



Office Space Available For Lease

7808 PACIFIC AVENUE | TACOMA, WASHINGTON 98408



7800 Office Park Association

Now leasing professional office space at 7800 Office Park Association, on busy Pacific Ave./SR-7. Join other fine tenants including Down to Earth Dental, Advanced Behavior Education, Integrated Family Medicine and Esthetic Wellness, Sunrise Medical Consultants, Advanced Muscular Massage, and Pacific Podiatry Group. Suite 6 features a waiting room with medical window, a large receptionist's office, four large exam rooms, a private office, lab, and restroom on the main floor. The upper floor is a staff break area featuring a kitchenette, a private office, and a restroom. Suite 8 of 1,890sf has a spacious layout with an enclosed reception area, seven private offices, a large conference room, a kitchenette area, and one restroom. The space has both front and rear exits, newer carpet and paint, and lots of natural light. There is excellent signage and ample parking at this center.

Property Overview

- Excellent signage
- Ample parking
- Demographics available
- Located on Pacific Avenue (SR-7)
- Suite 6: 1,840sf
- Suite 8: 1,890sf
- Lease rate: \$16.50 psf/year
- NNN: \$6.22 psf/year

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.



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EXTERIOR PHOTOS - PARKING



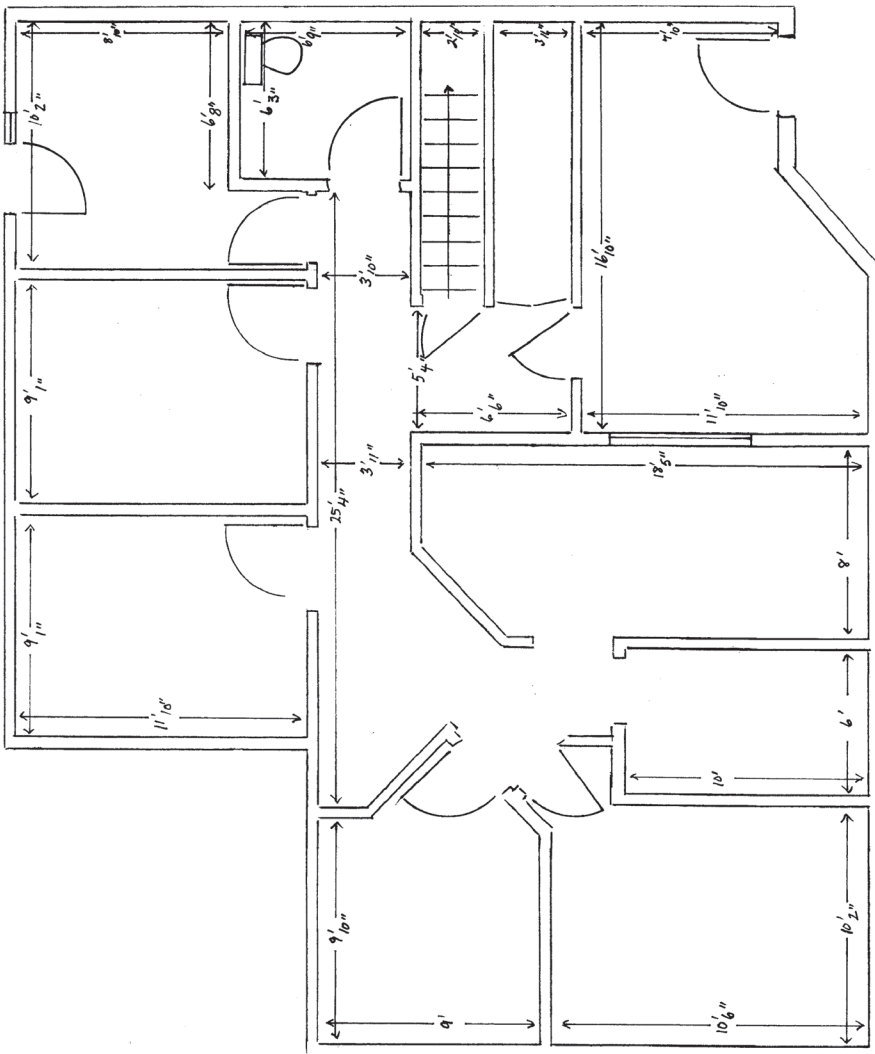
INTERIOR PHOTOS - SUITE 6



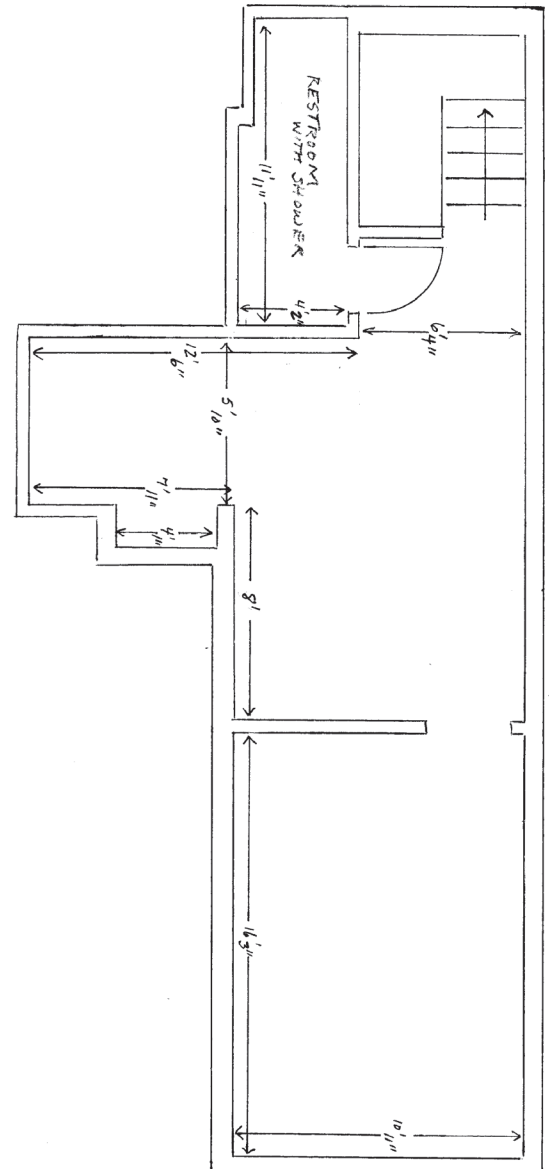


FLOOR PLAN SKETCH - SUITE 6

First Floor



