

# FOR LEASE

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



## OFFERING SUMMARY

Lease Rate: \$13.50 - 14.00 SF/yr

Lease Type: Triple Net (NNN)

Available SF: 950 - 2,438 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
1614-12 (Sublease)	Available Now	\$13.50 + NNN	2,438 SF
1614-6	Available 6/1/26	\$14 + NNN	950 SF
1612-B	Available Now	\$14 + NNN	2,072 SF

**Vladimir Olyanich**  
(425) 615-0577  
volyanich@cbcworldwide.com

**Bob Fredrickson, CCIM**  
(206) 595-7232  
bfredrickson@cbcworldwide.com



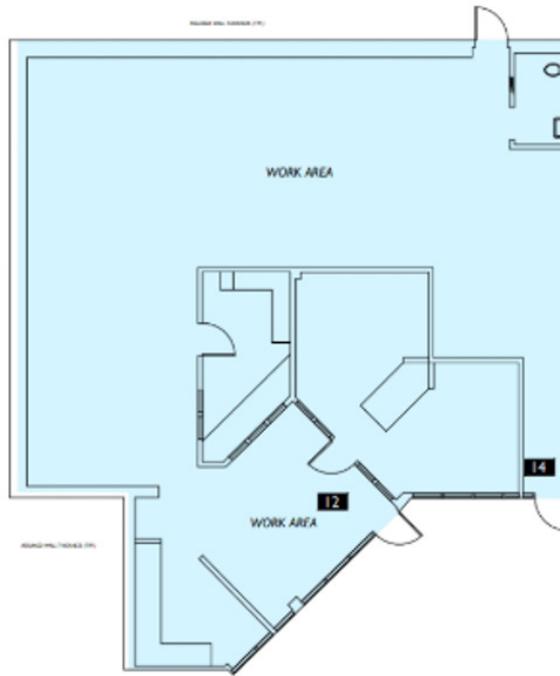
**COLDWELL BANKER  
COMMERCIAL**  
DANFORTH

# FOR LEASE

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



**Suite 1614-12**



**Vladimir Olyanich**  
(425) 615-0577  
volyanich@cbcworldwide.com

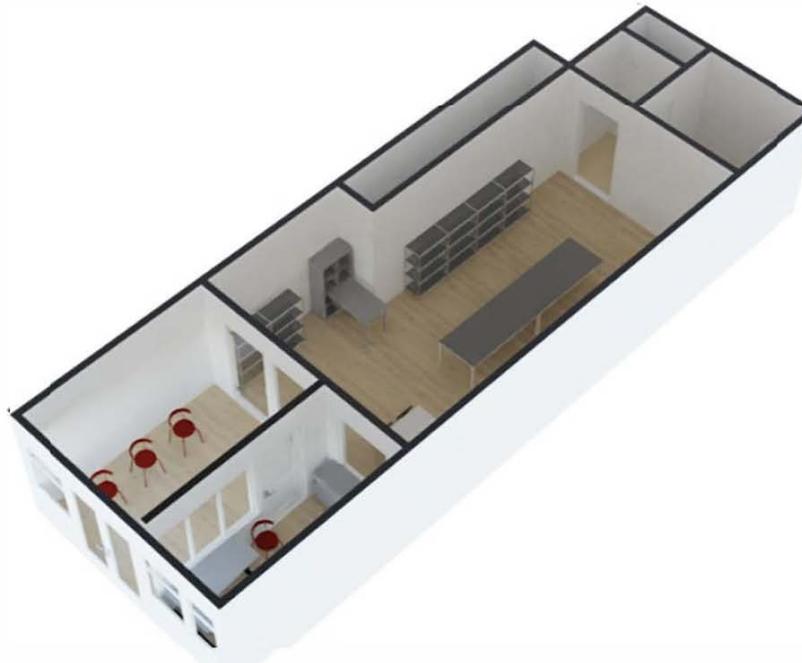
**Bob Fredrickson, CCIM**  
(206) 595-7232  
bfredrickson@cbcworldwide.com



**COLDWELL BANKER  
COMMERCIAL**  
DANFORTH

# FOR LEASE

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



**Vladimir Olyanich**  
(425) 615-0577  
volyanich@cbcworldwide.com

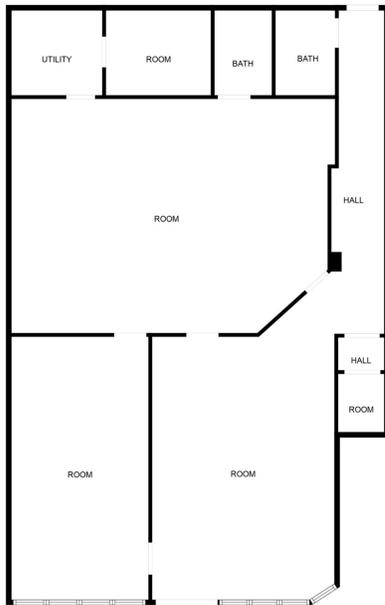
**Bob Fredrickson, CCIM**  
(206) 595-7232  
bfredrickson@cbcworldwide.com



