

101 SOUTH 10TH STREET

FOR SALE OR LEASE

TACOMA, WA 98402

TACOMA'S BEST FREESTANDING OFFICE/RETAIL BUILDING

PRICE REDUCTION!



SALE & LEASE INFO

| | |
|------------------------|-----------------------------------|
| Total Building: | 11,240 SF |
| Main Level: | 4,760 SF |
| Mezzanine: | 1,500 SF |
| Zoning: | DCC (Downtown Commercial Core) |
| Land Size: | 0.344 AC (15,000 SF) |
| Lease Rate: | \$19.00/SF + NNN |
| Sale Price: | \$2,950,000 |
| Basement SF: | 4,560 SF* |

*Leased to Enigma Escapes Escape Room on 3-year lease

PROPERTY HIGHLIGHTS

- Custom BTS 18' ceilings
- Prominent signage
- Newly constructed on site parking - 20 stalls
- Located in Tacoma's Central Business District
- Close proximity to many downtown amenities
- Easy access to I-705 & I-5



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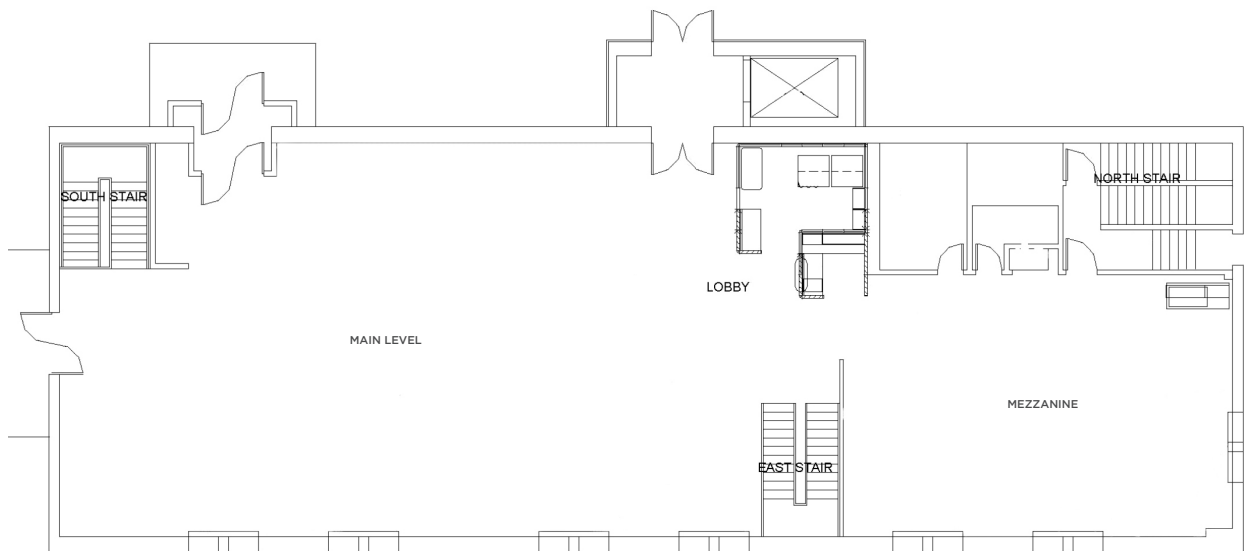
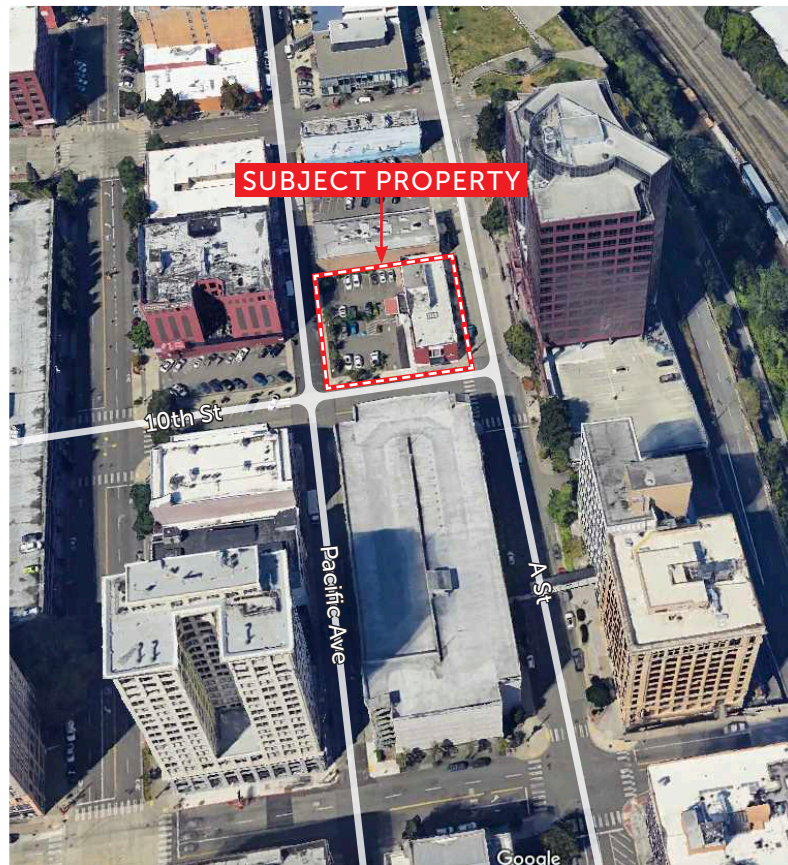
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