

# FOR SALE

409 PUYALLUP AVENUE S | TACOMA, WA



NEW VENTURES GROUP



## 33,941 SF INVESTMENT OPPORTUNITY | FOR SALE

Fully restored 2 story with lower level located property near public transportation, Tacoma Dome, and the Tacoma Glass Museum.

Private off-street secured parking.

Walkable to restaurants and other amenities.

DMU Zoning allows uses to include retail, office, residential, industrial.

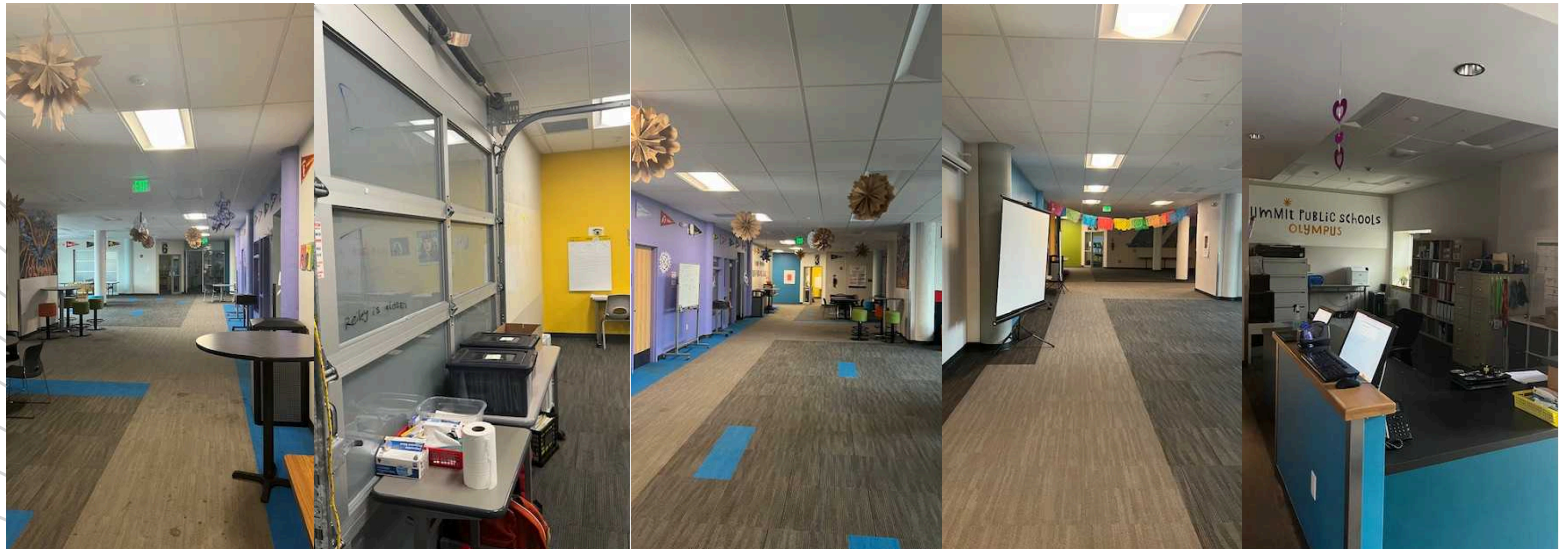
**Prime Tacoma Location**

**Office School Flex Uses**

**Secured Private Parking**

**Recent Renovation and Upgrades**

### A PRIME OWNER-USE OPPORTUNITY



**New Ventures Group**  
500 Union Street, Suite 900 | Seattle, WA | 98101

p. 206-465-5183  
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## SALE LISTING INFORMATION

