

FOR SALE

# 4302 S WASHINGTON ST

TACOMA, WA 98409

→ [VIEW PHOTOS](#)

*2,220 SF Office/Showroom/  
Garage Space with Yard*

SALE PRICE

*\$450,000*

**km** Kidder  
Mathews

**PROPERTY OVERVIEW**

BUILDING SIZE	±2,220 SF
WAREHOUSE	1,200 SF
GARAGE STORAGE	1,020 SF
LAND SIZE	0.17 AC (7,260 SF)
YARD SIZE	960 SF fenced
% LEASED	100%
TENANT	Visual Options
LEASE EXPIRATION	February 28, 2027
TRUCK ACCESS	1 grade-level
JURISDICTION	City of Tacoma
ZONE	M1-STGPD-ST-M/IC <a href="#">VIEW ZONING MAP</a>



# FLOOR PLAN



## RENT ROLL

Tenant Name	SF	Lease Expiration	Current Base Rent	Base Rent PSF	Annual Base Rent	NNN (Actual)	NNN Recapture (Annual)	Adjusted Base Rent Annual (NOI)
VO OFFICE BUILDING	2,220	2/28/2027	\$2,310.00	\$1.04	\$27,720.00	\$5,538.89	\$-	\$22,181.11

4302 S WASHINGTON ST

*2.1 MI — 7 MINS*

TO I-5

*6.5 MI — 18 MINS*

TO PORT OF TACOMA

*5.4 MI — 10 MINS*

TO HWY 512

*11.6 MI — 16 MINS*

TO HWY 18

*22.5 MI — 35 MINS*

TO SEATAC

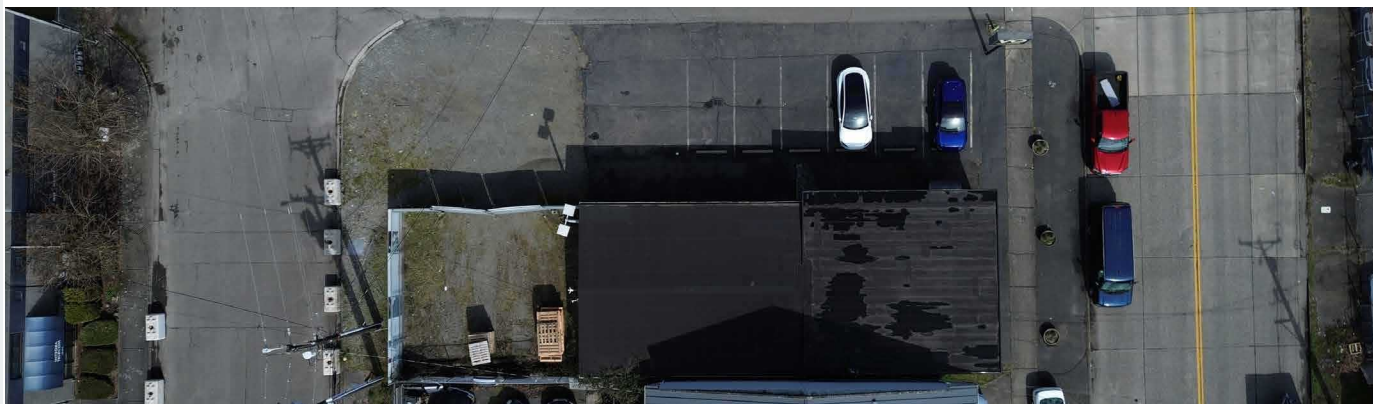
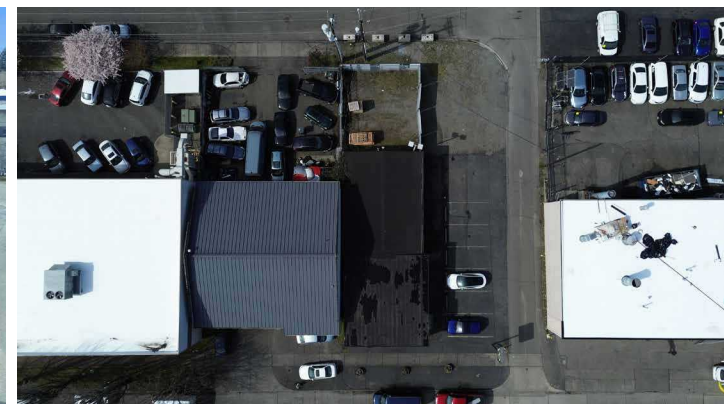
*36.6 MI — 50 MINS*

