

**JOHNSON  
COMMERCIAL**



**NOW OFFERED FOR SALE**  
**Hermitage Court Office Building**

**1720 S. 72ND ST | TACOMA, WA 98408**



11120 Gravelly Lake Dr SW Ste 2  
Lakewood, Washington 98499  
[johnson-commercial.com](http://johnson-commercial.com)

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## ABOUT THE PROPERTY

Offered for sale is the stately Hermitage Court, a two-story Tacoma professional and medical office building located on South 72nd St near the I-5 on-ramp. Tacoma is the second largest city in the Puget Sound area. With a population of about 219,346, it's the third most populated city in the state. The South Sound region, with a population of about 1 million, is considered the economic and cultural center. Tacoma is also situated conveniently about 30 miles between Seattle and Olympia along I-5. Heritage Court's proximity to easy I-5 access is just one of the benefits.

This multi-tenant property offers five leasable suites, three of which are currently available, creating an excellent opportunity for an owner-user or investor seeking immediate occupancy with additional income potential. Notably, the vacancies include spaces formerly occupied by a long-standing chiropractic clinic and a home health agency, underscoring the building's established reputation as a destination for medical and professional tenants.

### PROPERTY OVERVIEW

<b>Address</b>	1720 S. 72nd St.   Tacoma, WA 98408
<b>Tax ID</b>	934500-0-523
<b>Building Size</b>	9,296 SF
<b>Year Built</b>	1984
<b>Year Updated</b>	2000
<b>Lot Size</b>	0.3811 ac (16,600 SF)
<b>Zoning</b>	C2 (General Neighborhood Commercial District 2)

### GREAT LOCATION

Conveniently located on S. 72nd St, near the I-5 on-ramp.

### MULTI-TENANT BUILDING

Five suites, three of which are available for owner to occupy.

### HIGH TRAFFIC COUNTS

25,901 CPD on 72nd St.  
and 162,000 CPD on I-5

**\$1,600,000**

PRICE

**8.8%**

PRO FORMA CAP RATE

The information contained herein 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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J O H N S O N  
C O M M E R C I A L



## Floor Plan



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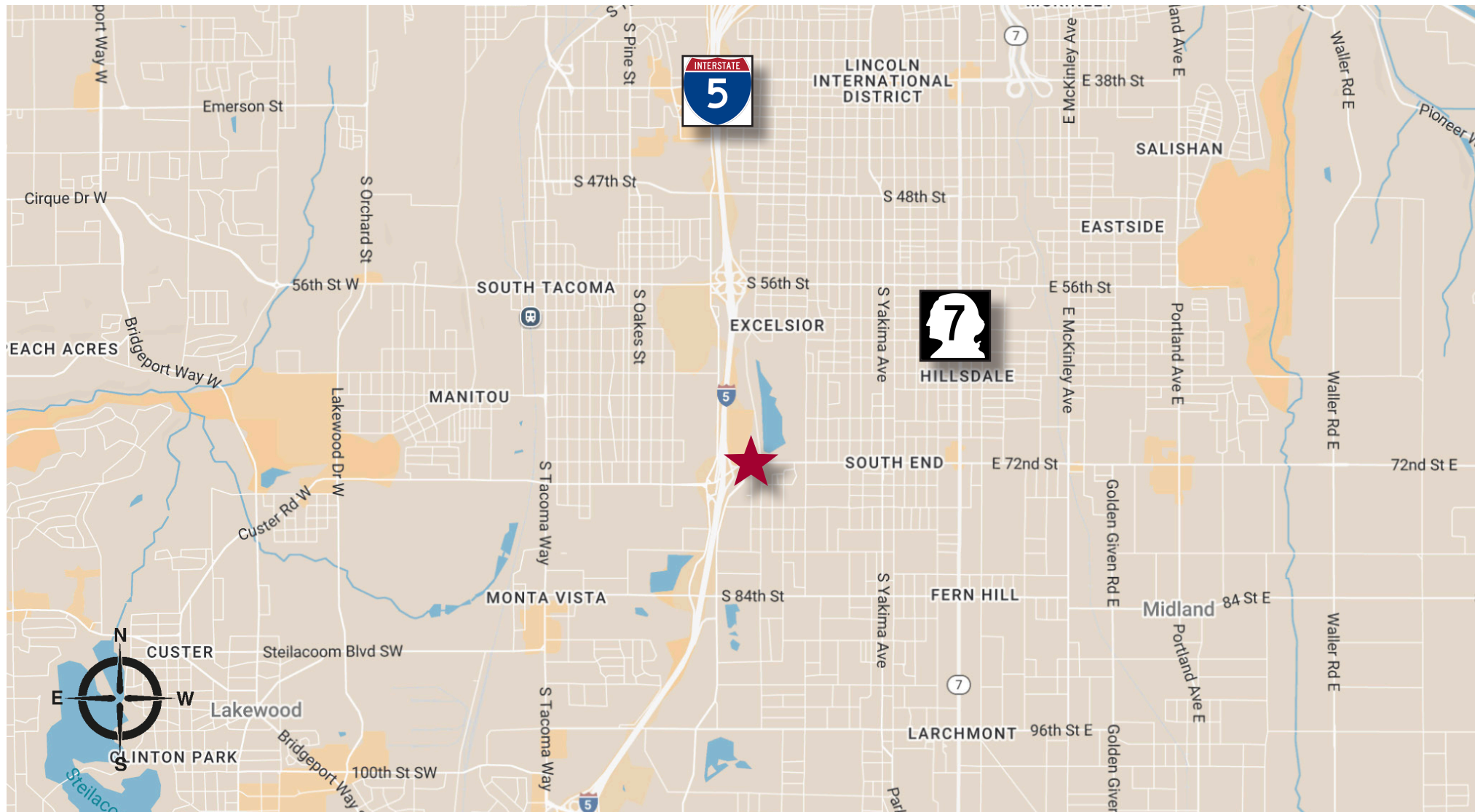
## Tax Map



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