

# Alberta J, Canada

**1,616 SF - 4,134 SF**  
**Office | Retail**  
**Space For Lease**



**1,616 SF - 4,134 SF | Available For Lease**  
**Hilltop Business District, Tacoma, WA 98405**

**India Clark**  
206.200.2119  
[india@nwinvestmentpartners.com](mailto:india@nwinvestmentpartners.com)





# Property Overview



## PROPERTY DESCRIPTION

The Alberta J. Canada Building is a beautifully designed, mixed-use commercial property located in the heart of Tacoma's revitalized Hilltop neighborhood. Featuring flexible floor plans, modern interiors, and exceptional accessibility, the building offers a professional environment for small businesses, nonprofits, creative studios, and service-based tenants.

Positioned along the new Hilltop Link Light Rail extension and surrounded by cafés, retail, and new housing, AJC provides tenants with the convenience of a walkable, transit-connected location. The building includes modern office suites, street-front retail opportunities, ADA accessibility, high ceilings, energy-efficient lighting, and updated HVAC systems.

The combination of visibility, functionality, and community energy makes the AJC Building an ideal choice for organizations seeking high-quality space in one of Tacoma's most dynamic urban districts.



## OFFERING SUMMARY

Lease Rate:	\$22.00 - 24.00 SF/yr (NNN)
Number of Units:	2
Available SF:	1,616 - 4,134 SF
Total Commercial SF:	8,506 SF

SPACES	LEASE RATE	SPACE SIZE
1108 MLK Jr. Way Tacoma Wa 98445	\$22.00 SF/yr	4,134 SF
1102 S. 11th Tacoma	\$24.00 SF/yr	1,616 SF



# Available Space

## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	1,616 - 4,134 SF	Lease Rate:	\$22.00 - \$24.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1108 MLK Jr. Way Tacoma Wa 98445	Available	4,134 SF	NNN	\$22.00 SF/yr	This spacious, move-in-ready office suite offers a modern and flexible layout ideal for nonprofits, small agencies, or professional service firms. The interior features multiple private offices, a conference room, open work areas with built-in workstations, and abundant natural light from large street-facing windows. Fresh paint, modern finishes, and updated lighting create a professional yet inviting environment. Tenants will appreciate the suite's efficient floor plan, convenient access from Martin Luther King Jr. Way, and proximity to downtown Tacoma and the new Hilltop Link Light Rail station. Perfect for organizations seeking a professional presence in a vibrant, walkable neighborhood, this suite combines functionality with visibility and convenience.
1102 S. 11th Tacoma	Available	1,616 SF	NNN	\$24.00 SF/yr	This highly visible corner suite offers a bright, open layout with floor-to-ceiling windows and direct street access from South 11th Street. The flexible interior allows for a variety of uses—including creative studio, boutique retail, gallery, or professional office—and can easily be tailored to suit the tenant's needs. With excellent pedestrian exposure and proximity to the Hilltop Link Light Rail, this suite is ideal for tenants who value accessibility, visibility, and a strong neighborhood presence. Natural light, high ceilings, and contemporary finishes create a welcoming environment for both staff and visitors.



