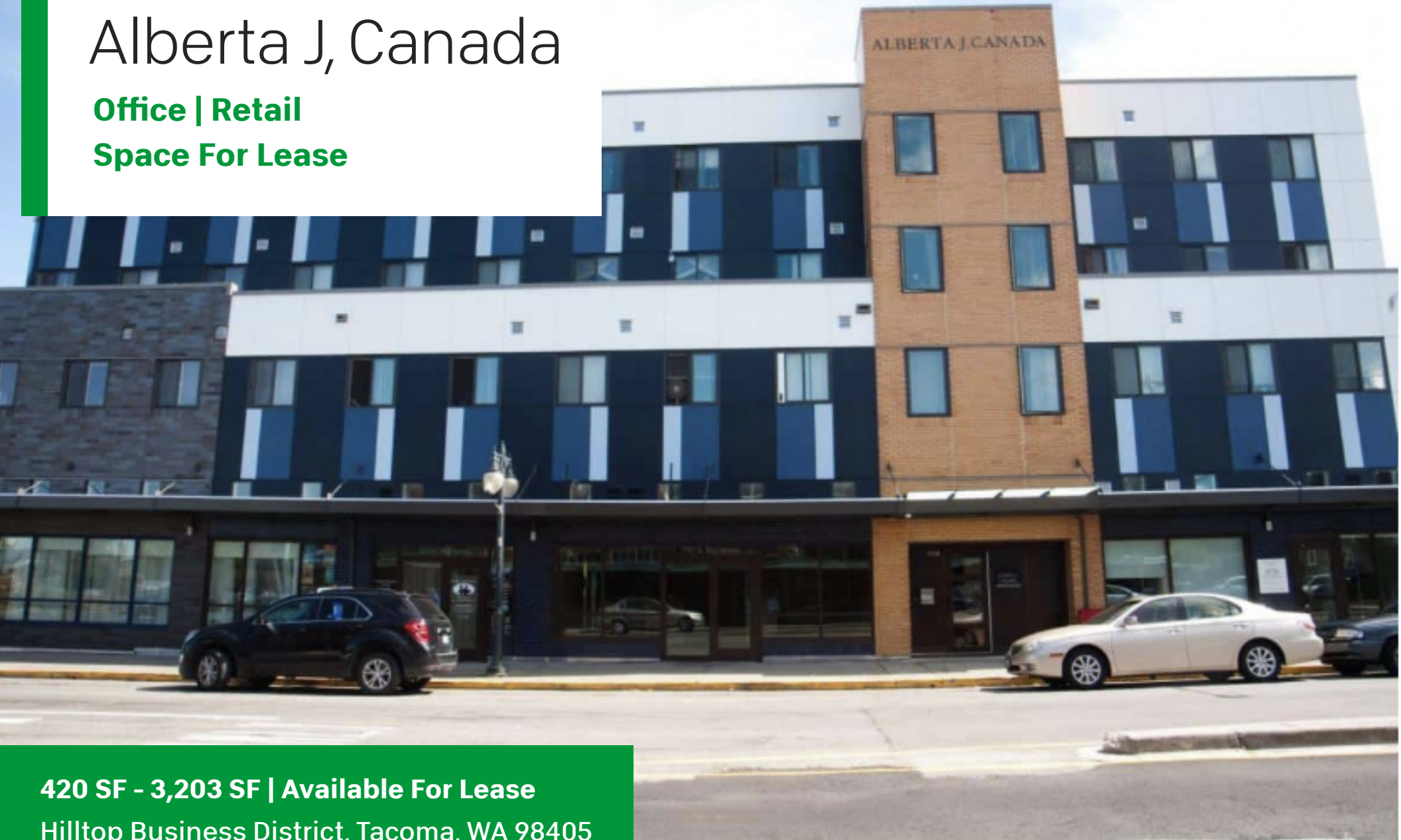


Alberta J, Canada

Office | Retail
Space For Lease



420 SF - 3,203 SF | Available For Lease
Hilltop Business District, Tacoma, WA 98405

India Clark
206.200.2119
india@nwinvestmentpartners.com

Loundyne Hare
206.850.7053
Loundyne@nwinvestmentpartners.com



Property Description



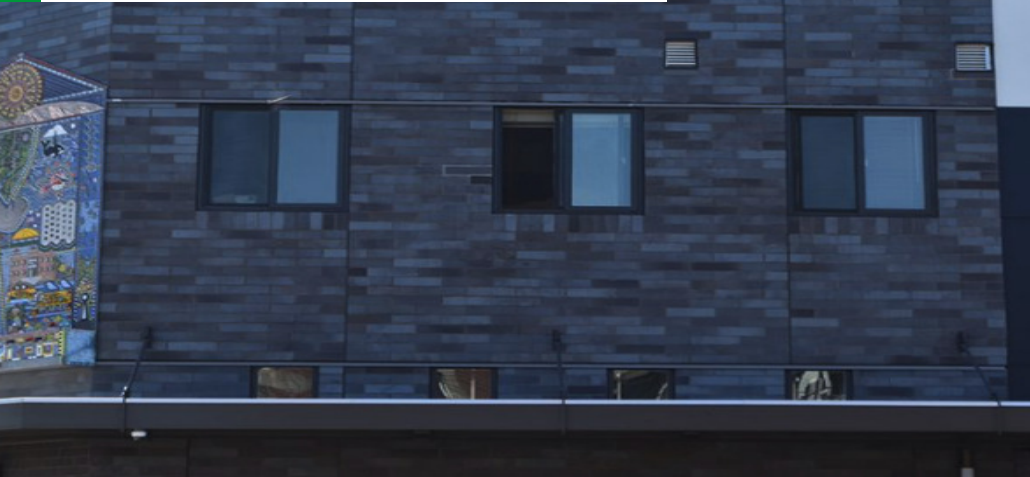
PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity at 1108 Martin Luther King Jr. Way in Tacoma, WA. This prime commercial space boasts versatile floor plans suitable for a wide range of businesses. The property features ample parking, high visibility, and a strategic location in a thriving business district. With its modern design, natural light, and customizable layout, this space offers a perfect canvas for creating an inviting and functional business environment. Take advantage of this sought-after location and elevate your business in this dynamic community. A rare opportunity not to be missed.

LOCATION DESCRIPTION

Experience the ultimate convenience with the property's proximity to efficient transit options, allowing easy access to downtown Tacoma and beyond. In addition to the excellent transit connections, the area is home to a variety of notable employers, creating a dynamic professional landscape. With major employers in the vicinity, including corporate offices and tech firms, the area provides an attractive hub for businesses and professionals. Coupled with its walkable access to a diverse range of dining options, the property's strategic location offers a compelling blend of transit connectivity, employment opportunities, and a vibrant culinary scene.

Property Overview



PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity at 1108 Martin Luther King Jr. Way in Tacoma, WA. This prime commercial space boasts versatile floor plans suitable for a wide range of businesses. The property features ample parking, high visibility, and a strategic location in a thriving business district. With its modern design, natural light, and customizable layout, this space offers a perfect canvas for creating an inviting and functional business environment. Take advantage of this sought-after location and elevate your business in this dynamic community. A rare opportunity not to be missed.

OFFERING SUMMARY

Lease Rate:	\$16 - 19 SF/yr (NNN)
Number of Units:	3
Available SF:	420 - 3,203 SF
Total Commercial SF:	8,506 SF

