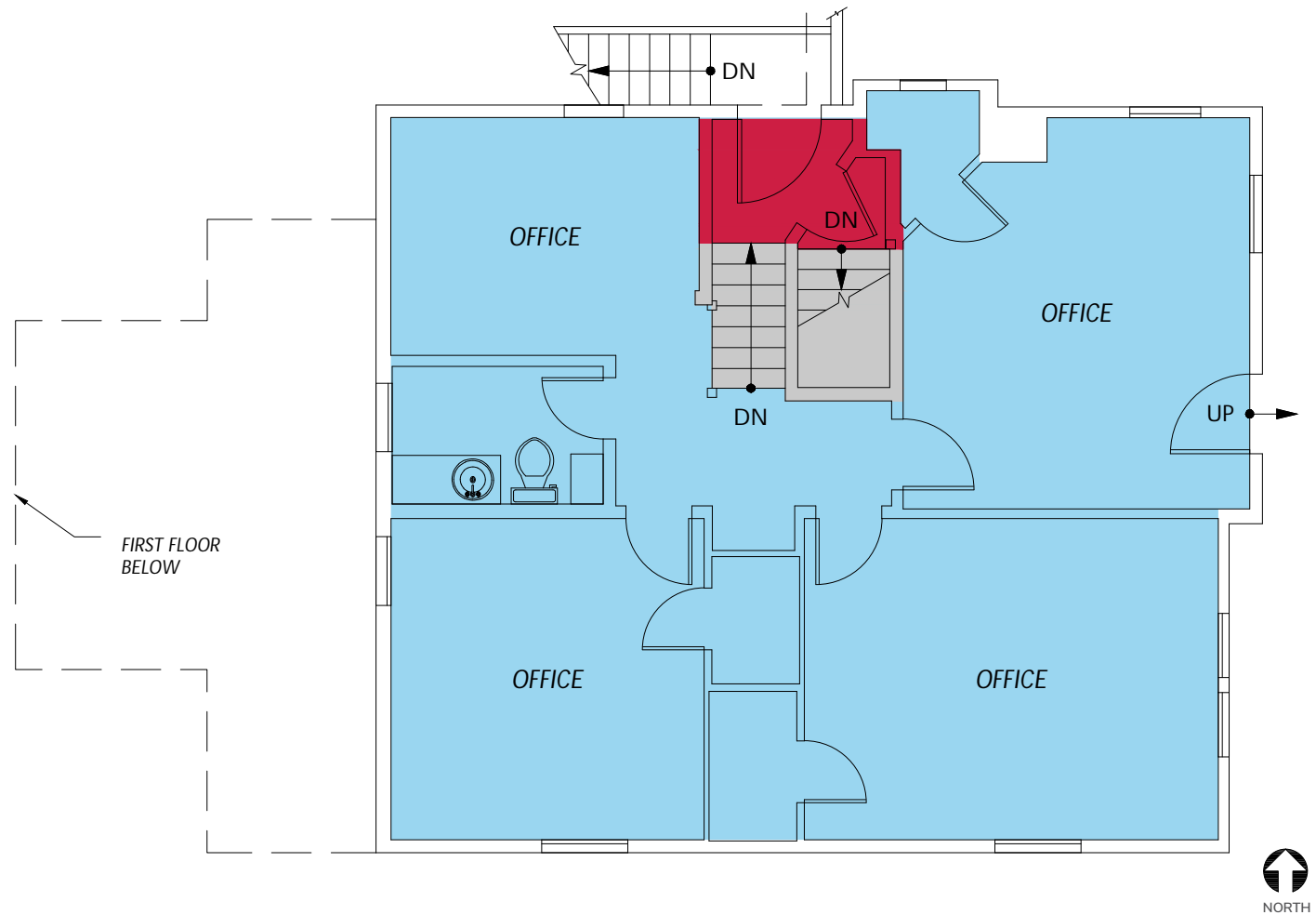


SUITE RENTABLE AREA

SUITE 201 4,604 SF

FLOOR PLAN

FLOOR 3



SUITE	RENTABLE AREA
SUITE 301	830 SF

LOCATION OVERVIEW

- **PRIME LOCATION:** Situated just uphill from Downtown Tacoma, steps away from Wright Park.
- **LIVELY URBAN HUB:** Downtown Tacoma offers a mix of historic charm and modern amenities.
- **CULTURAL ATTRACTIONS:** Close proximity to the UW Tacoma campus, Tacoma Art Museum, and Greater Tacoma Convention Center
- **VIBRANT FOOD SCENE:** Surrounded by upscale dining, bakeries, and unique retail options.
- **EASY ACCESS:** Convenient access to I-5, public transportation, and the Tacoma waterfront.
- **BUSINESS-FRIENDLY:** A growing hub for businesses looking to thrive and connect in the Puget Sound market.



