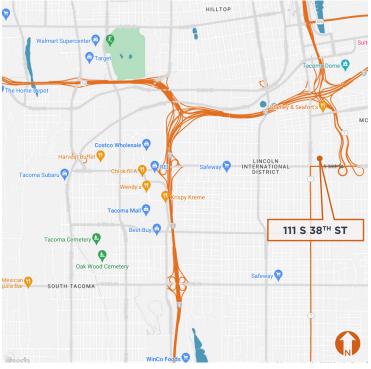
## 2,672 SF RETAIL SPACE FOR LEASE

111 S 38TH ST, TACOMA WA 98418





## SPACE HIGHLIGHTS

- Spacious 2,672 SF retail space:
  \$22.00 PSF NNN Asking Rate | OPEX \$4.05 PSF
  Tenant pays for water, trash and electrical separately
- Great for serving health-conscious gym-goers
- Excellent location for smoothie shop/juice bar or health food store
- Prime location off arterial S 38th Street
- High visibility and heavy foot traffic
- Opportunity for marquee (off 38th St) and/or building signage
- Option to open front entrance for separate entrance/exit into suite
- Close proximity to bustling businesses and other amenities
- Vibrant and active commercial area

FOR MORE INFORMATION ABOUT THIS PROPERTY, PLEASE CONTACT:

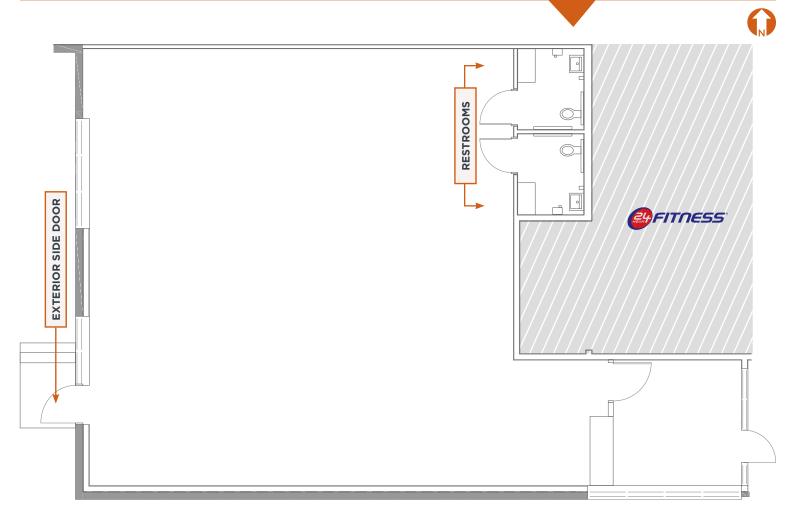


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IN THE 24 HOUR FITNESS BUILDING WITH THE UNIQUE OPPORTUNITY TO LEVERAGE FOOT TRAFFIC









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