

For Sale | Available Now

2306 A Street

TACOMA, WA 98402

\$200,000 PRICE REDUCTION

View Virtual Tour



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NAI Puget Sound
Properties

Property Highlights

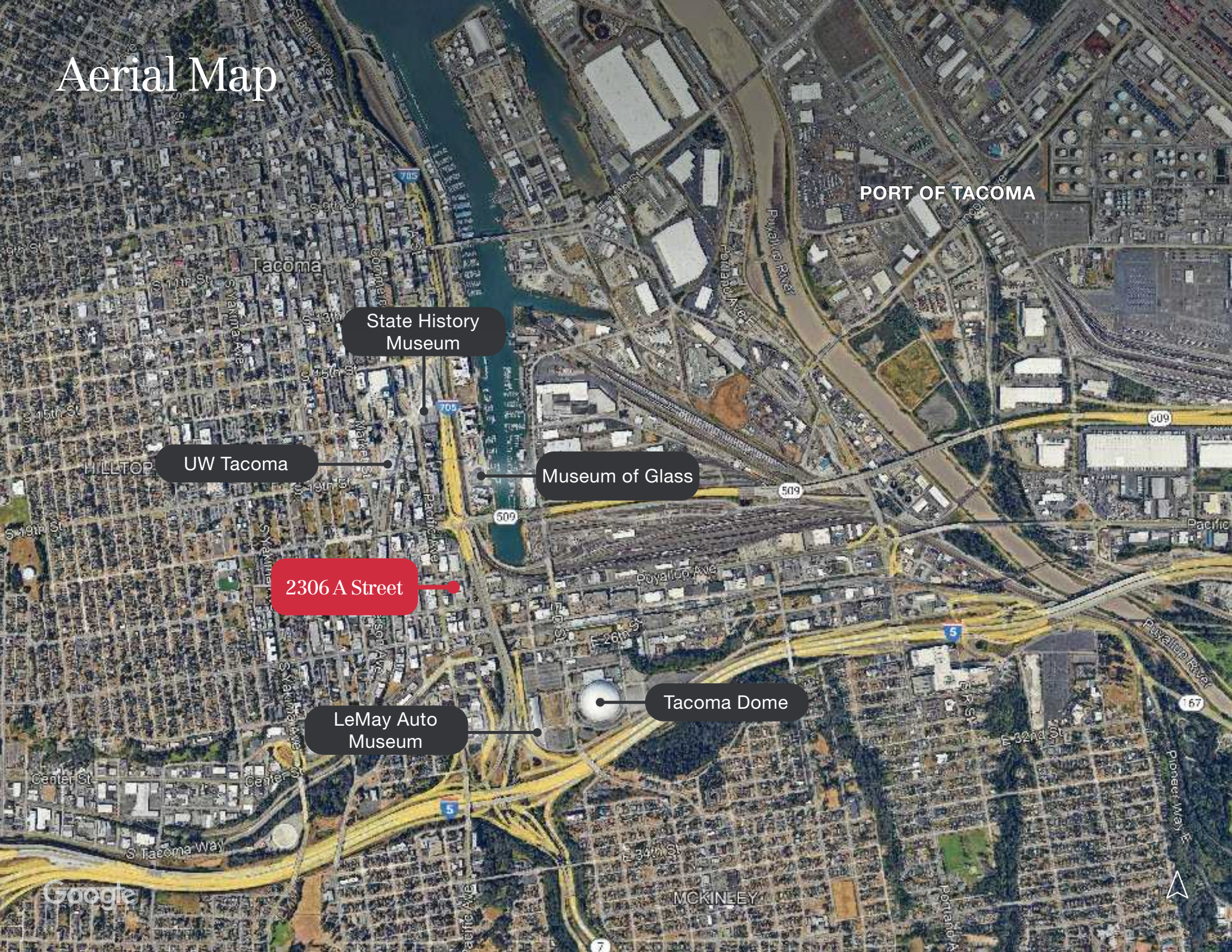
Fantastic owner-user opportunity in Downtown Tacoma with a Brand New Interior Refresh and Buildout. This site is located just off I-705 and SR 509 with quick access to I-5 and the Port of Tacoma.