**SALE PRICE:**

**\$5,500,000**

**RENTABLE BUILDING SF:**

33,931 SF

**YEAR BUILT:**

2015

**PARCEL NO.:**

2073210034, 2073220016, 2073220020

**LOT SIZE:**

36,195 SF / .83 AC

**FLOORS:**

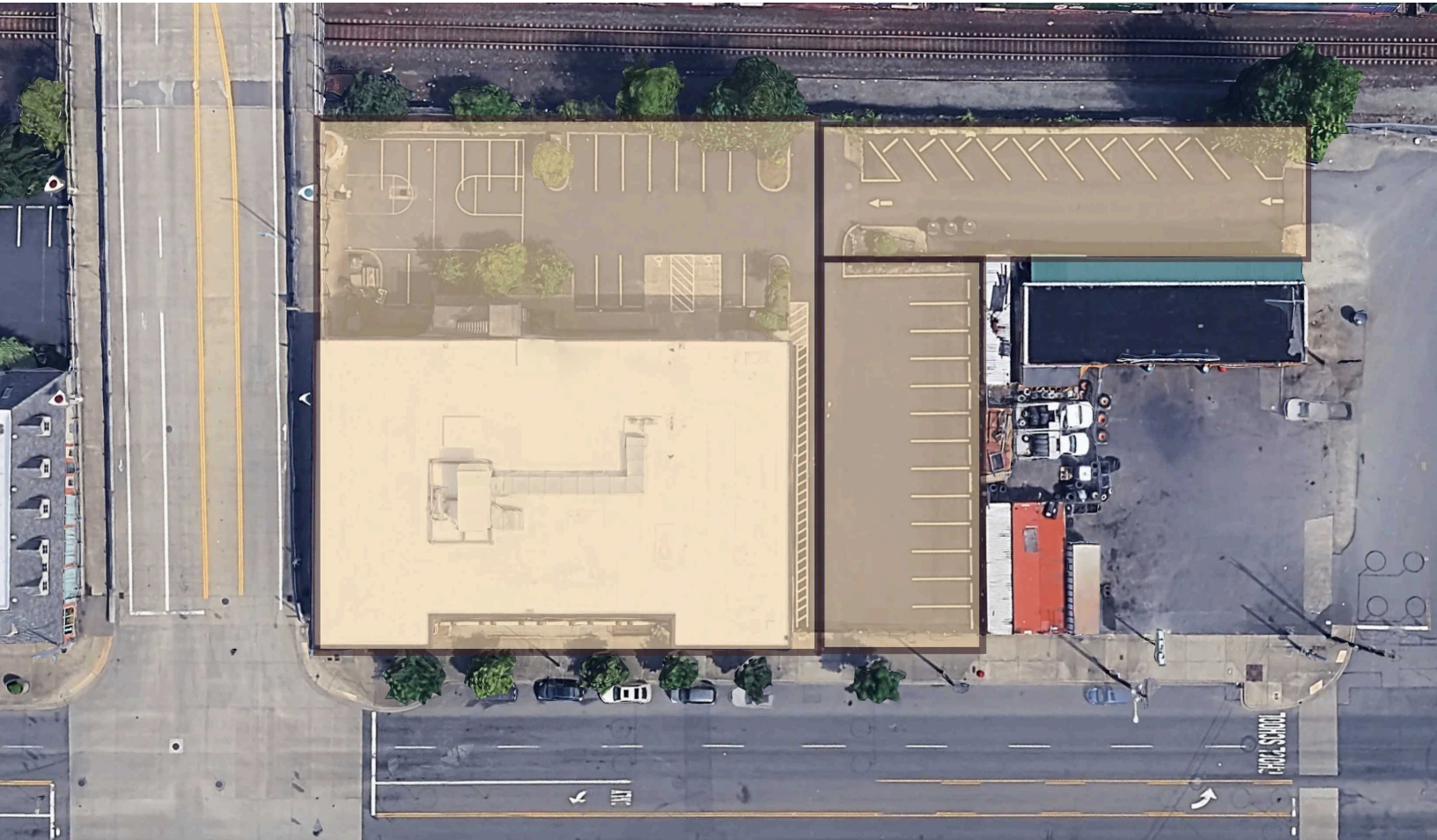
2 Above Grade w/ Basement

**PARKING:**

43 Parking Stalls

**ZONING:**

DMU



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## LOCATION FEATURES

- Near public transportation
- Sounder Commuter Train
- Tacoma Link Light Rail
- I-5, I-705, SR-509

