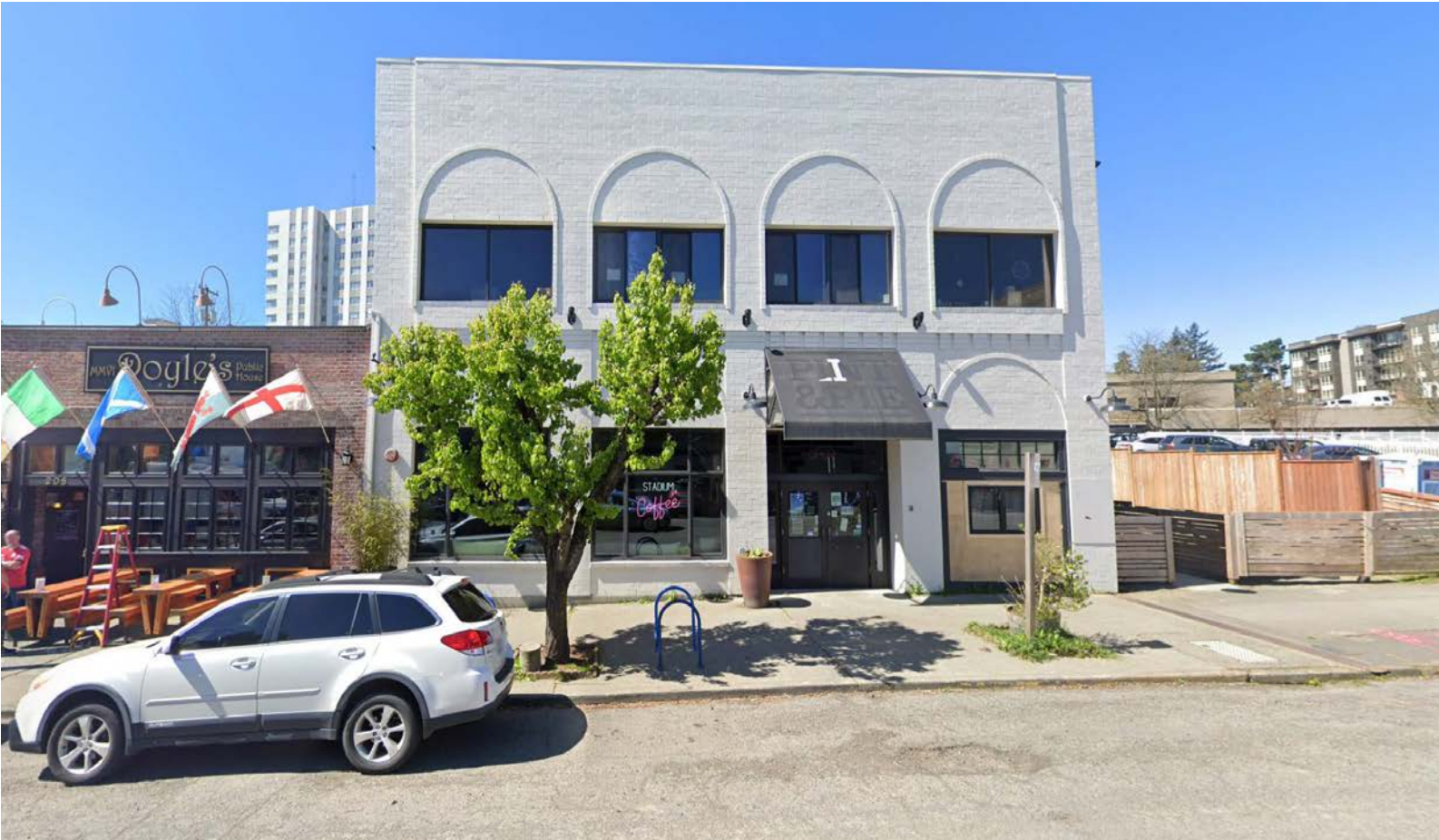


204 Saint Helens Ave. | TACOMA, WA 98402
Retail Space for Lease



Stadium District Retail Space For Lease

The lower unit of 204 St. Helens Ave. is a ~4,000-6,000SF retail space that was previously a full-service bar and restaurant in Tacoma's desirable and walkable Stadium District. This charming historic building provides 50' of St. Helens Ave. frontage with large street side windows, ample lighting and unique signage opportunities. Space is suitable for many retail applications including gyms, office space, full-service restaurant, cafe or coffee shop, or personal services like hair salons. Complimentary business neighbors include Doyle's Public House and Manuscript restaurant. This space has a fire suppression sprinkler system installed. There is some existing kitchen infrastructure that includes an ~18' Type-1 Hood Vent, a ~100SF Walk-in Cooler, floor drains, plumbing and electrical to support a high-volume kitchen. The option to include ~3,000SF outdoor space is also available. St Helens Ave. was recently repaved and relined with upgraded sidewalks.



