

# FOR LEASE

JAMES CENTER NORTH  
1614 - 1620 S Mildred St Tacoma, WA 98465



## OFFERING SUMMARY

Lease Rate      \$14.00 SF/yr + NNN

Lease Type:      Triple Net (NNN)

NNN:      \$10.68 SF/yr

Available SF:      2,249 SF

Zoning:      CCX

## PROPERTY OVERVIEW

James Center North is located across the street from Tacoma Community College which offers 46 professional and technical degrees to over 12,000 students per year. There is a transit center across the street, generating high daytime traffic to the immediate trade area. Adjacent to James Center North is James Center, a 128,000 SF retail center anchored by Fred Meyer. Other national tenants included Rite Aid, Fed EX, Chase Bank, IHOP. The neighboring Co-tenancy should provide some synergies to the subject property.

SPACES	STATUS	LEASE RATE	SPACE SIZE
1614-A (Office/Retail)	AVAILABLE NOW	\$14.00 SF/yr + NNN	2,249 SF

**Vladimir Olyanich**  
(425) 615-0577  
volyanich@cbcworldwide.com

**Bob Fredrickson, CCIM**  
(206) 595-7232  
bfredrickson@cbcworldwide.com



COLDWELL BANKER  
**COMMERCIAL**  
DANFORTH

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## Suite 1614-A 2,249 SF



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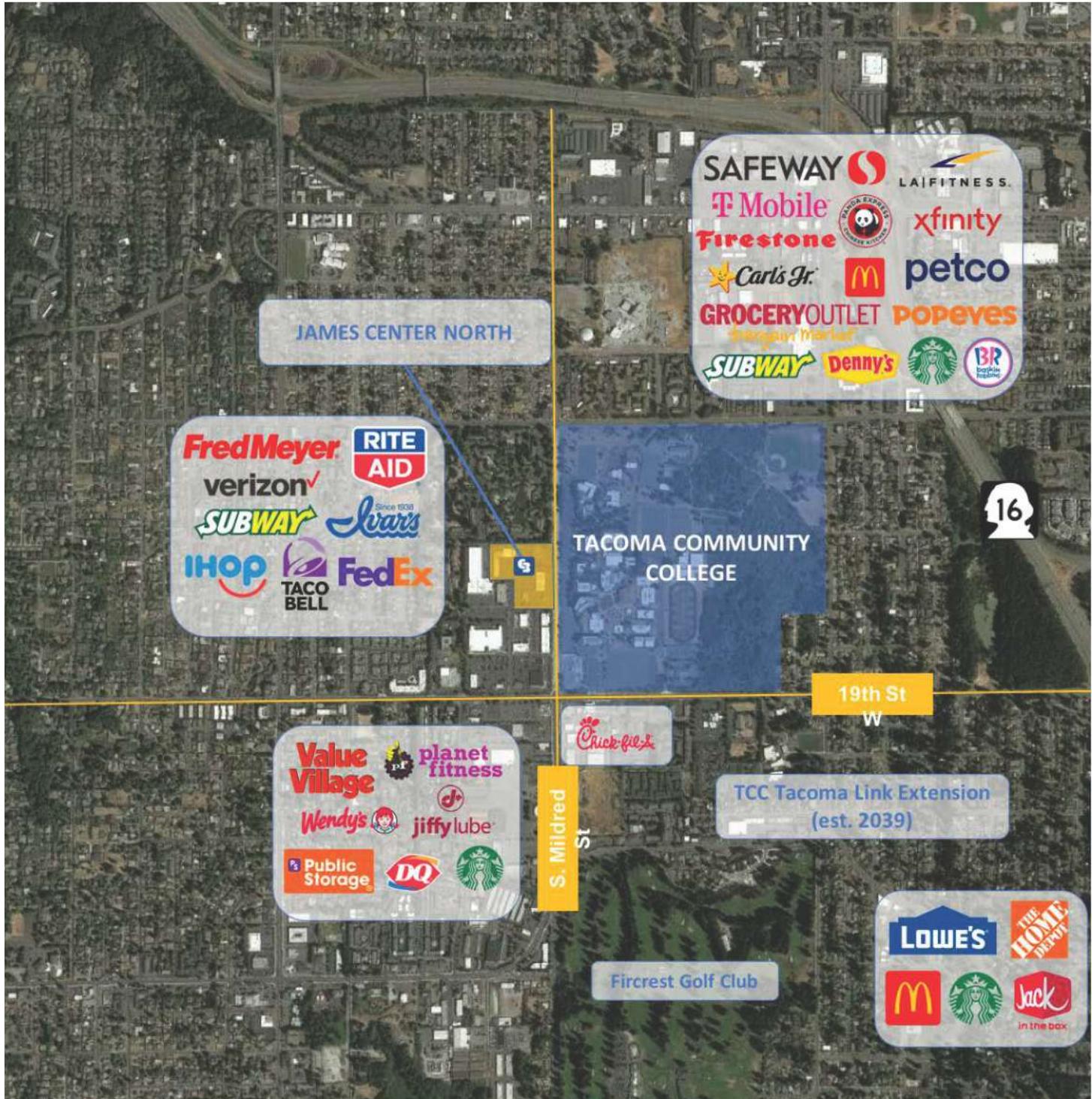


