

FOR LEASE

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



OFFERING SUMMARY

Lease Rate: 14.00 SF/yr

Lease Type: Triple Net (NNN)

Available SF: 950 - 1,901 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
1614-6	Available 6/1/26	\$14 + NNN	950 SF
1614-B	Available 8/1/26	\$14 + NNN	1,901 SF

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

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

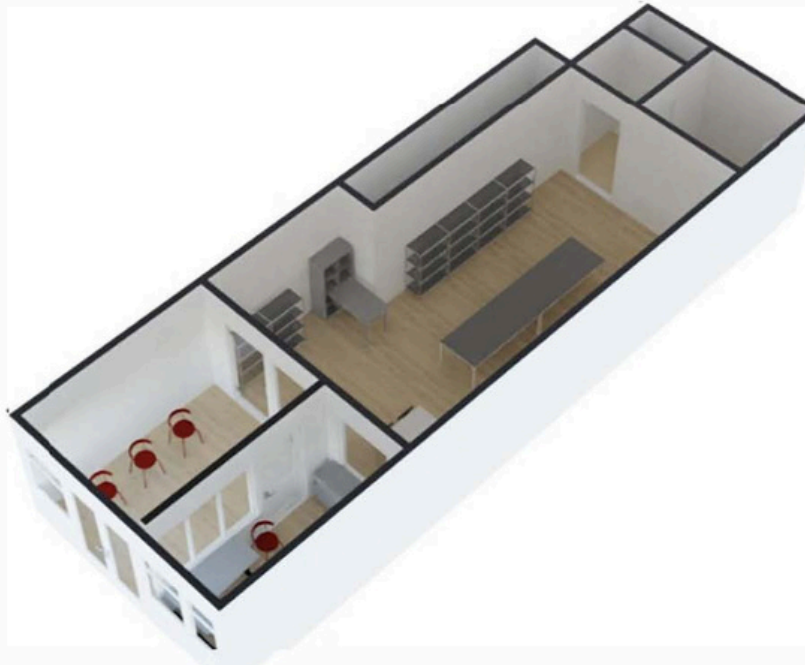


**COLDWELL BANKER
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DANFORTH

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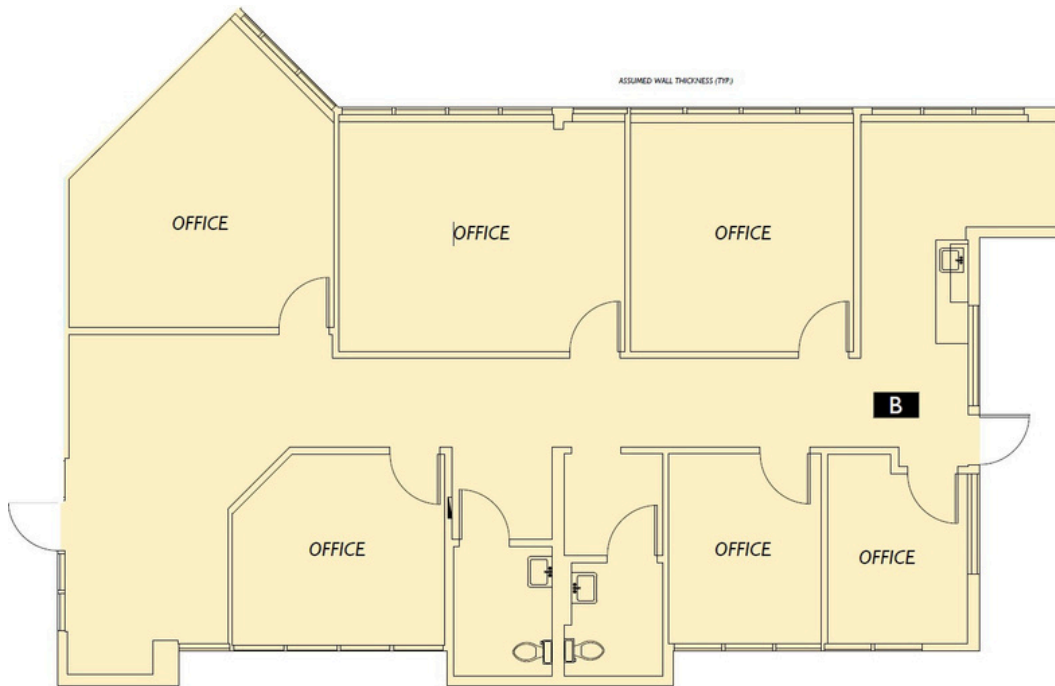


