

OFFERING MEMORANDUM

744 FAWCETT

Owner/User Opportunity

744 FAWCETT AVE, TACOMA, WA 98402



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km Kidder
Mathews



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An abstract geometric line drawing in a light gold color, consisting of numerous intersecting lines that form a complex, multi-faceted structure resembling a stylized building or a series of overlapping planes. It is positioned on the left side of the page, extending from the bottom edge upwards and towards the center.

EXECUTIVE SUMMARY

Section 01

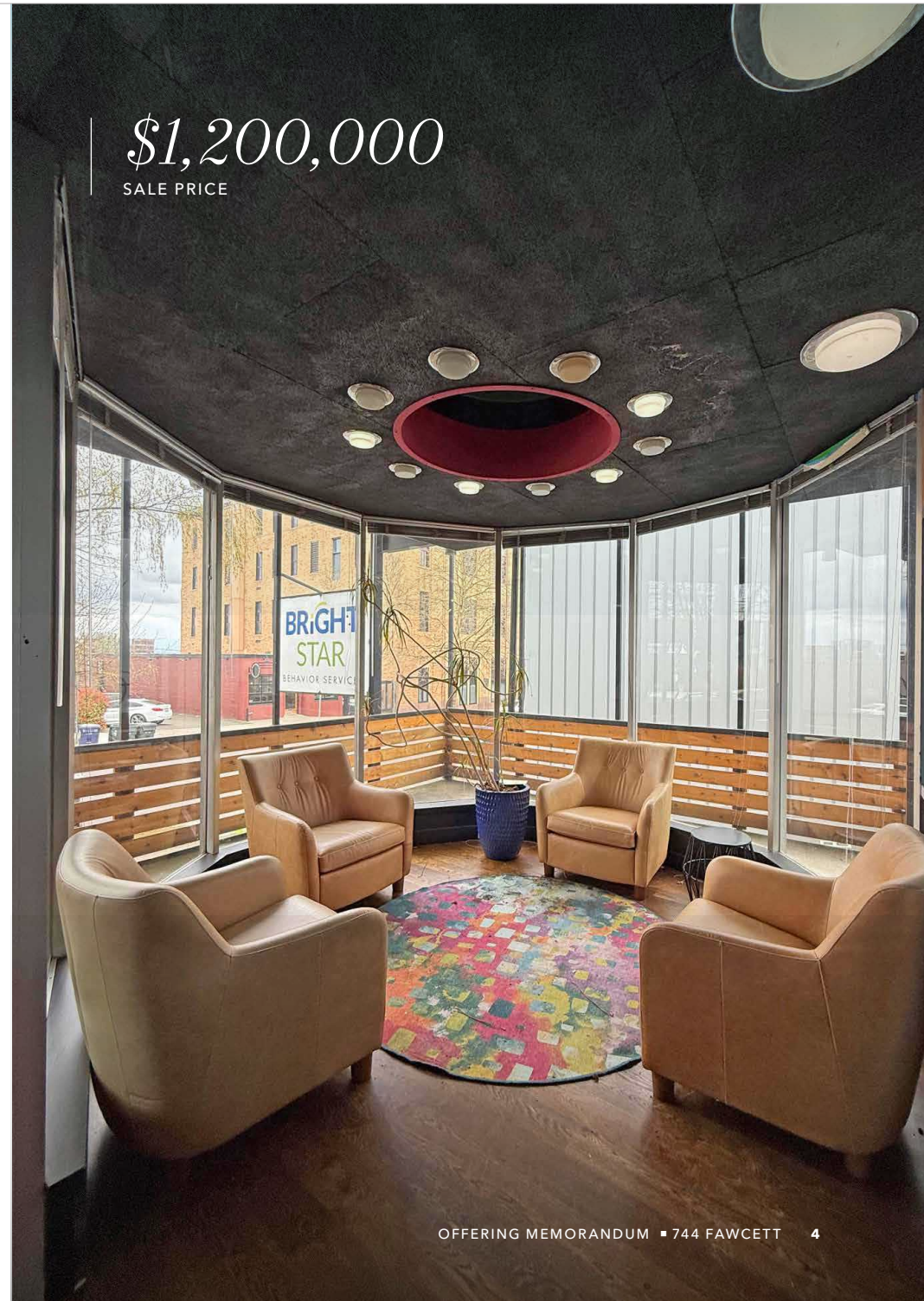
OFFICE/RETAIL BUILDING WITH GATED PARKING

Kidder Mathews is proud to offer 744 Fawcett - a highly adaptable mixed-use property with diverse potential. Situated at the prominent corner of 7th and Fawcett in Downtown Tacoma, this 3,528-square-foot building presents a rare ownership opportunity in a prime urban location. The property features 11 secure, gated parking stalls on-site, along with abundant street parking, ensuring easy access for both clients and employees.