## BUILDING FEATURES

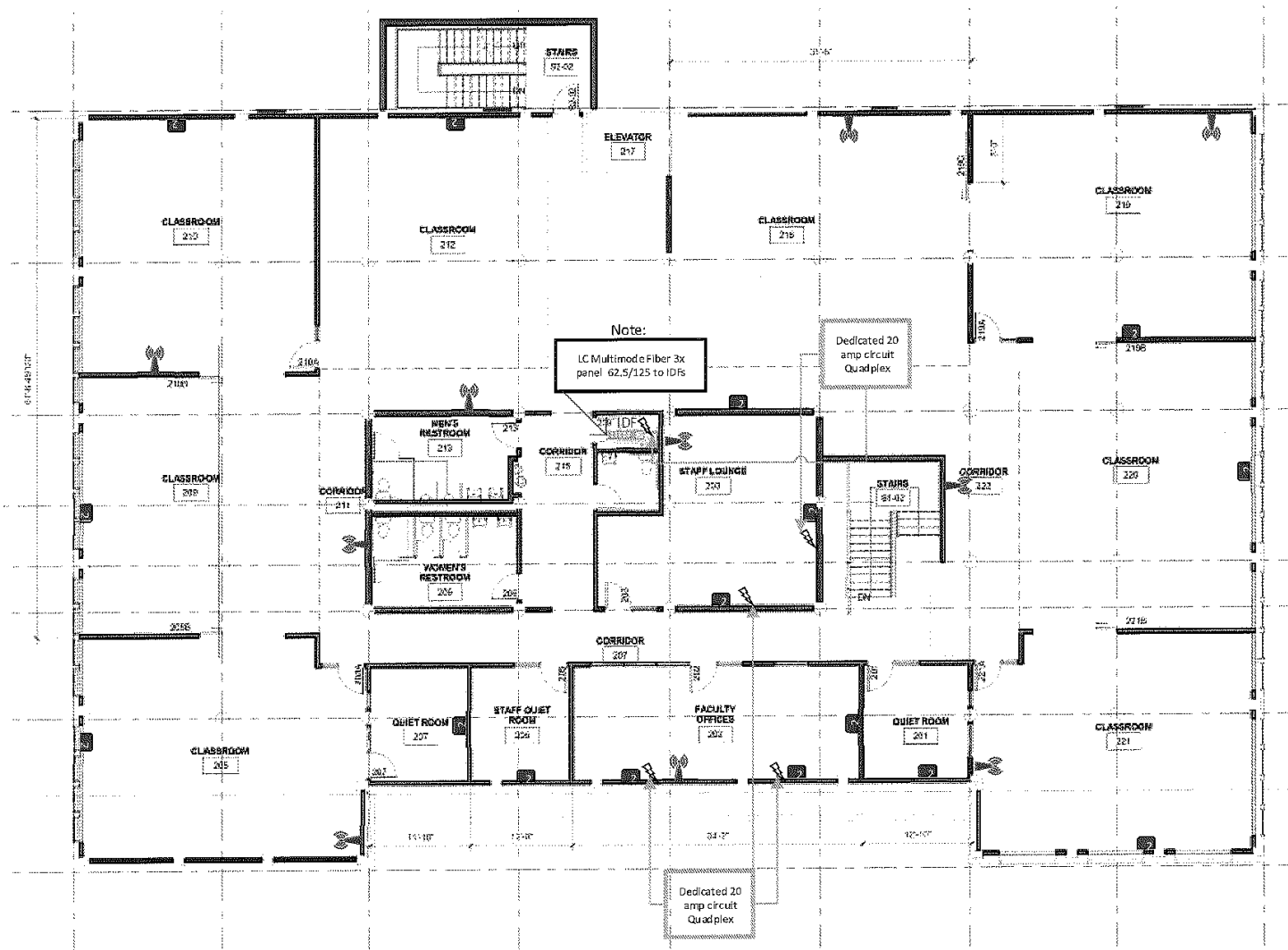
- 3 Phase Power
- Fully secured private parking
- Standalone corner site
- Seismically upgraded