EAT & DRINK

- | | |
|---------------------------|----------------------------|
| 1 Infinite Soups | 11 Doyles Public House |
| 2 Red Star Taco Bar | 12 Art House Cafe |
| 3 Cuerno Bravo Steakhouse | 13 Shake Shake Shake |
| 4 Zen Ramen & Sushi | 14 Moshi Moshi |
| 5 Puget Sound Pizza | 15 Poquitos Tacoma |
| 6 Frisko Freeze | 16 Cosmonaut Coffee |
| 7 McMenamins Elks Temple | 17 Over the Moon Cafe |
| 8 Wooden City | 18 Dystopian State Brewery |
| 9 Thai Pepper | 19 Carmello Cafe |
| 10 Le Sel Bistro | 20 Parkway Tavern |



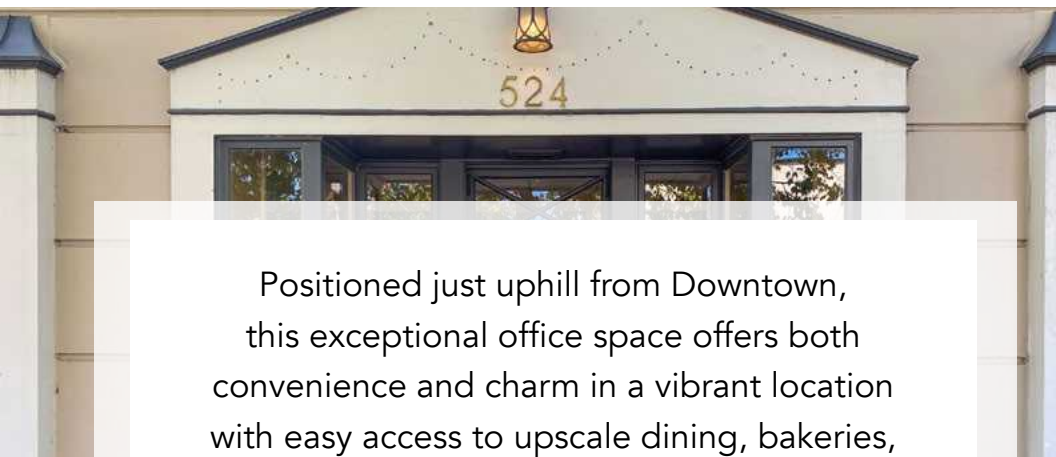
SHOPPING

- 1 Stadium Thriftway
- 2 Kings Books
- 3 Cocobolo Boutique
- 4 Artist & Craftsman Supply
- 5 eTc Tacoma Boutique
- 6 Memory Lane Toys
- 7 Savoy Special Vintage
- 8 Mecca Mercantile
- 9 Sunny's Plants Store
- 10 Dorky's Arcade