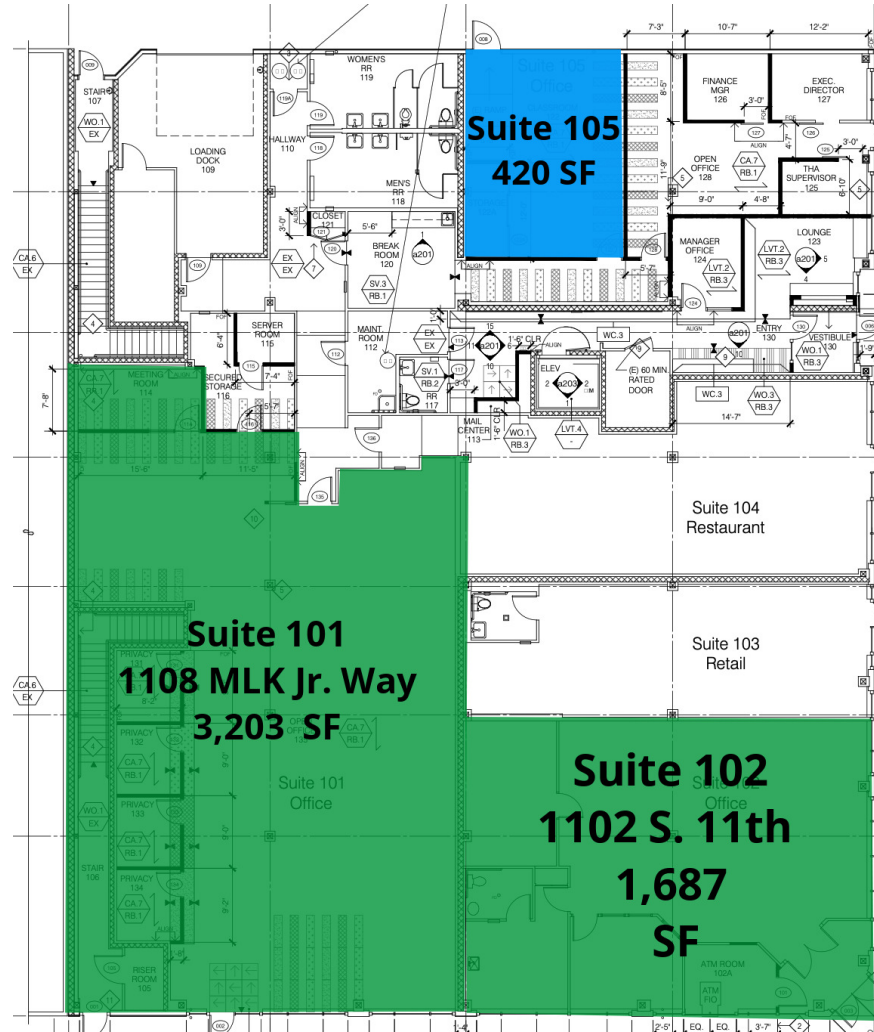
SPACES	LEASE RATE	SPACE SIZE
1108 MLK Jr. Way Tacoma Wa 98445	\$18.00 SF/yr	3,203 SF
1102 S. 11th Tacoma	\$19.00 SF/yr	1,687 SF
1108 Martin Luther King Jr. Way	\$16.00 SF/yr	420 SF

Available Space

LEGEND

Available

Available



Available Space

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1108 MLK Jr. Way Tacoma Wa 98445	Available	3,203 SF	NNN	\$18.00 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	1,687 SF	NNN	\$19.00 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.
1102 S. 11th Tacoma	Available	1,687 SF	NNN	\$19.00 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