ADDRESS	2306 A Street Tacoma, WA
SPACE AVAILABLE	8,820 SF Total (buyer to confirm) 2,485 SF of First Floor office area + Bonus Mezzanine
CEILING HEIGHT	18'
LOADING	1 Grade-Level Door
UTILITIES	Heavy Power
LOT SIZE	6,000 SF (0.14 acres)
PARKING	Secure indoor parking for up to 8 vehicles
ZONING	WR (Tacoma) Warehouse / Residential District
SALE PRICE	\$2,200,000



**This image has been modified from its original form*

Aerial Map



PORT OF TACOMA

State History Museum

UW Tacoma

Museum of Glass

2306 A Street

Tacoma Dome

LeMay Auto Museum



Area Map

Washington State History Museum

Museum of Glass

BNSF Railway Tacoma Terminal



E 21ST ST BRIDGE

PACIFIC AVE

S 24TH ST

A ST



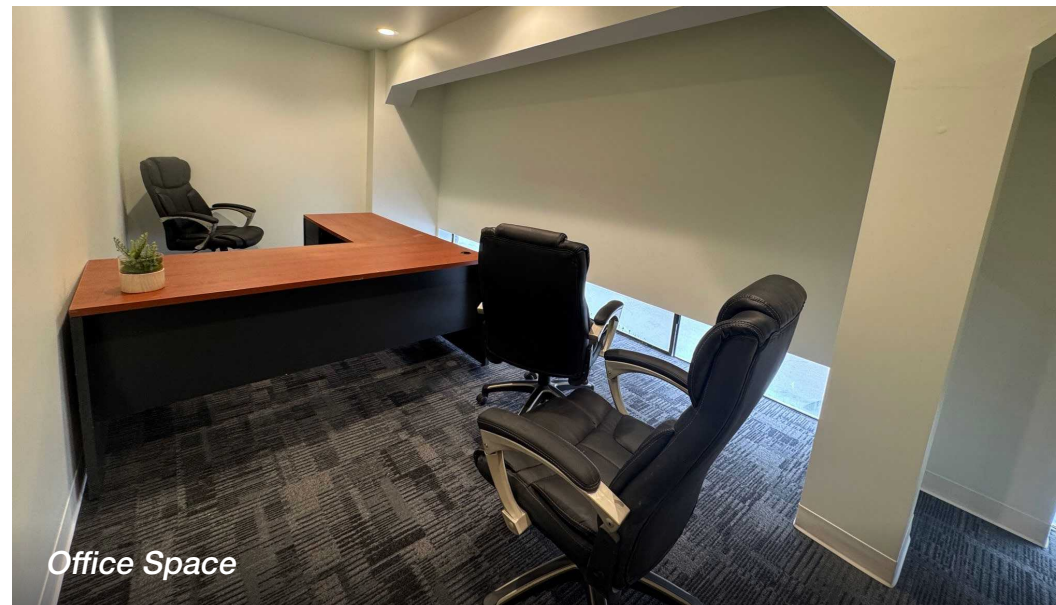
Ideal Owner-User space for a Contracting or Services based company in Downtown Tacoma



Brand New Interior



Kitchen



Office Space

Located in the Heart of Downtown Tacoma

Positioned just off I-705 and SR 509 with direct access to I-5, **2306 A Street** offers exceptional connectivity for businesses serving the greater Puget Sound region. Located minutes from the Port of Tacoma and within walking distance of downtown amenities, this centrally located property is **ideal for service-oriented and contracting businesses seeking a functional headquarters with both in-office and field staff.**

KEY LOCATION ADVANTAGES

- **Easy Commute & Access:** Quick connections to I-5, I-705, SR 509, and the Port of Tacoma—streamlining logistics, dispatching, and regional travel.
- **Central to Workforce:** Surrounded by a diverse labor pool from Tacoma and nearby communities, with strong transit access via Sound Transit and Pierce Transit routes.
- **Proximity to Downtown:** Walkable access to restaurants, banks, and city services supports both staff and client-facing operations.
- **Port & Industrial Corridor Nearby:** Ideal for companies with port-related activity or supply chain needs—just minutes to Tacoma's industrial core.
- **Urban Flexibility:** Zoned for mixed office/light industrial use, offering flexibility for storage, equipment, administrative functions, or light production.

With strategic positioning, workforce accessibility, and the benefits of a downtown address, this location presents an ideal opportunity for owner-users looking to establish a strong, efficient operational base in Tacoma.



2306 A Street

TACOMA, WA

EXCLUSIVELY LISTED BY:



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