**COLDWELL BANKER  
COMMERCIAL**  
DANFORTH

# FOR LEASE

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



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



**Vladimir Olyanich**  
(425) 615-0577  
volyanich@cbcworldwide.com

**Bob Fredrickson, CCIM**  
(206) 595-7232  
bfredrickson@cbcworldwide.com

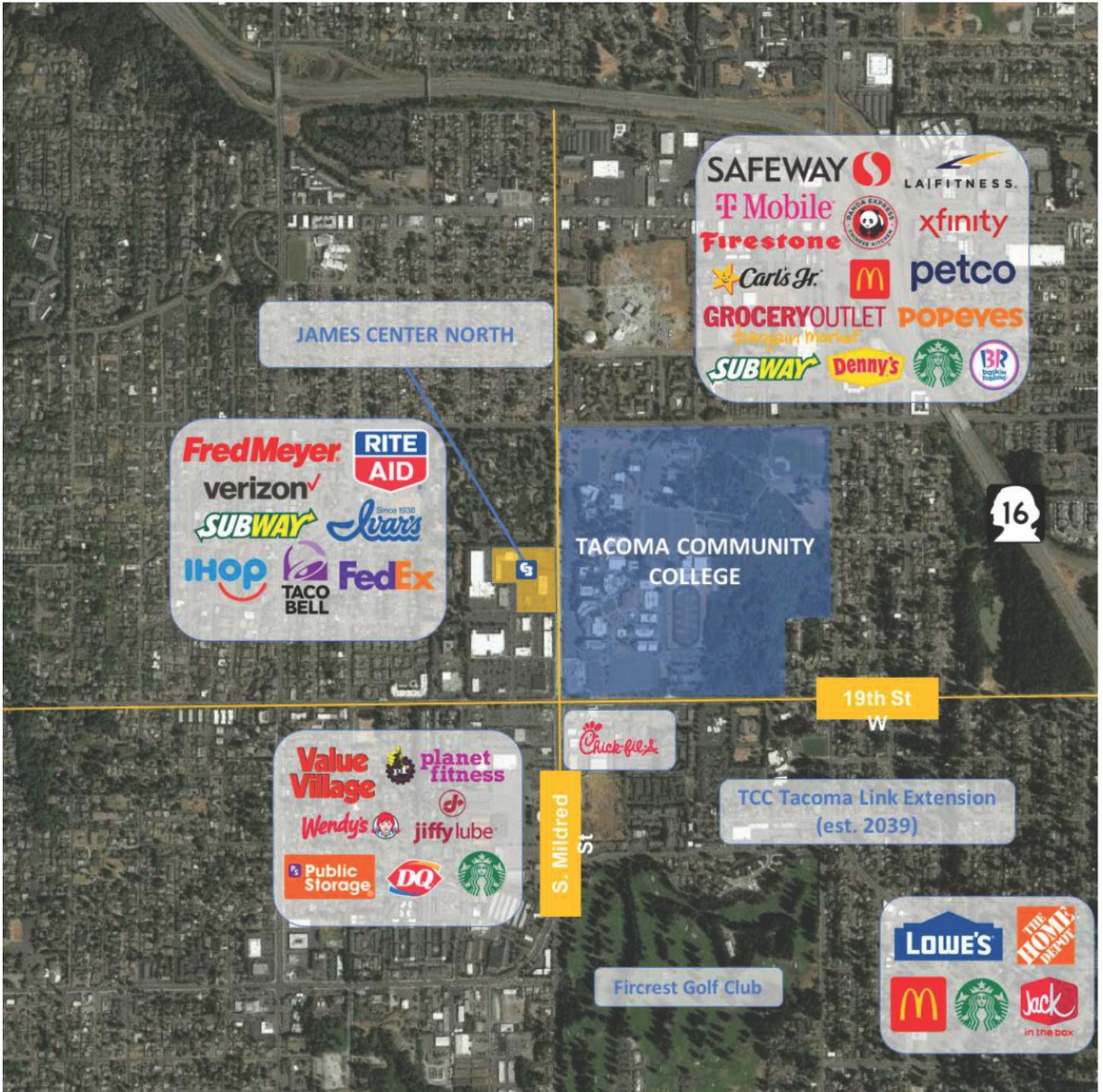


**COLDWELL BANKER  
COMMERCIAL**  
DANFORTH



# FOR LEASE

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



**Vladimir Olyanich**  
(425) 615-0577  
volyanich@cbcworldwide.com

**Bob Fredrickson, CCIM**  
(206) 595-7232  
bfredrickson@cbcworldwide.com



**COLDWELL BANKER  
COMMERCIAL**  
DANFORTH