

Spanaway Court

18407 Pacific Ave S, Spanaway, WA 98387



Presented by
Commercial Advantage Real Estate



Price: \$15.00 /SF/YR

The wood frame and tile roof structure sites on a 1.39-acre parcel with metal fence surrounding and sixty-four (64) parking stalls. The tenant base is diversified with uses ranging from food & wellness to investments & finance. The excellent accessibility and visibility of the property provide local businesses the opportunity to grow and prosper while paying affordable rental rates. Pacific Avenue S is the primary north-south thoroughfare through the city of Spanaway and plays host to all major retail and amenities in the area. 35,000 vehicles travel Pacific Avenue S per day. Joint Base Lewis-McChord is the primary economic driver for Spanaway, with nearly 210,000 military personnel, families and retirees in the surrounding area. The nearby industrial area of Frederickson plays host to major corporations such as Boeing, Whirlpool, IKEA and James Hardie. At a total of about 116,000 square feet, office supply in the Spanaway submarket is limited. This offering provides an incoming tenant a great opportunity.

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The Spanaway Court retail/office center is home to a variety of professional tenants and is sure to attract a wide range of clientele. Located directly off Pacific Avenue South and just south of 176th St, with plenty of parking available on-site.

This property is easily accessible and contains an entrance directly off of Pacific Avenue South as well as an entrance right off 184th Street South.



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Building Photo



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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Abracadabra Recovery Inc	1,050	
Best Garage Door Repair	-	
Condon Nero	1,650	
Frink-Bartusch Chiropractic Clinic	2566	
PRMI Mortgage	917	

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Building Photo



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Listing spaces

1st Floor Ste 5

Space Available	917 SF
Rental Rate	\$15.00 /SF/YR
Date Available	60 Days
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

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2nd Floor Ste 16B

Space Available	140 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

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Building Photo

Listing spaces

2nd Floor Ste 18

Space Available	1,050 SF
Rental Rate	\$15.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

941 square feet of office/retail space containing a kitchenette and single bathroom.

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Property Photos



Building Photo



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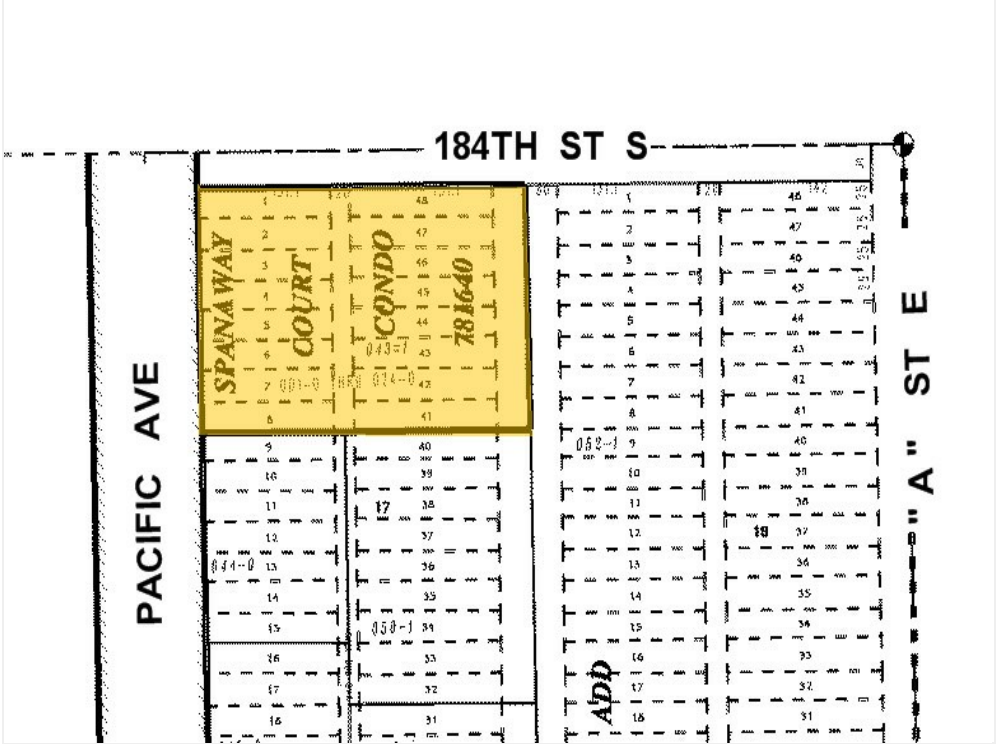
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Property Photos



Aerial



Plat Map

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Location

