

6TH & TACOMA BUILDING

601-609 TACOMA AVENUE, TACOMA, WA 98402



PROPERTY OVERVIEW

SIZE:	± 4,625 SF plus 939 SF Secure Storage
PRICE:	\$990,000
SPACES:	<ul style="list-style-type: none">▪ Unit 601: 1,275 SF Leased▪ Unit 607: 725 SF Available▪ Unit 609: 2,175 SF Available▪ 939 SF Secure Dry Storage
FEATURES:	<ul style="list-style-type: none">▪ Secure Parking Under Building▪ Roof Replaced in 2015
LOCATION:	<ul style="list-style-type: none">▪ Corner of S. 6th & S. Tacoma Ave▪ Between Stadium & Downtown▪ 2 blocks from MultiCare / Kaiser / Tacoma General▪ 3 blocks from Pierce County Courthouse

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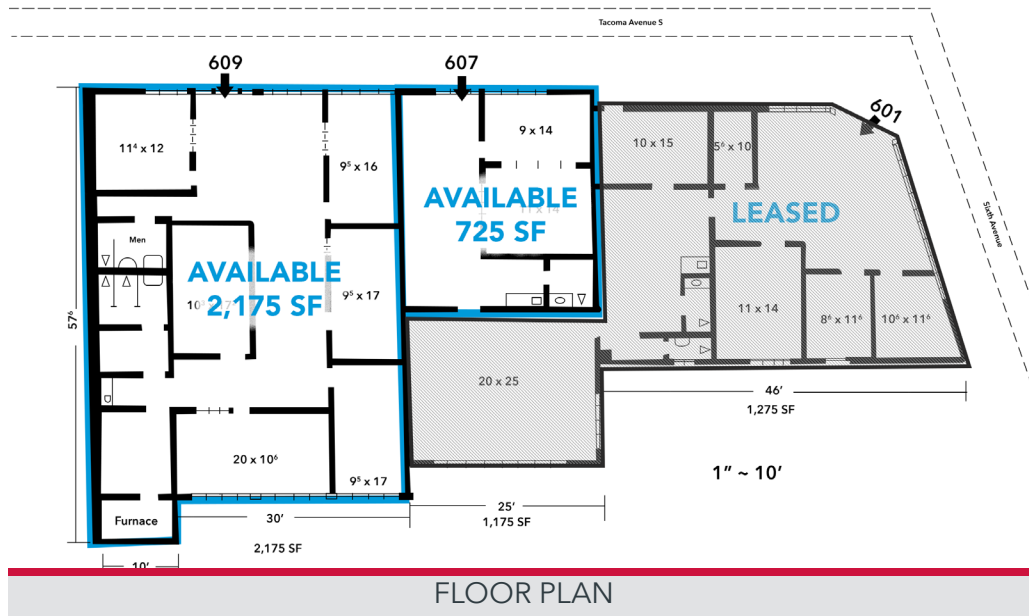
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 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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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OPPORTUNITY

Rare opportunity to own a office building with secure covered parking in Downtown Tacoma, between the Stadium District and Pierce County courthouses.

SPACES

601:	1,275 SF Leased
607:	725 SF Available
609:	2,175 SF Available
STORAGE:	939 SF
PARKING:	9 Secure Spaces (Off Street)

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LOCATION HIGHLIGHTS

Located in the CBD of Tacoma, between the Stadium and Courthouse districts and 27 acre Wright Park. The area is surrounded by the new light rail transit system. Residential growth in the area is strong, with 8 new planned projects in the immediate vicinity.

New businesses in the area include Cider & Cedar Taproom, Cuerno Bravo Prime Steak House, Red Star Taco Bar, Wooden City, Dsytopian State Brewery, Corina Bakery, Rhein Haus and Odin Brewery and Restaurant.



CORNER PARCEL AT THE INTERSECTION OF 6TH AVENUE & TACOMA AVENUE



2.5 MILES FROM I-5 VIA I-705



0.5 MILE TO ENTRANCE OF I-705



TRIANGULATED BETWEEN DOWNTOWN, THE ST. HELENS DISTRICT & WRIGHT PARK

Project data and images sourced through a custom GOOGLE MAPS map provided by TACOMA UNTAPPED and sourced through the website of DOWNTOWN ON THE GO

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