Second Floor





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EXTERIOR PHOTOS - SUITE 8

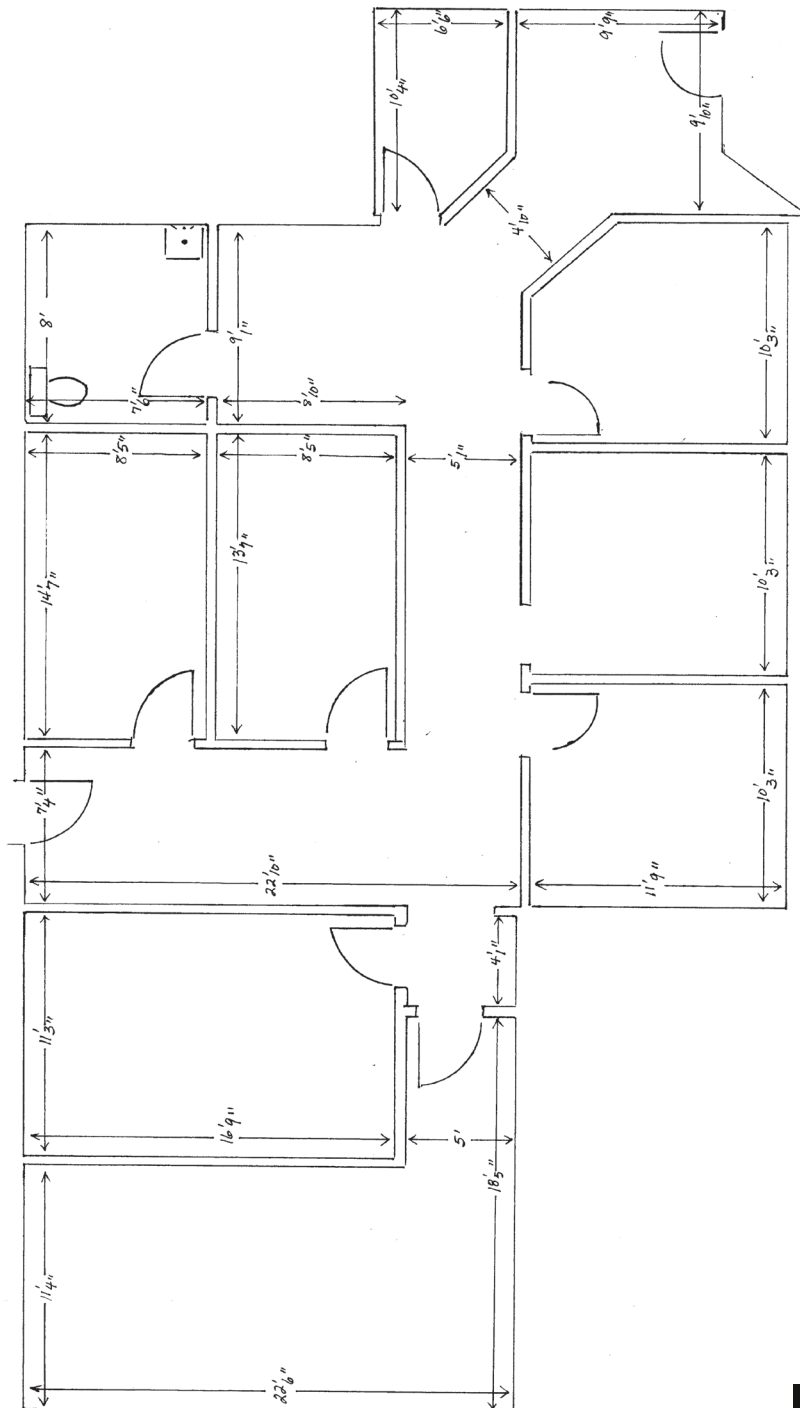


INTERIOR PHOTOS - SUITE 8



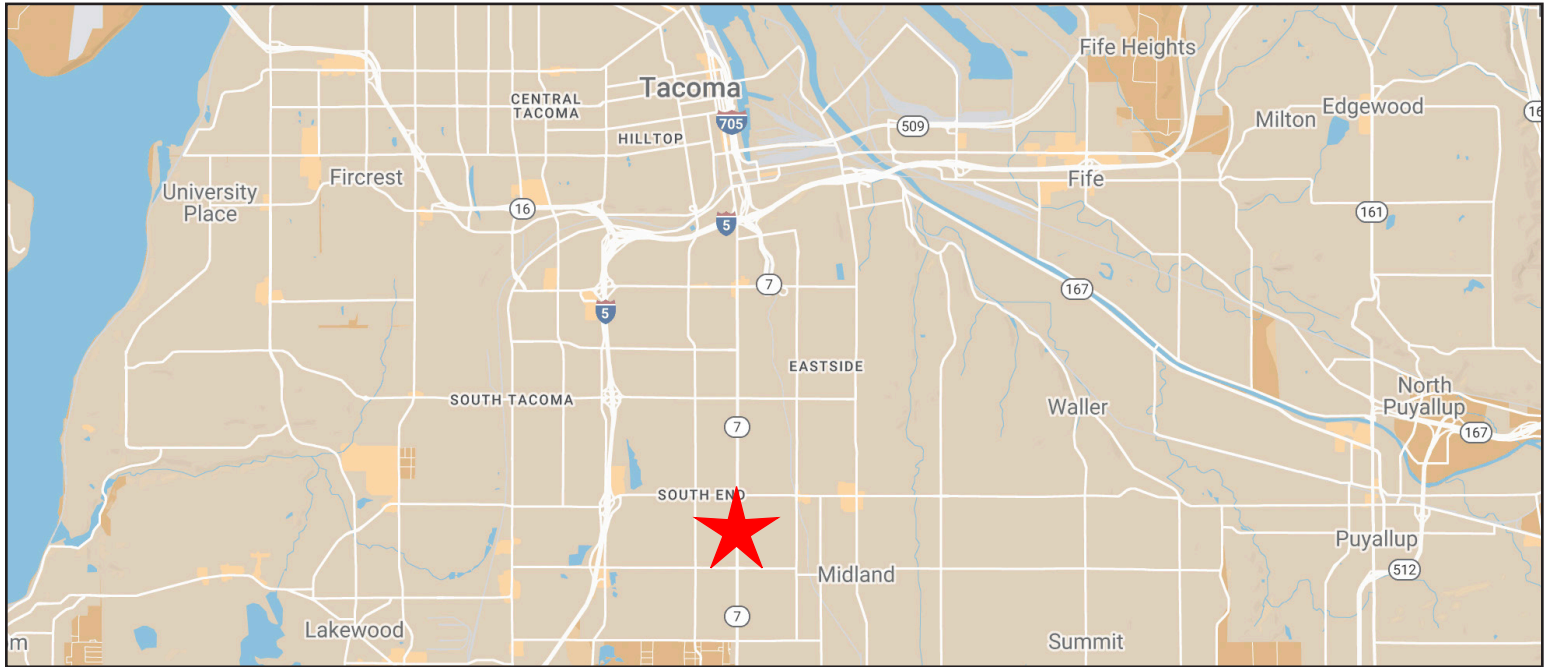


FLOOR PLAN SKETCH - SUITE 8



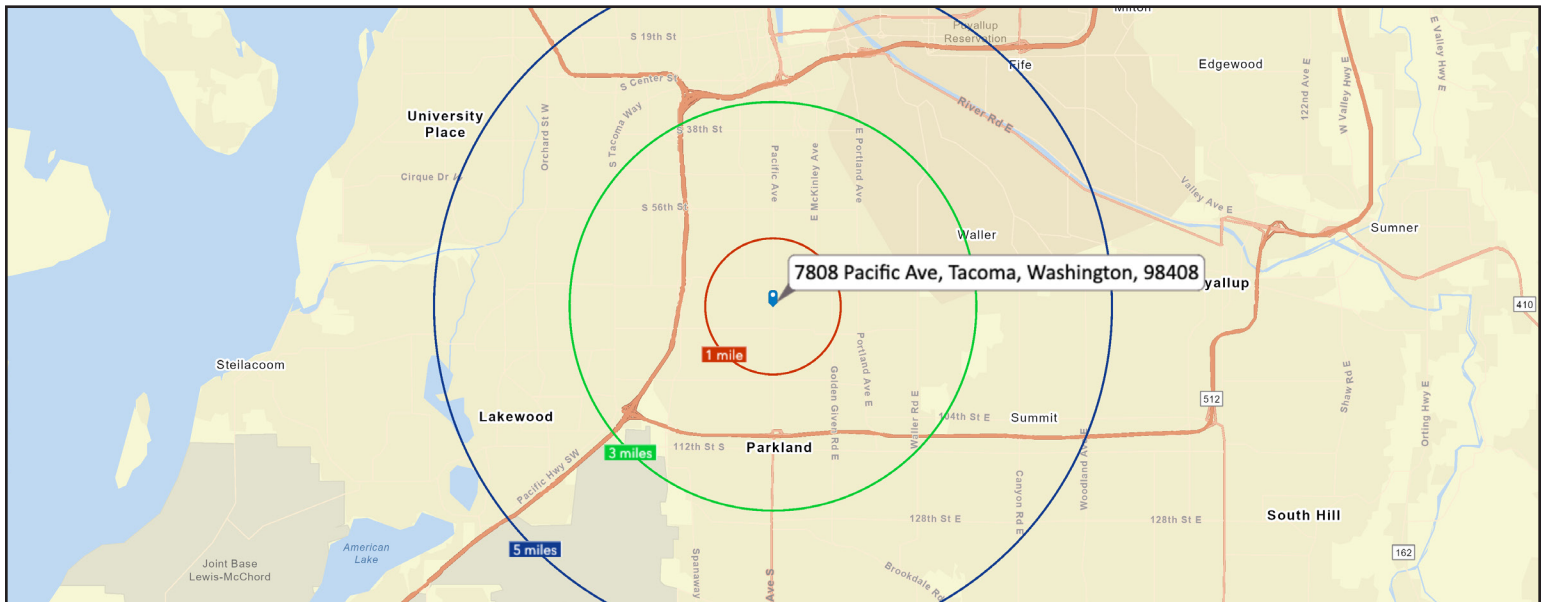


REGIONAL MAP



DEMOGRAPHICS

2022 Population	1 Mile	3 Miles	5 Miles
	19,214	128,789	265,654
2022 Household Income	1 Mile	3 Miles	5 Miles
	\$60,084	\$62,424	\$65,688



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