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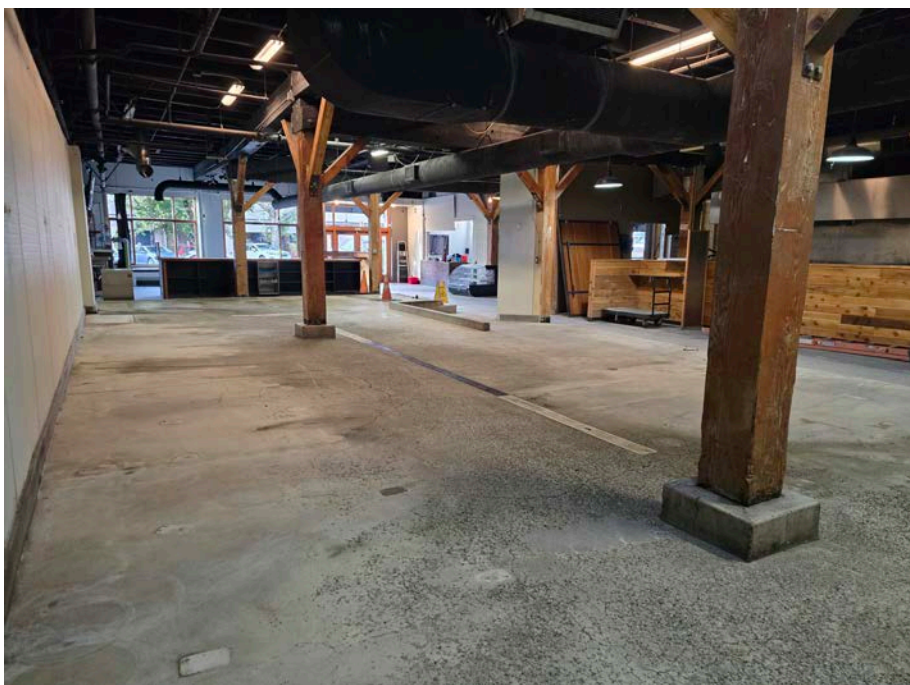
Retail Space for Lease

Building Details

- Rental Rate: \$18.00/SF, NNN Lease
- Square Footage Available: ~4,000 - 6,000
- Lot Size: .149AC/6,498SF
- Unit Location: Lower, St. Helens Ave. Side
- Condition: As-Is Empty Shell
- Typical Floor: ~6,000 SF
- Construction: Masonry
- Utilities: Sewer, Water, Electricity, Gas
- Year Built: 1908/1965/1995
- Occupancy: Vacant
- Building Tenancy: Multi
- Parking: Ample Street Parking, Highly Walkable Neighborhood
- Property Type: Retail
- Subtype: Restaurant, Bar
- Parcel Number: 2002080012

Building Highlights

- Desirable Stadium District Location
- Fire Suppression Sprinkler System
- Existing Kitchen Infrastructure
- Optional Outdoor Parcel also available for Lease.



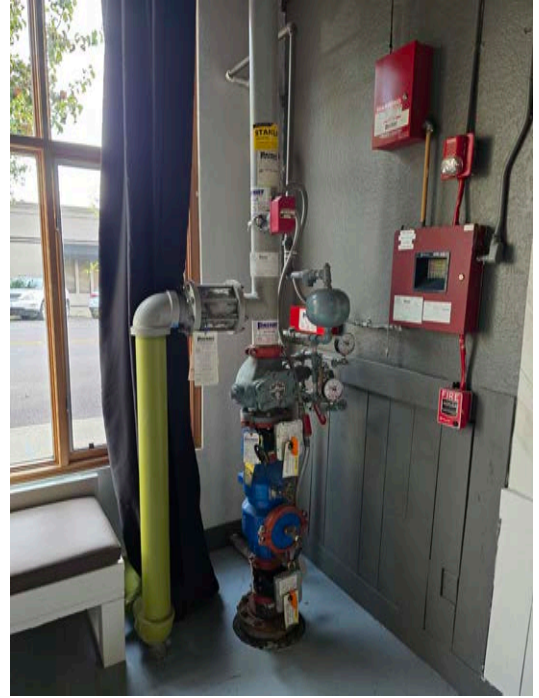
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Existing Kitchen Infrastructure



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