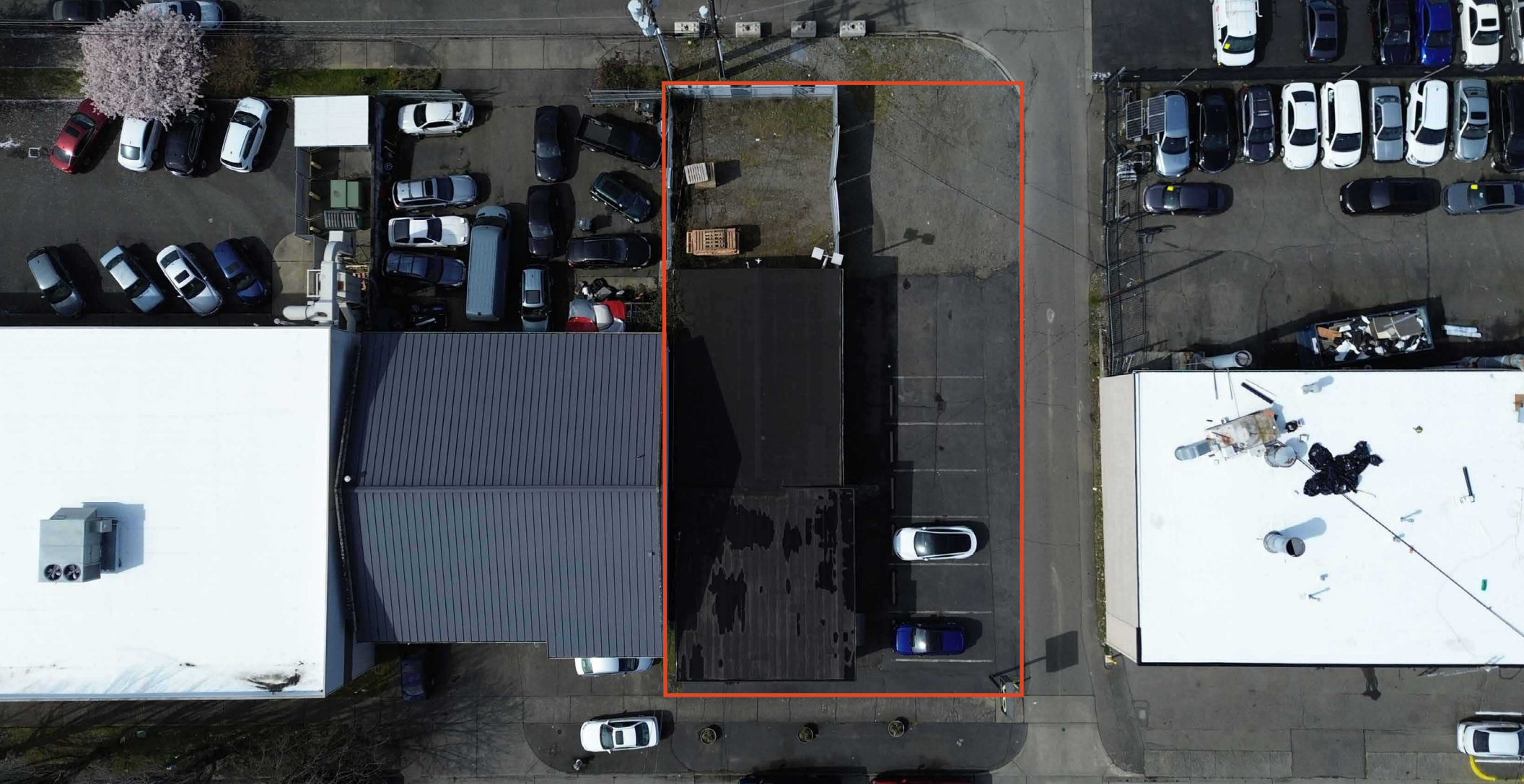
TO PORT OF SEATTLE



4302 S Washington presents an ideal owner-user opportunity for a small business seeking a professional office presence with the added benefit of on-site storage and yard space.

The 2,220-square-foot property features 1,200 square feet of office/retail space, 1,020 square feet of garage storage, and a 960-square-foot yard – a practical and flexible combination that is difficult to find at this price point in Tacoma’s South End. A grade-level door provides convenient drive-in access to the storage area, while M1 zoning supports a broad range of business uses.





## 4302 S WASHINGTON ST

*For more information on  
this property, please contact*

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