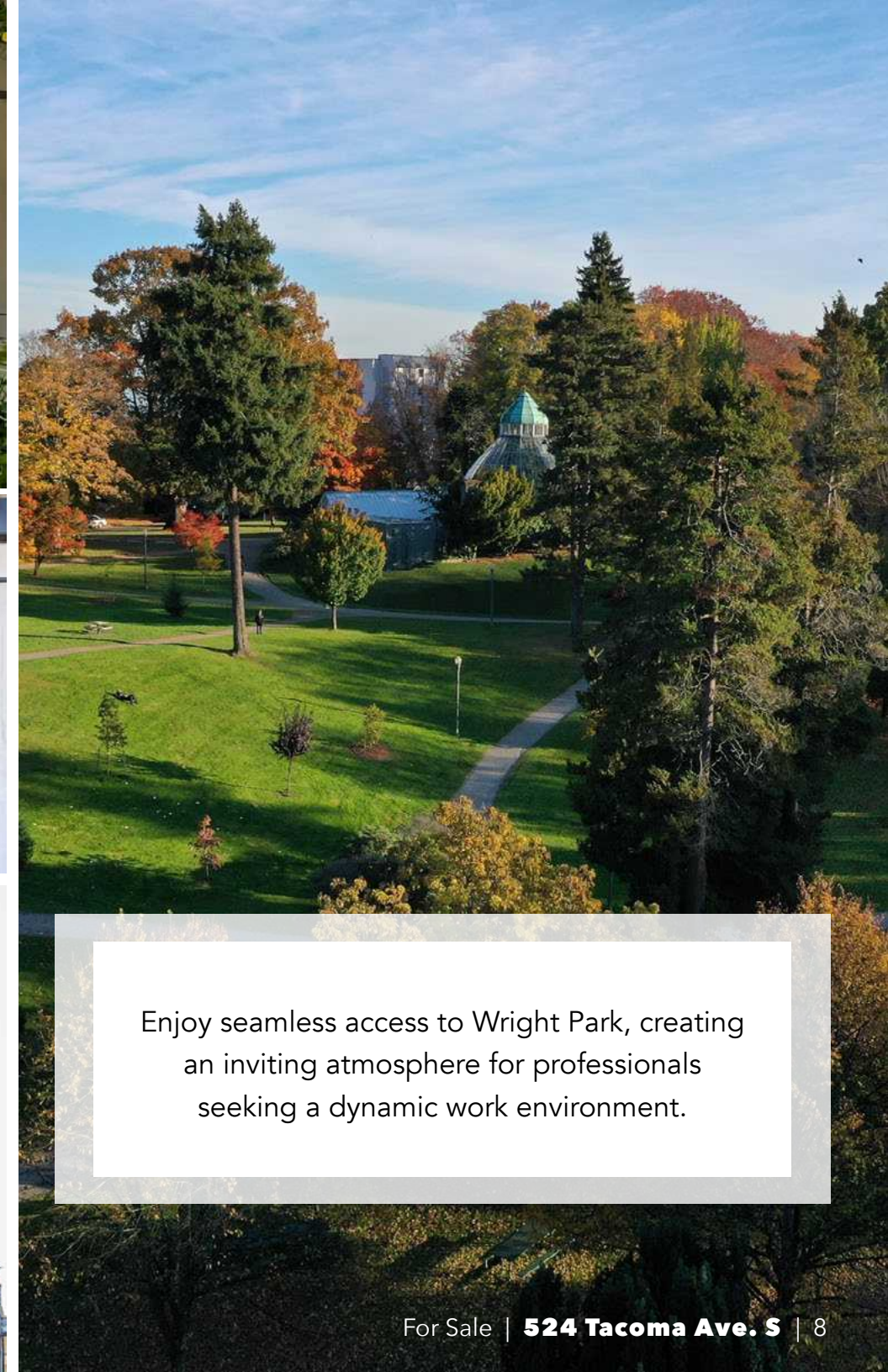
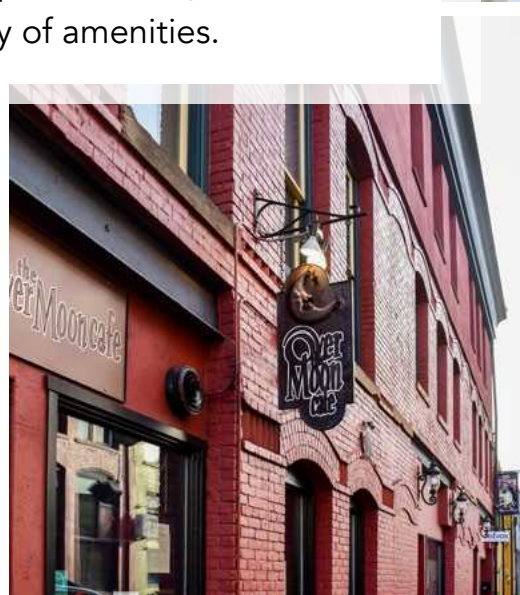
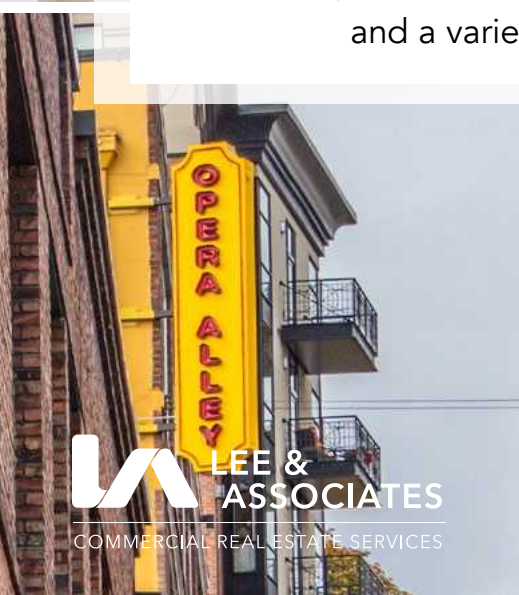


AMENITIES

- 1 Wright Park
- 2 Tacoma General Hospital
- 3 Thea's Park
- 4 Pantages Theater
- 5 Tacoma Comedy Club
- 6 Tacoma Armory
- 7 Convention Center
- 8 USPS
- 9 Tacoma City Hall
- 10 WW Seymour Conservatory



Positioned just uphill from Downtown, this exceptional office space offers both convenience and charm in a vibrant location with easy access to upscale dining, bakeries, and a variety of amenities.



Enjoy seamless access to Wright Park, creating an inviting atmosphere for professionals seeking a dynamic work environment.