PROPERTY OVERVIEW

ADDRESS	744 Fawcett Ave, Tacoma, WA 98402
EST. BUILDING SIZE	3,528 SF (with an additional 800 SF Rooftop Deck)
LAND SIZE	0.21 AC (9,000 SF)
ZONE	DCC
BUILT/RENOVATED	1958/1988/2021
PARCEL NO.	2007100020
ON SITE PARKING & GATES STALLS	11 stalls
STORIES	2

\$1,200,000
SALE PRICE





FIRST FLOOR CLASS ROOM



ROOFTOP PATIO

OPPORTUNITY HIGHLIGHTS

LOCATION & ACCESS

744 Fawcett Ave is located in the heart of downtown Tacoma, offering excellent proximity to the city's business district, courthouses, and cultural attractions. The property is easily accessible via I-705 and I-5, with convenient connections to Pierce Transit bus lines and the Tacoma Link light rail. On-site and nearby parking options, along with pedestrian-friendly streets, make it a highly accessible location for both commuters and visitors.

PARKING OPPORTUNITY

The building features an 11-stall surface parking lot that is fully enclosed by a secure fence, providing added safety, controlled access to the premises and convenient, on-site parking for tenants and visitors alike. Additionally, there is a large permit parking surface lot behind the building on Court E Street along with an abundance of free and metered street parking available in the surrounding area, particularly along Fawcett Avenue and Court E Street.