1108 MLK - 4,134 SF | Plug & Play





1102 S 11th - 1,616 SF | Retail

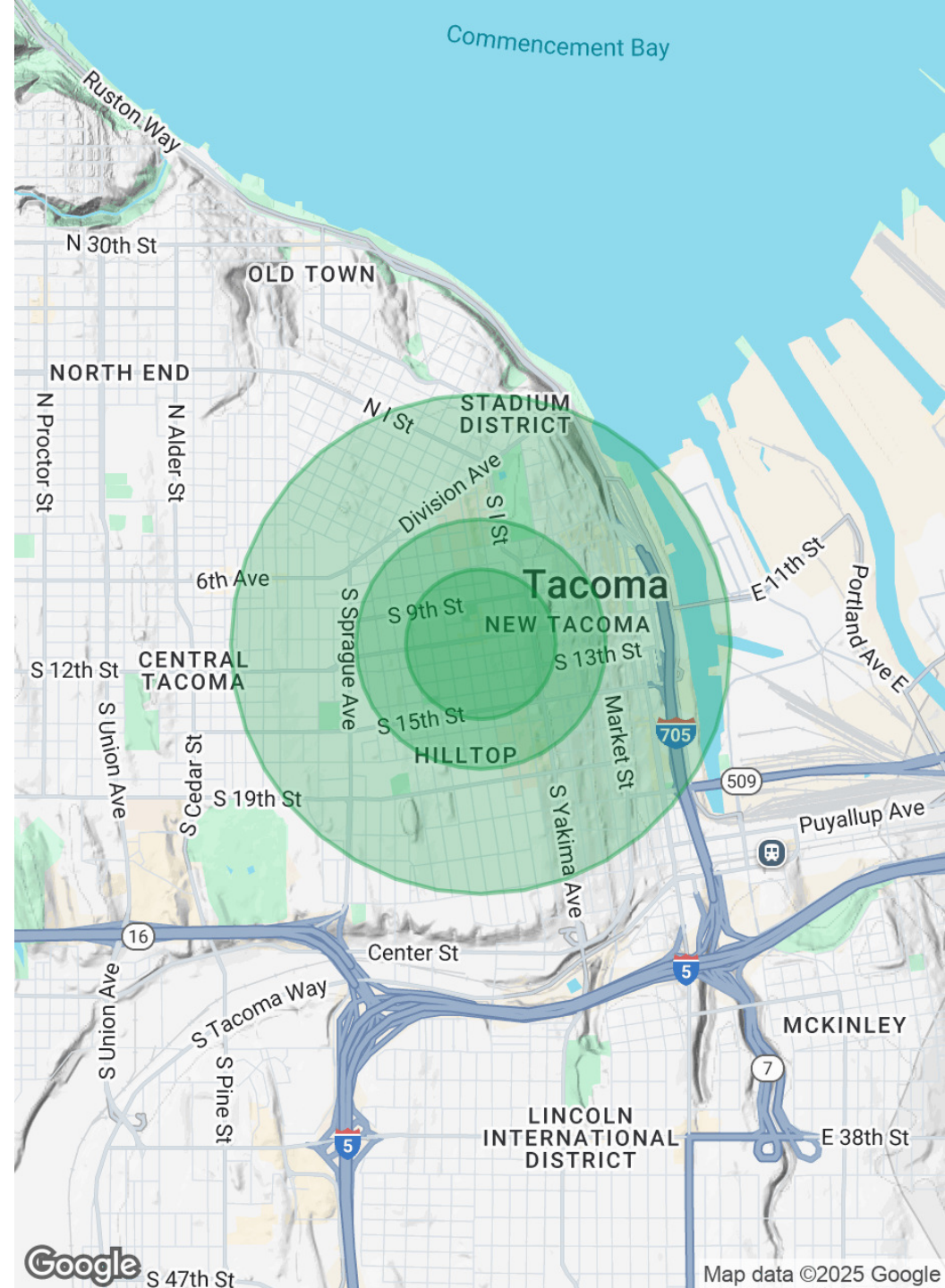




# Demographics Map & Report

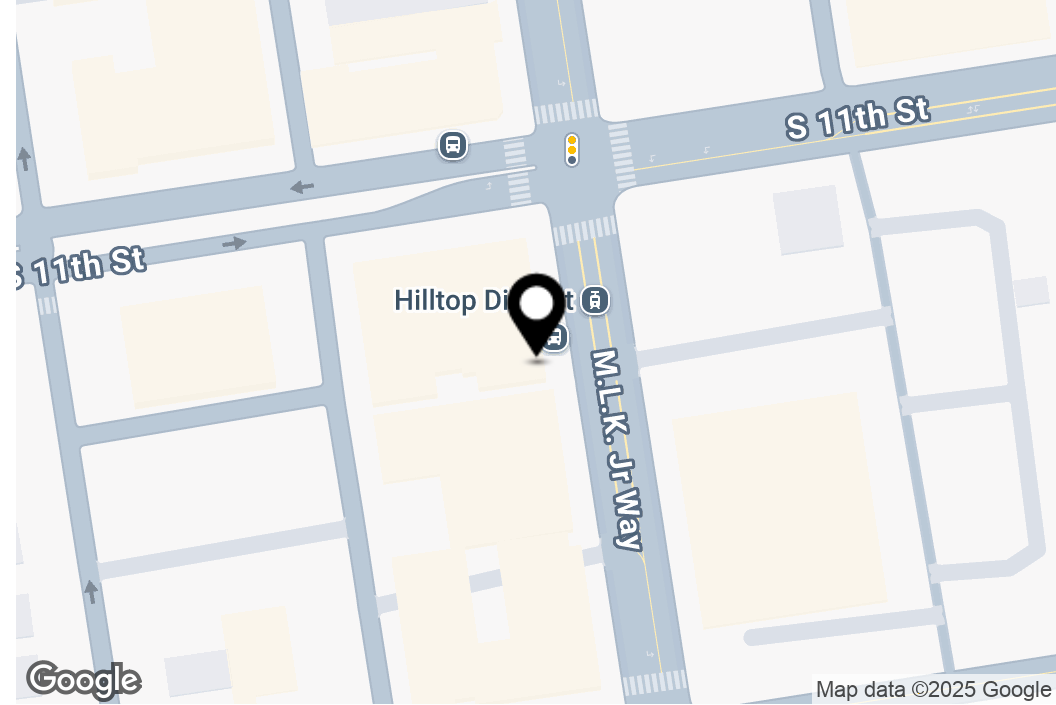
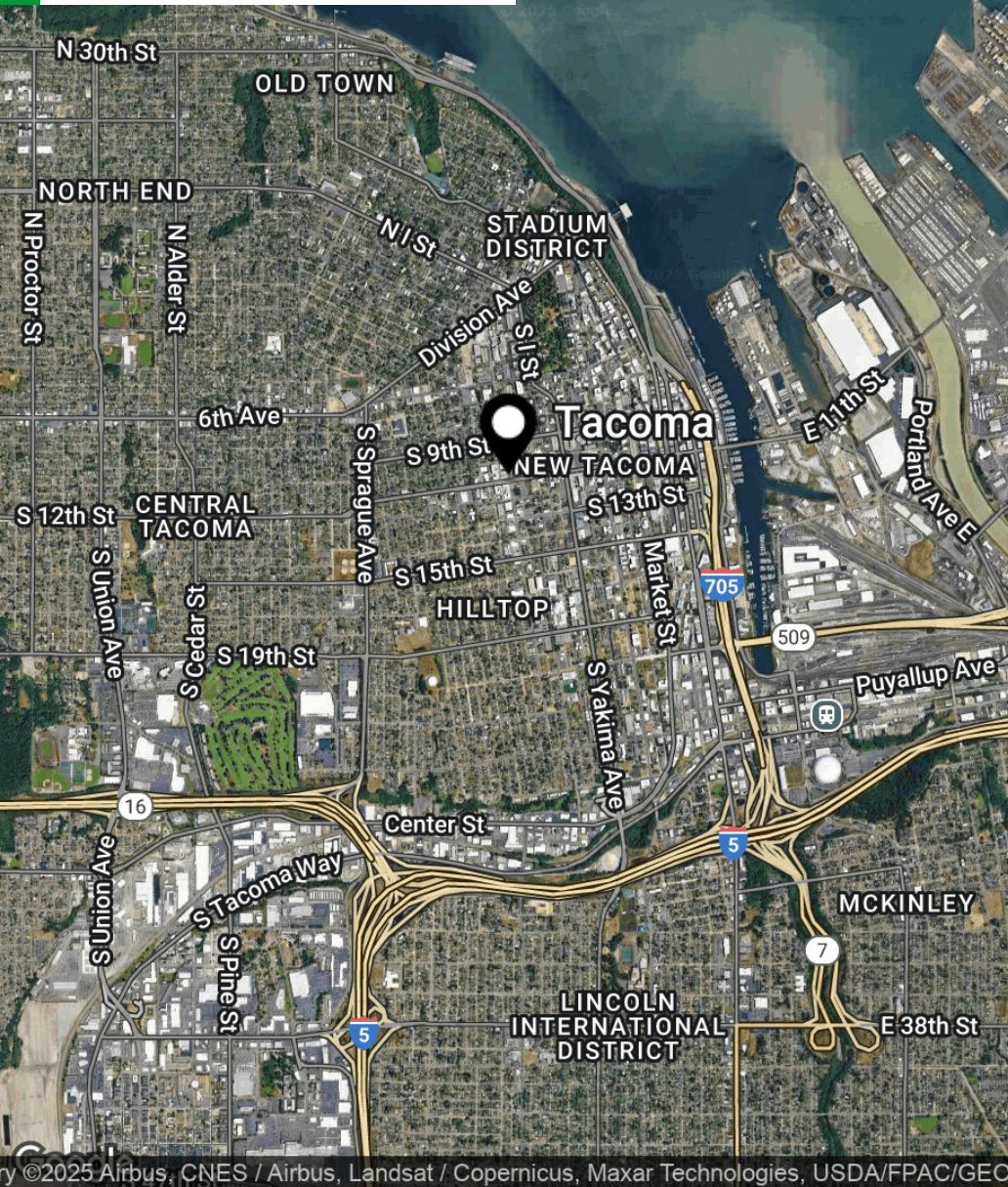
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,664	9,131	27,457
Average Age	36	38	39
Average Age (Male)	36	37	39
Average Age (Female)	36	38	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,679	3,744	13,095
# of Persons per HH	2.8	2.4	2.1
Average HH Income	\$60,530	\$70,947	\$93,061
Average House Value	\$309,651	\$397,199	\$564,096

Demographics data derived from AlphaMap





# Location Map



## LOCATION OVERVIEW

The AJC Building is centrally located within the Hilltop Business District—just minutes from Downtown Tacoma, MultiCare and St. Joseph's hospitals, and the University of Washington Tacoma campus. The surrounding neighborhood is experiencing rapid revitalization, with new mixed-income housing, retail, and transit investments. The Hilltop Link light rail expansion connects directly to downtown, enhancing accessibility for staff and clients alike.