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## SECOND FLOOR PLAN 12,166 SF



1 SECOND FLOOR PLAN  
1/8" = 1'-0"

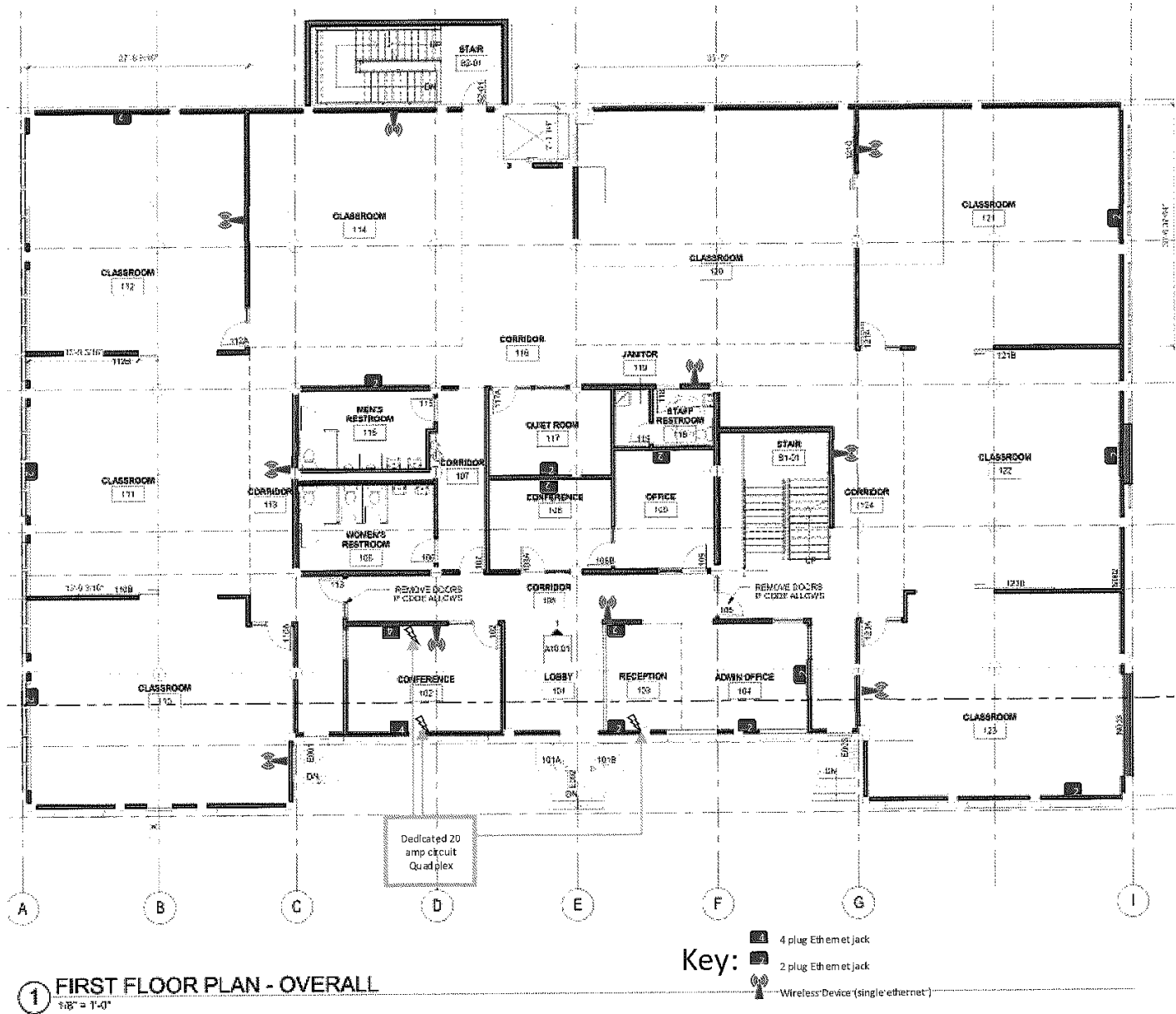
Key:

- 4 plug Ethernet jack
- 2 plug Ethernet jack
- Wireless Device (single ethernet)

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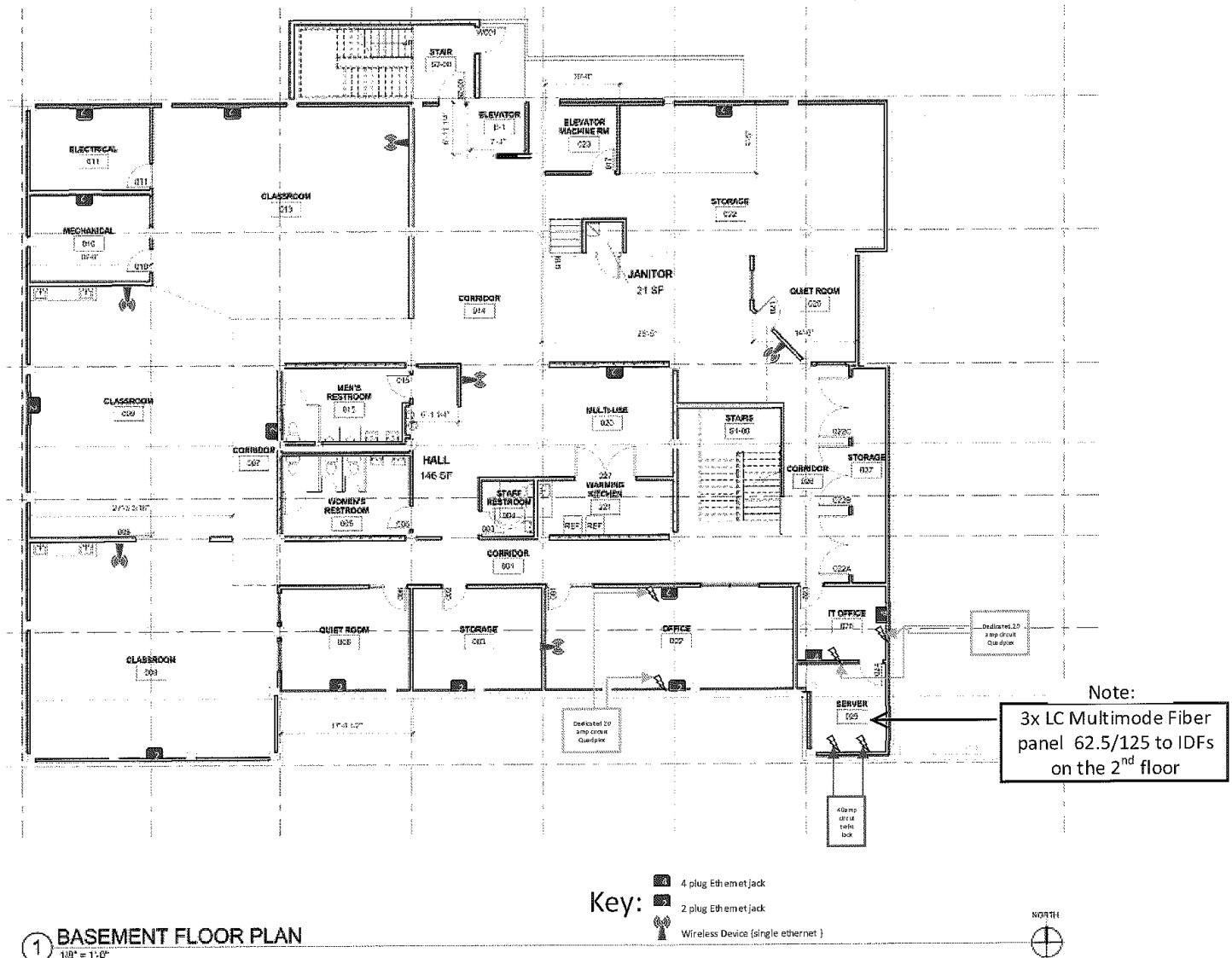
## FIRST FLOOR PLAN 11,960 SF



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## BASEMENT FLOOR PLAN 9,815 SF



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