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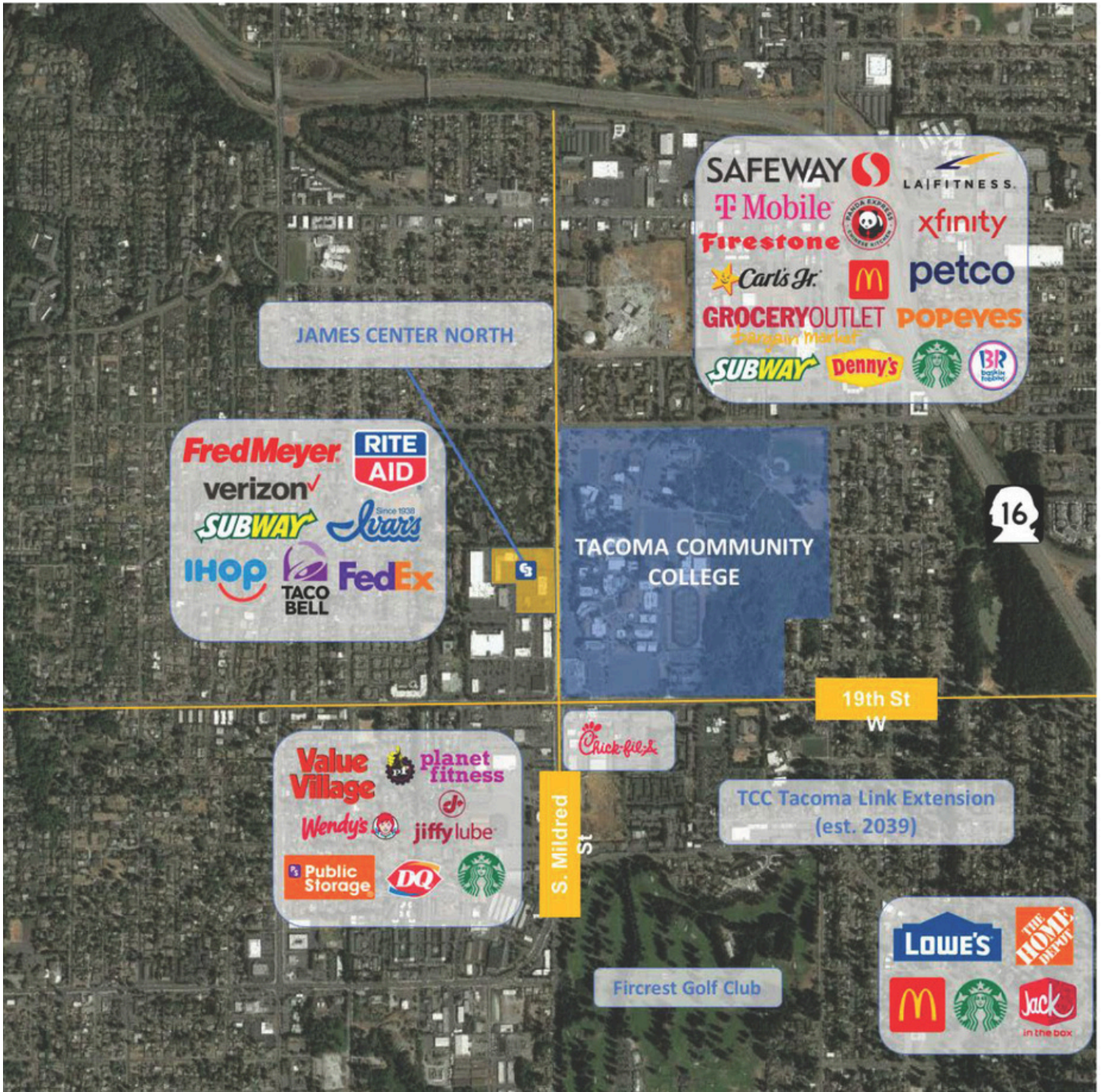


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