

OFFICE BUILDING FOR SALE/LEASE

THE MERIT BUILDING

615 S 9TH STREET, TACOMA, WA 98405

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



Well located, 3-story office building for sale or lease near Pierce County courts and Tacoma Public Schools Administration buildings. $\pm 27,000$ RSF, great access from 9th Street, and on-site covered parking stalls plus free visitor parking.

LEASE OVERVIEW

- 2nd and 3rd Floors available, $\pm 2,500 - 18,000$ RSF
- Lease Rate: \$22.00 - \$24.00 PSF, Full-Service
- Shell space, ready for tenant improvements

SALE OVERVIEW

- Sale Price: \$6,295,000
- Gross Building Size: $\pm 28,050$ SF
- Lot Size: $\pm 27,000$ SF

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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THE BUILDING: ±27,000 RSF IN 3 STORIES

- Building signage available on S 9th & G Streets
- High-speed fiber Internet
- Secure, digital entry system
- Storage space available
- ±9,000 SF floor plates

PARKING: 4.6 / 1,000 SF

- 48 stalls on the upper level
- 76 covered, secured stalls below building
- Rate is negotiable
- Free visitor parking

RECENT UPGRADES

- New roof, HVAC system, electrical service to each floor, thermal insulation, restroom finishes and fixtures



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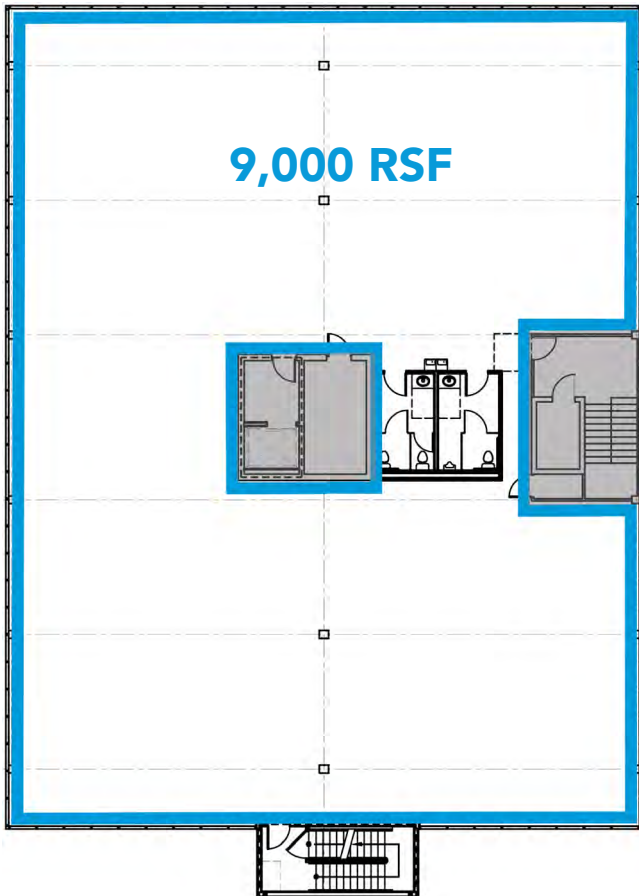
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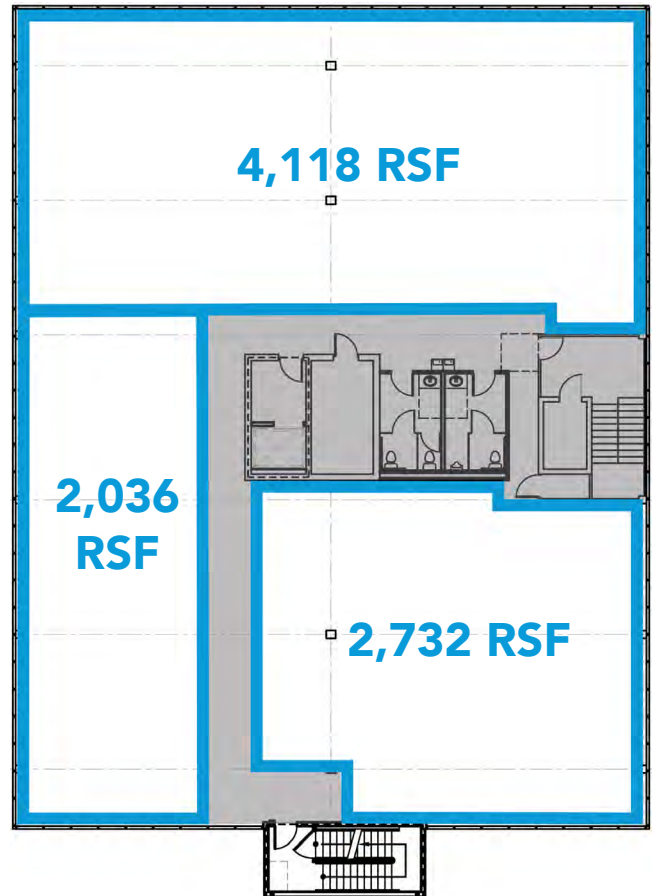
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FLOOR PLANS

FULL FLOOR TENANT



MULTI-TENANT FLOOR



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