RECENT IMPROVEMENTS

New roof in 2021

New 4 ton HVAC unit in 2021

Parking lot fence installed in 2023

Outdoor rooftop deck installed in 2023

Repaved parking lot in 2022



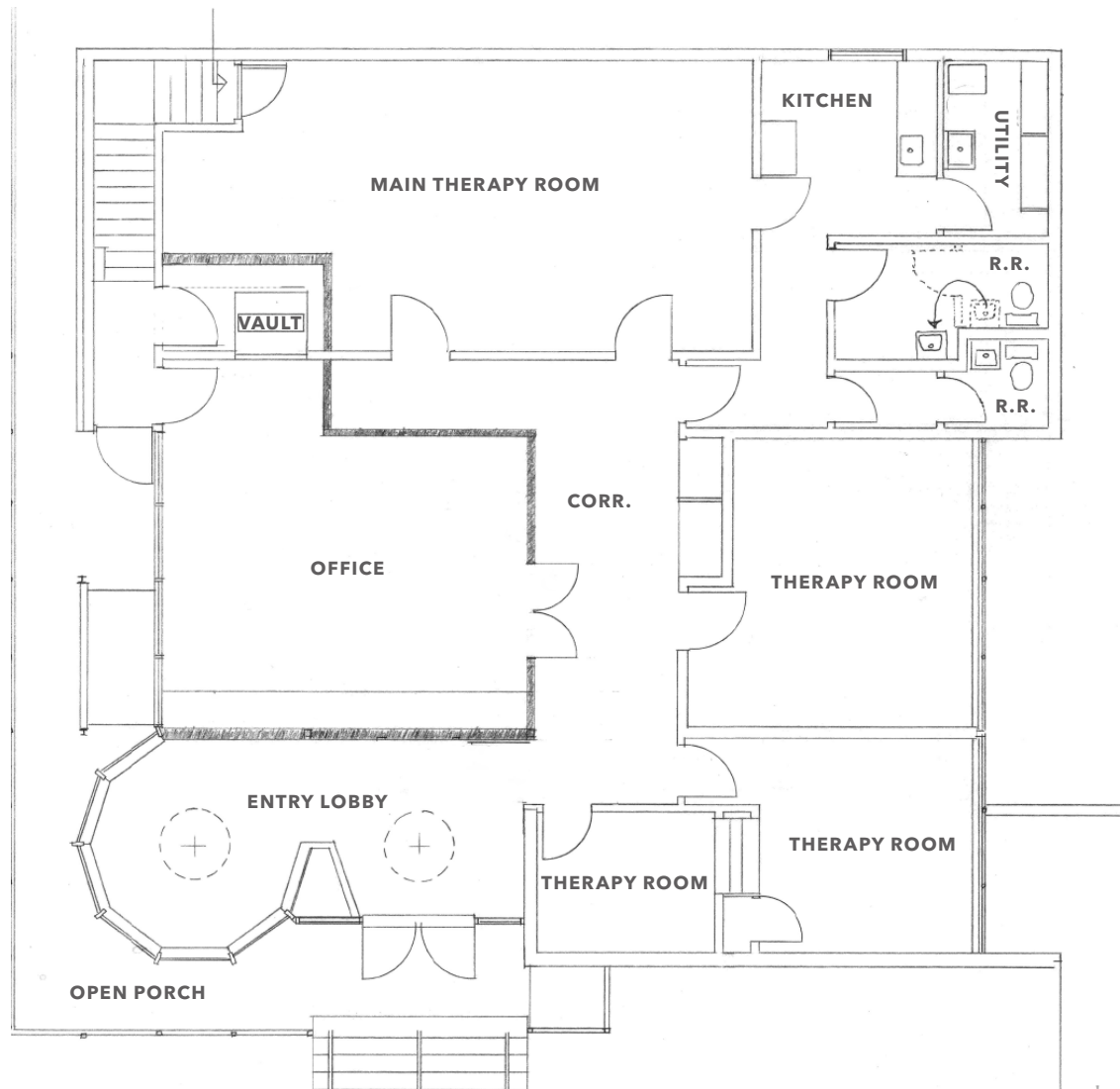




PROPERTY OVERVIEW

Section 02

MAIN 1ST FLOOR PLAN



PROPERTY OVERVIEW



PLAYROOM



ROOFTOP PATIO



ENTRY HALLWAY



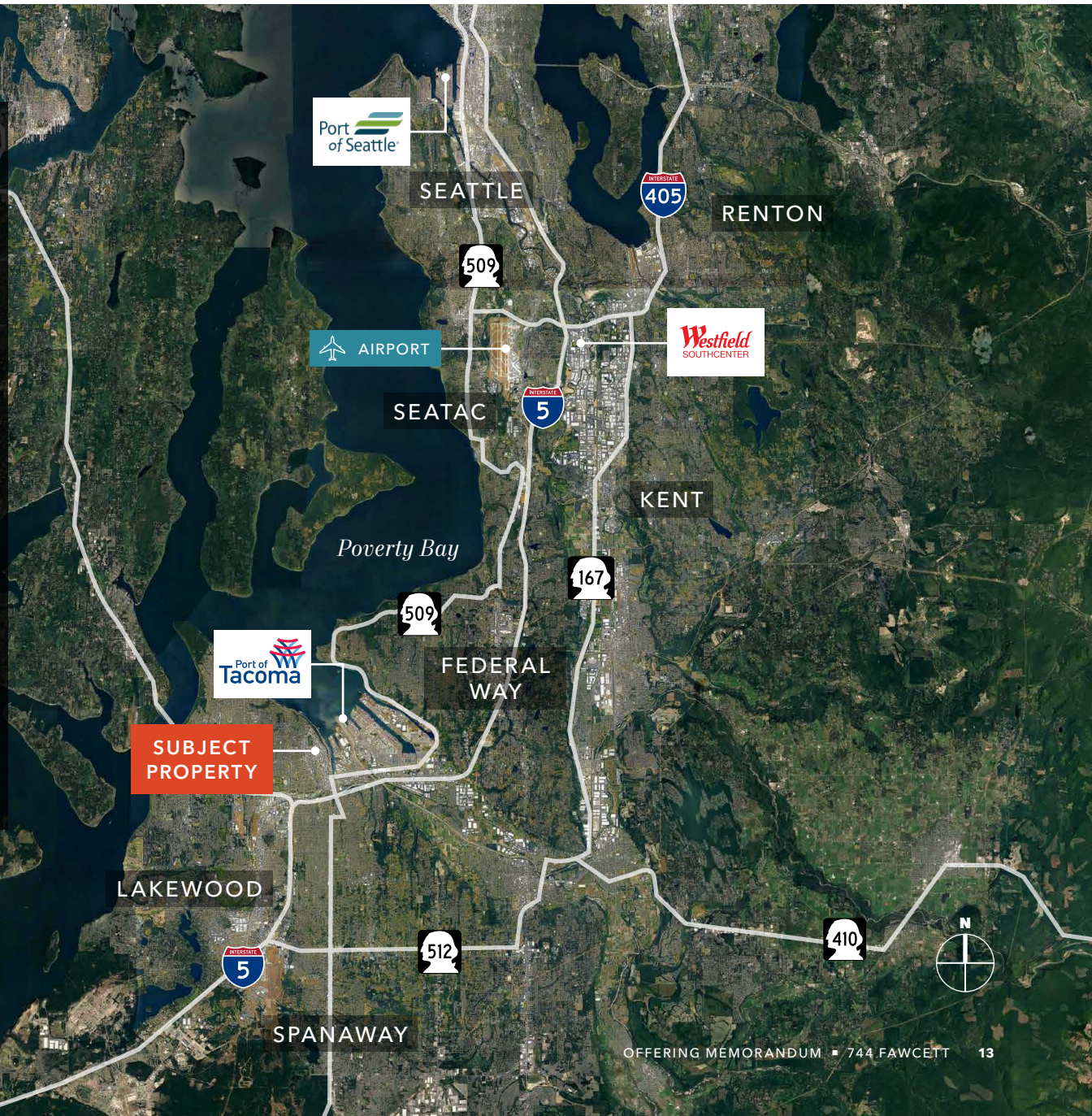
SECOND FLOOR CLASS ROOM

PROPERTY OVERVIEW



DRIVE TIME

PORT OF SEATTLE	27 MINUTES
BELLEVUE	40 MINUTES
SEATTLE	40 MINUTES
RENTON	30 MINUTES
SOUTHCENTER MALL	24 MINUTES
SEA-TAC AIRPORT	24 MINUTES
KENT	26 MINUTES
FEDERAL WAY	20 MINUTES
GIG HARBOR	15 MINUTES
PORT OF TACOMA	10 MINUTES





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