

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



JOHN DEHAN
253.779.2433

jdehan@neilwalter.com

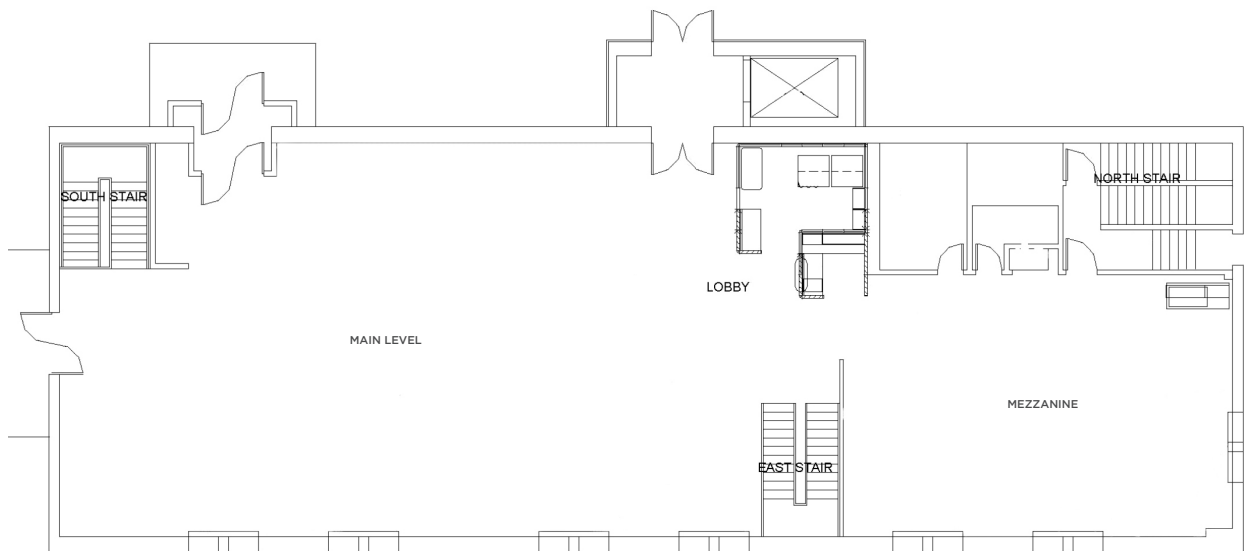
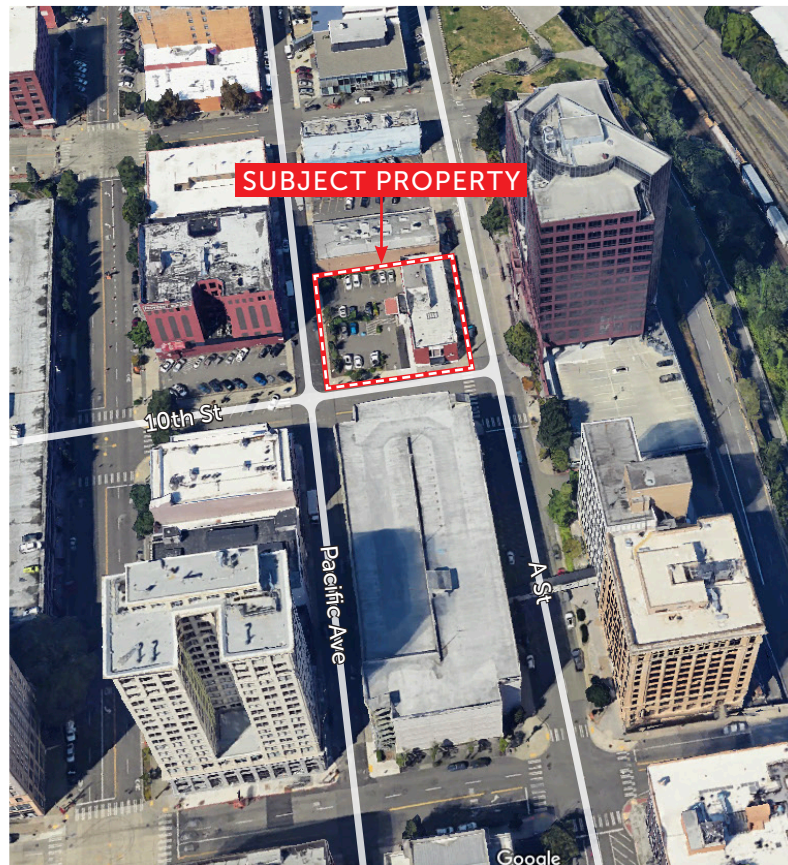
ERIC CEDERSTRAND
253.779.2428

ecederstrand@neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

101 SOUTH 10TH STREET

TACOMA, WA 98402



JOHN DEHAN
253.779.2433
jdehan@neilwalter.com

ERIC CEDERSTRAND
253.779.2428
ecederstrand@neilwalter.com

253.779.8400
www.neilwalter.com

1940 East D St #100
Tacoma, WA 98421