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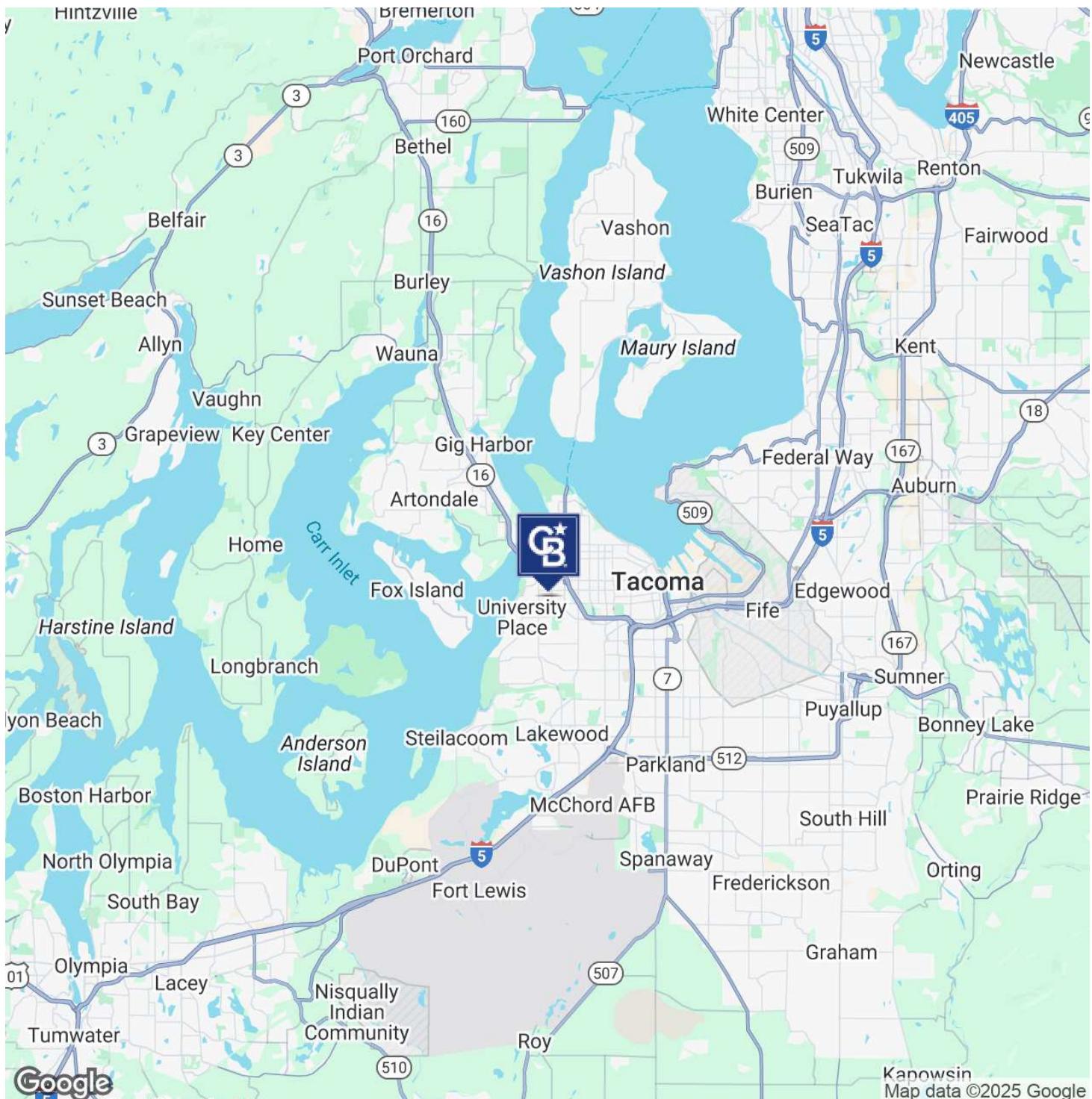


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