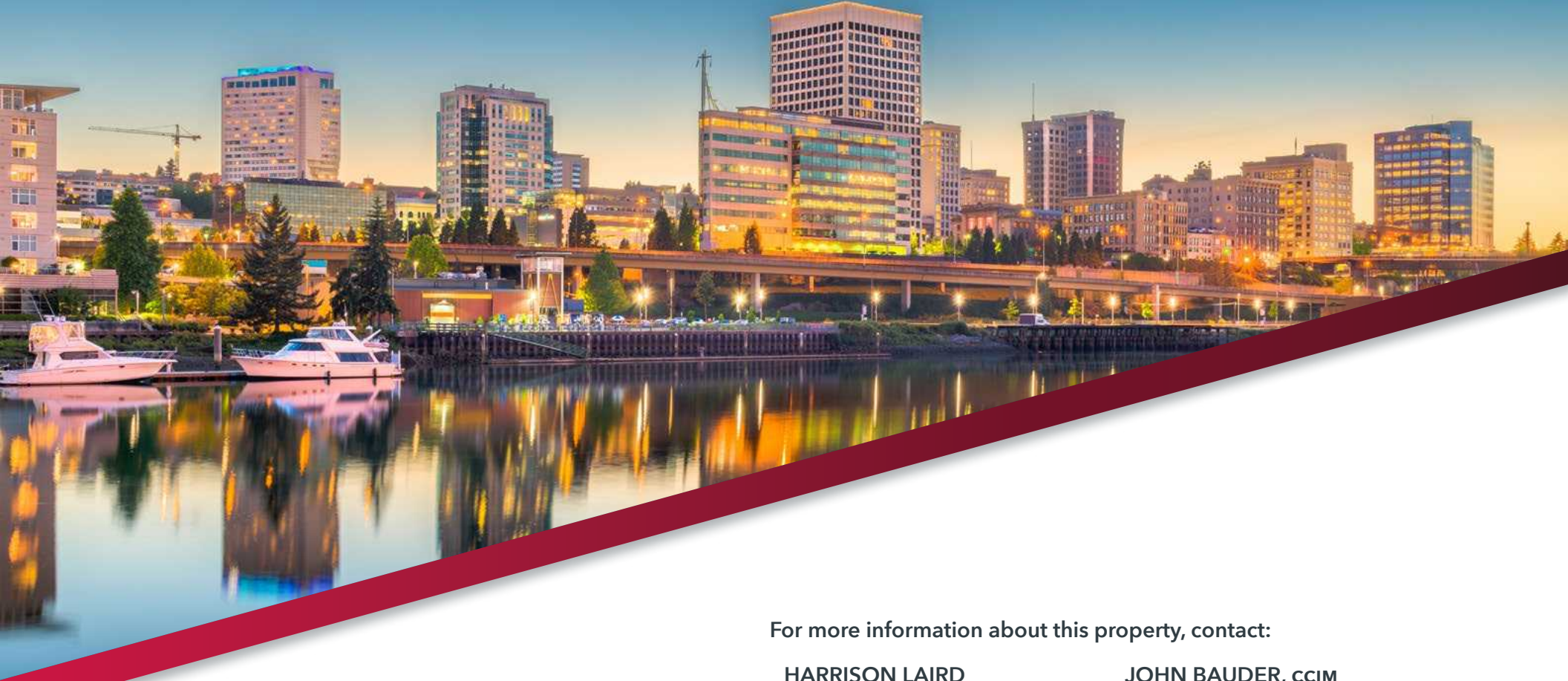
AREA AMENITIES

Downtown Tacoma

Downtown Tacoma is a lively urban hub, blending historic charm with modern amenities. With easy access to I-5, public transportation, and the waterfront, it's a prime location for businesses. The UW Tacoma campus, nearby Tacoma Art Museum, and Greater Tacoma Convention Center create a vibrant, cultural atmosphere, while Wright Park offers a peaceful retreat.

This dynamic area is home to a thriving food scene, unique retail, and year-round events, making it an attractive destination for both employees and clients. Downtown Tacoma is the perfect place for businesses to grow and connect in the Puget Sound market.





For more information about this property, contact:

HARRISON LAIRD

hlaird@lee-associates.com

D 253.238.0044

JOHN BAUDER, CCIM

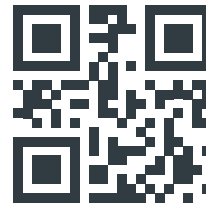
jbauder@lee-associates.com

D 253.238.0043



COMMERCIAL REAL ESTATE SERVICES

950 Pacific Avenue, Suite 200, Tacoma, WA 98402
253.383.8382 | lee-nw.com



TO LEARN MORE, VISIT US AT LEE-NW.COM

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.

524 Tacoma Ave S\Sale 2024\OM - 524 Tacoma Ave S 10.14.2024