

204 Saint Helens Ave. | TACOMA, WA 98402  
Bar & Restaurant Space for Lease



## Stadium District Bar & Restaurant Space For Lease

Seize this rare opportunity to lease a ~6,000SF full-service bar and restaurant space 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. Complimentary business neighbors include Doyle's Public House and Manuscript restaurant. This space has a fire suppression sprinkler system installed. There is 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. Option to lease ~3,000SF outdoor beer garden also available. St Helens Ave. was recently repaved and relined with upgraded sidewalks.



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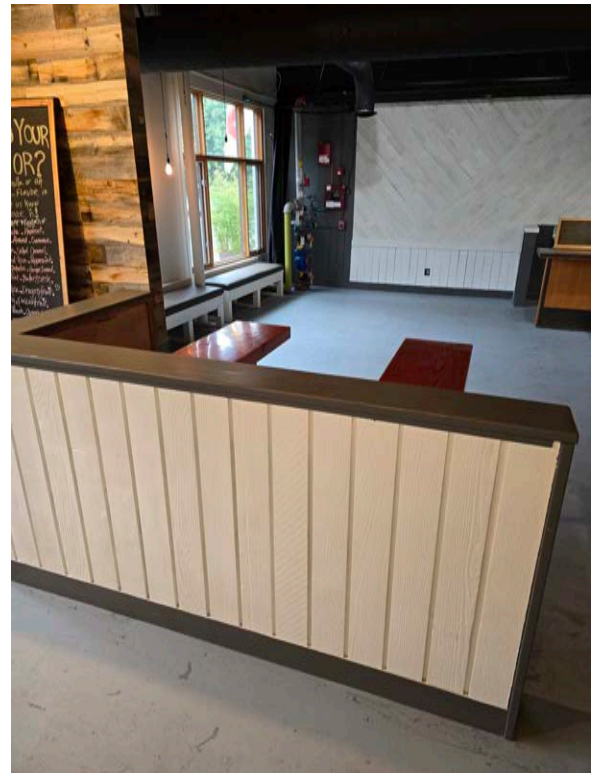
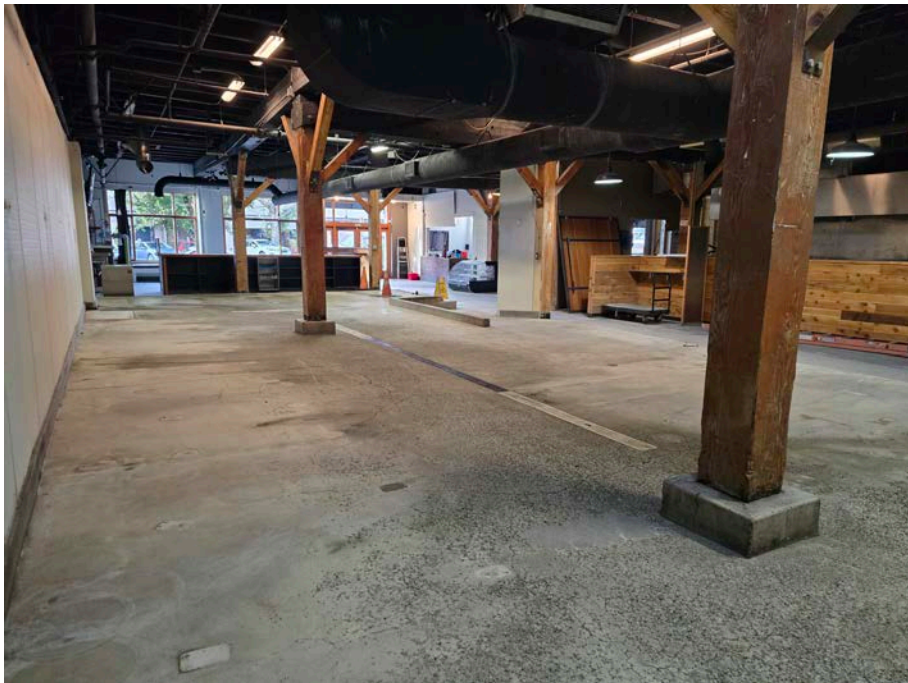
# Bar & Restaurant Space for Lease

## Building Details

- Rental Rate: \$18.00/SF, NNN Lease
- Square Footage Available: ~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 Beer Garden Parcel also available for Lease.



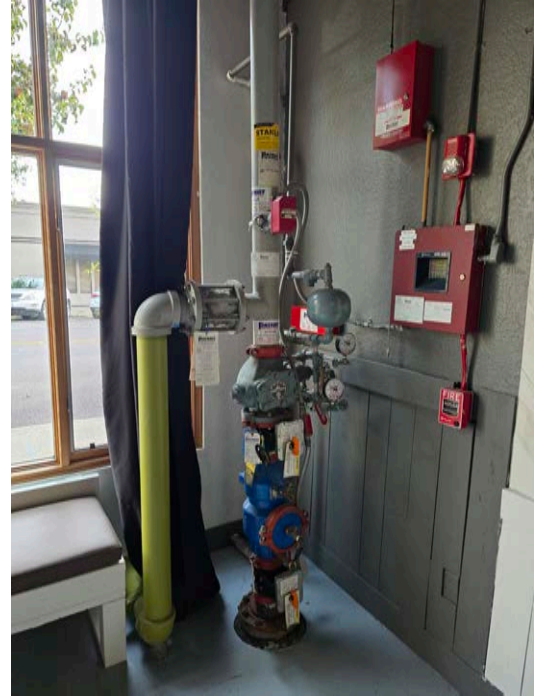
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# Existing Kitchen Infrastructure



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