

FOR LEASE

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



OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr
Lease Type:	Triple Net (NNN)
Available SF:	950 - 2,072 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 synergies to the subject property.

SPACES	STATUS	LEASE RATE	SPACE SIZE
1614-6	Available 6/1/26	\$14 + NNN	950 SF
1612-B	Available Now	\$14 + NNN	2,072 SF

Vladimir Olyanich
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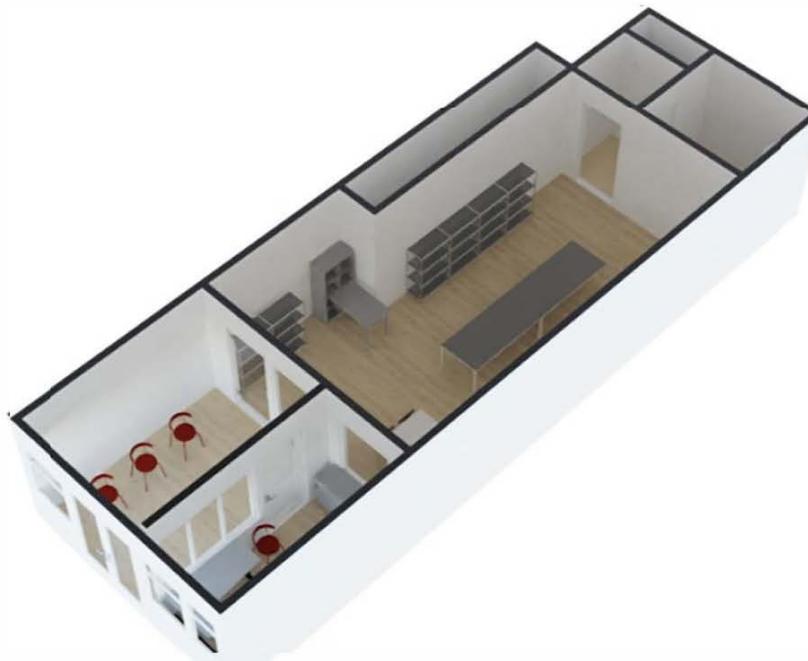
Bob Fredrickson, CCIM
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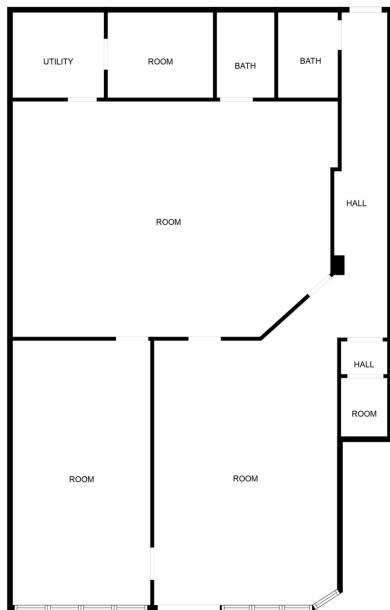
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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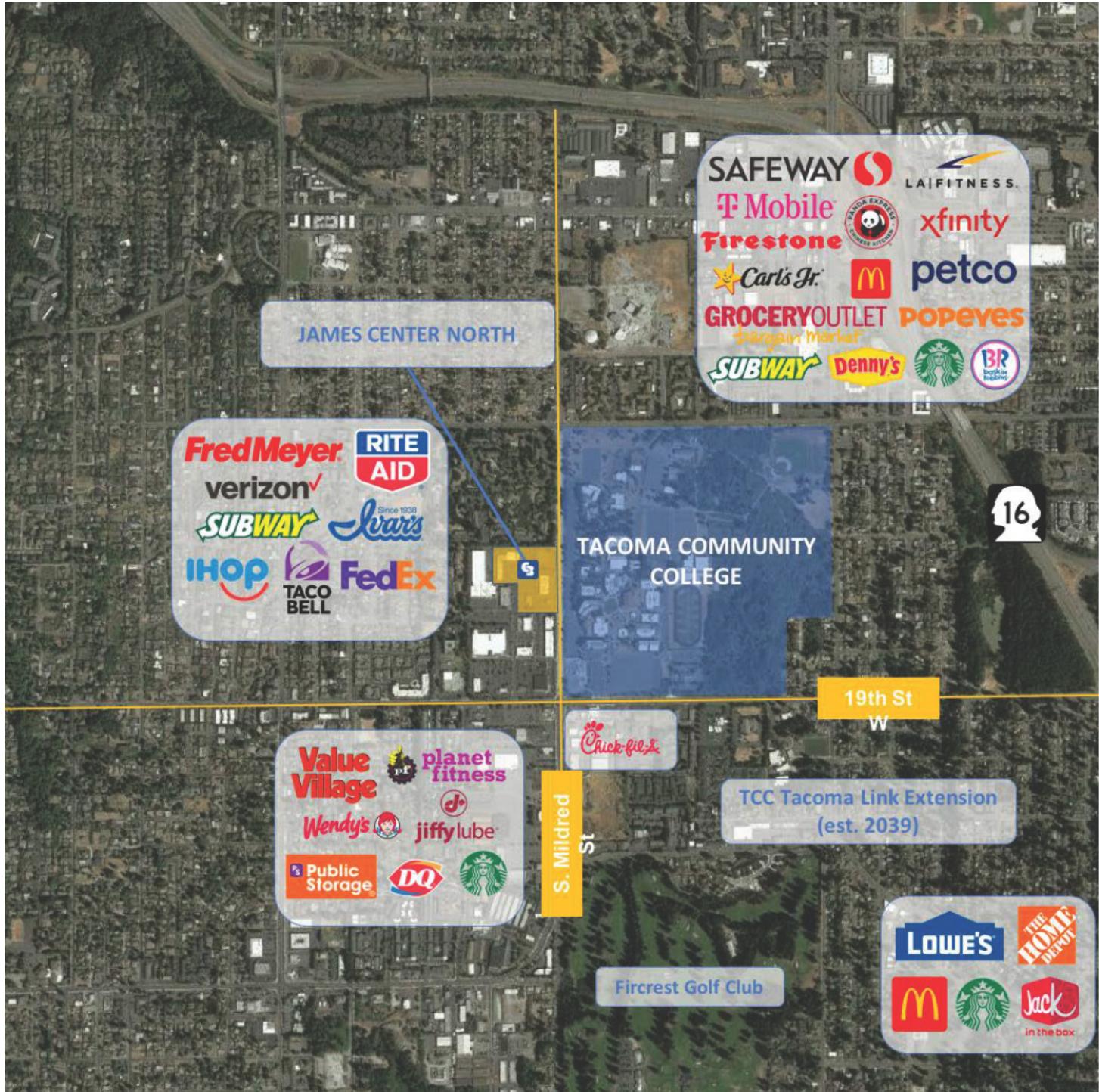
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