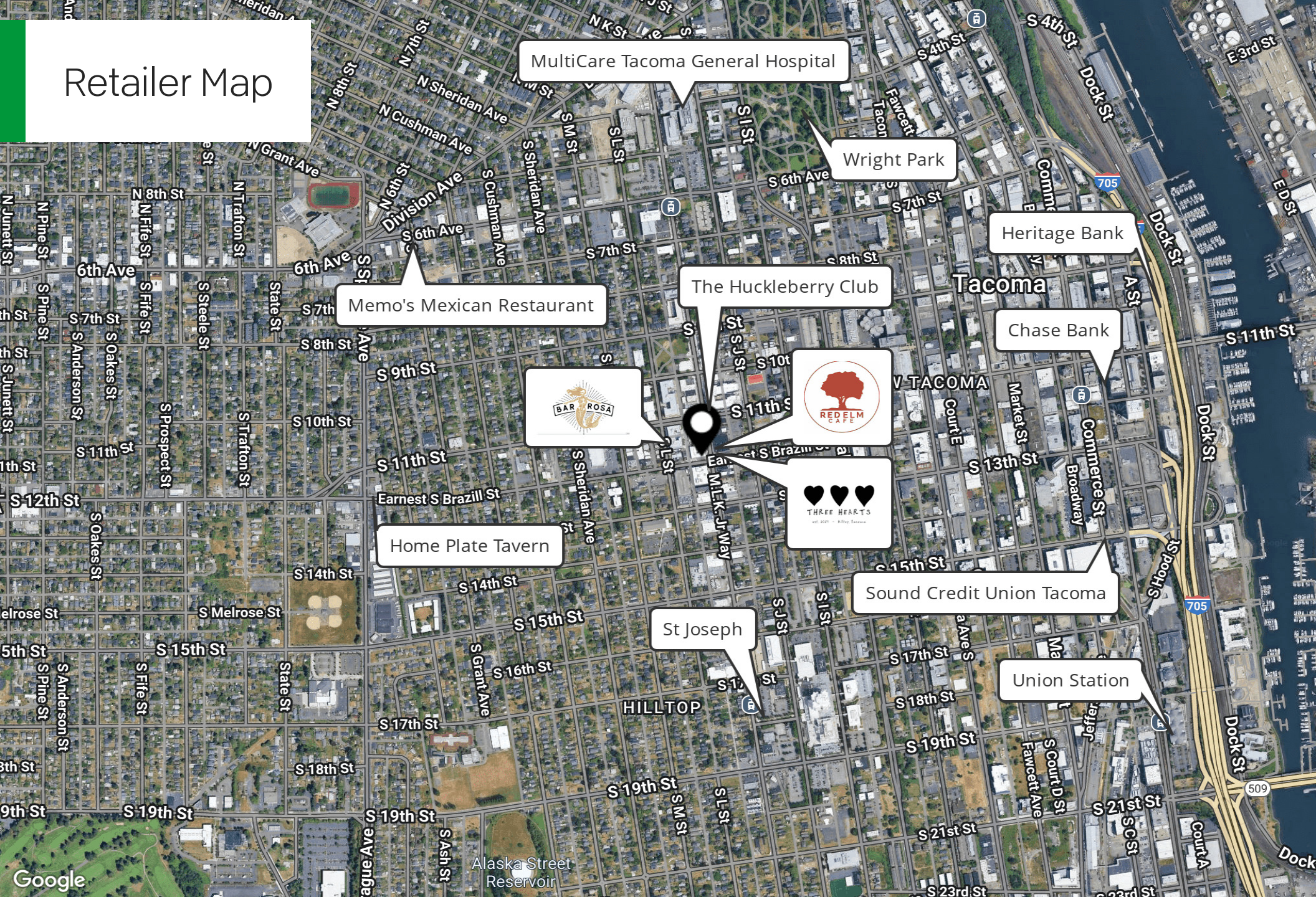


# Amenities





# Retailer Map





# Contact Us



**INDIA CLARK**

**Direct:** 206.200.2119

[india@nwinvestmentpartners.com](mailto:india@nwinvestmentpartners.com)