1102 S 11th - 420 SF | Retail/Office

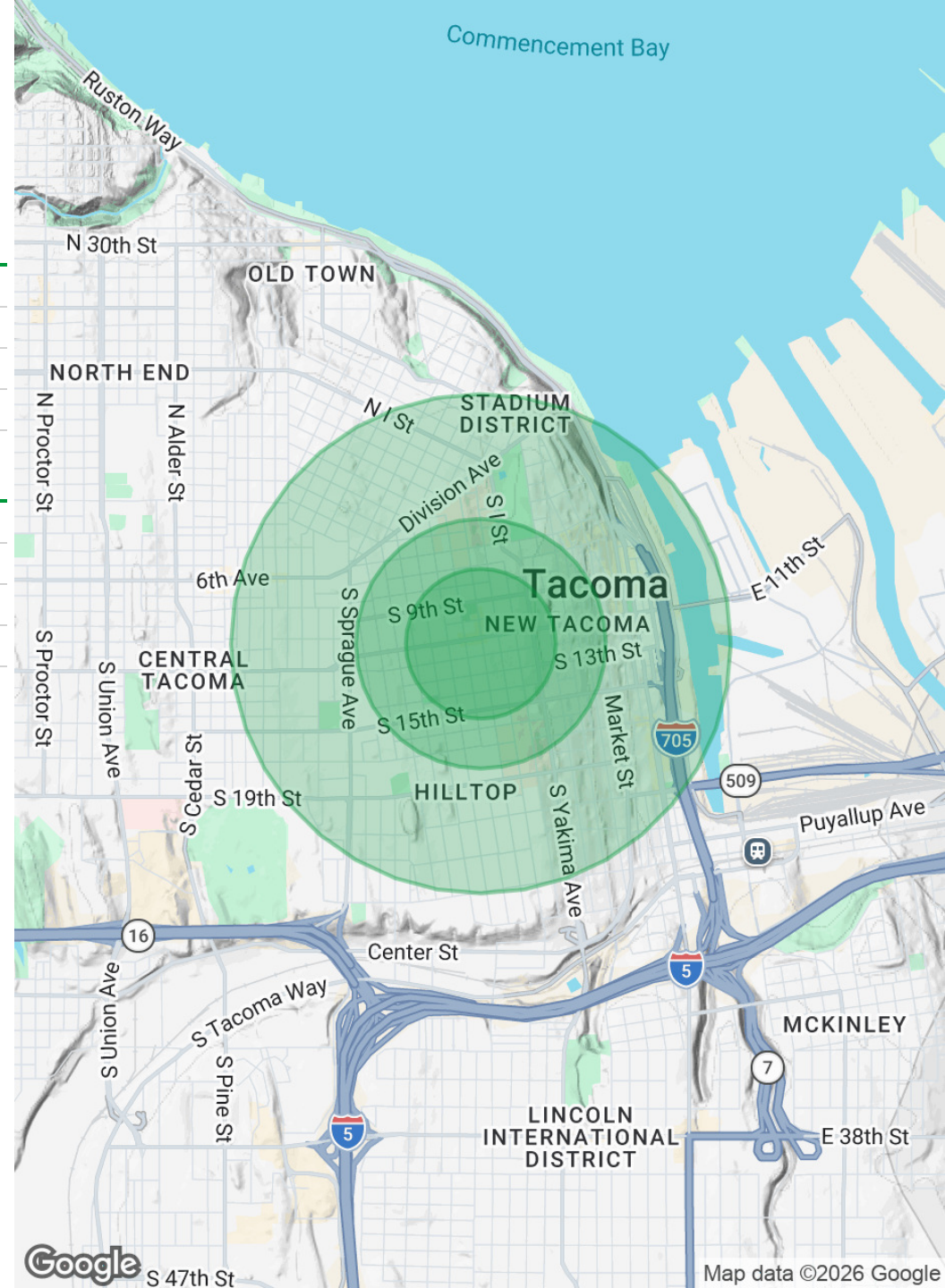


Demographics Map & Report

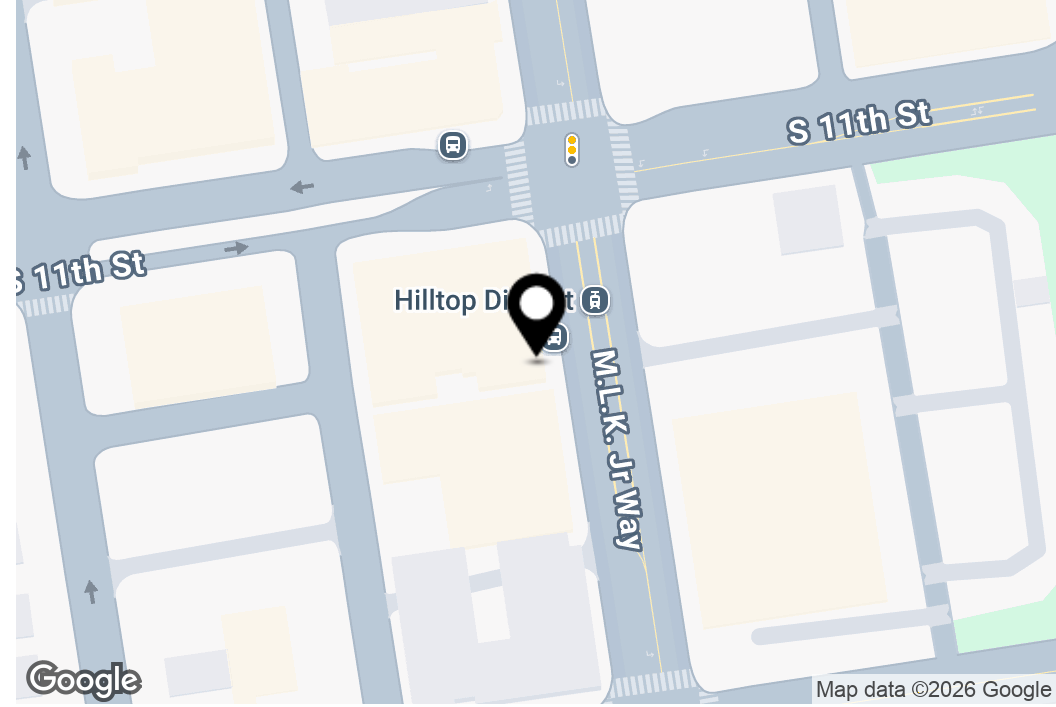
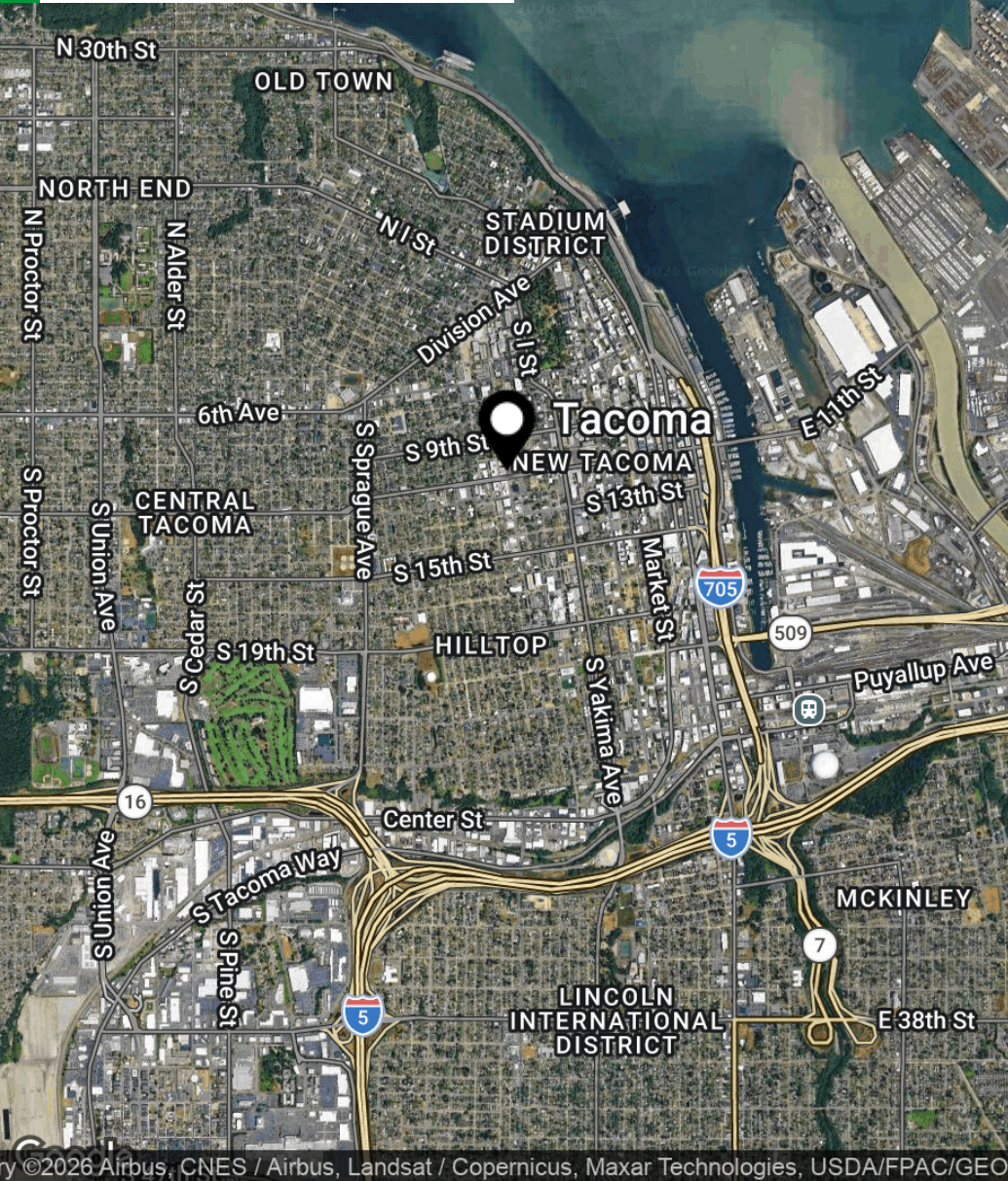
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,664	9,131	27,457
Average Age	36	38	39
Average Age (Male)	36	37	39
Average Age (Female)	36	38	40

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



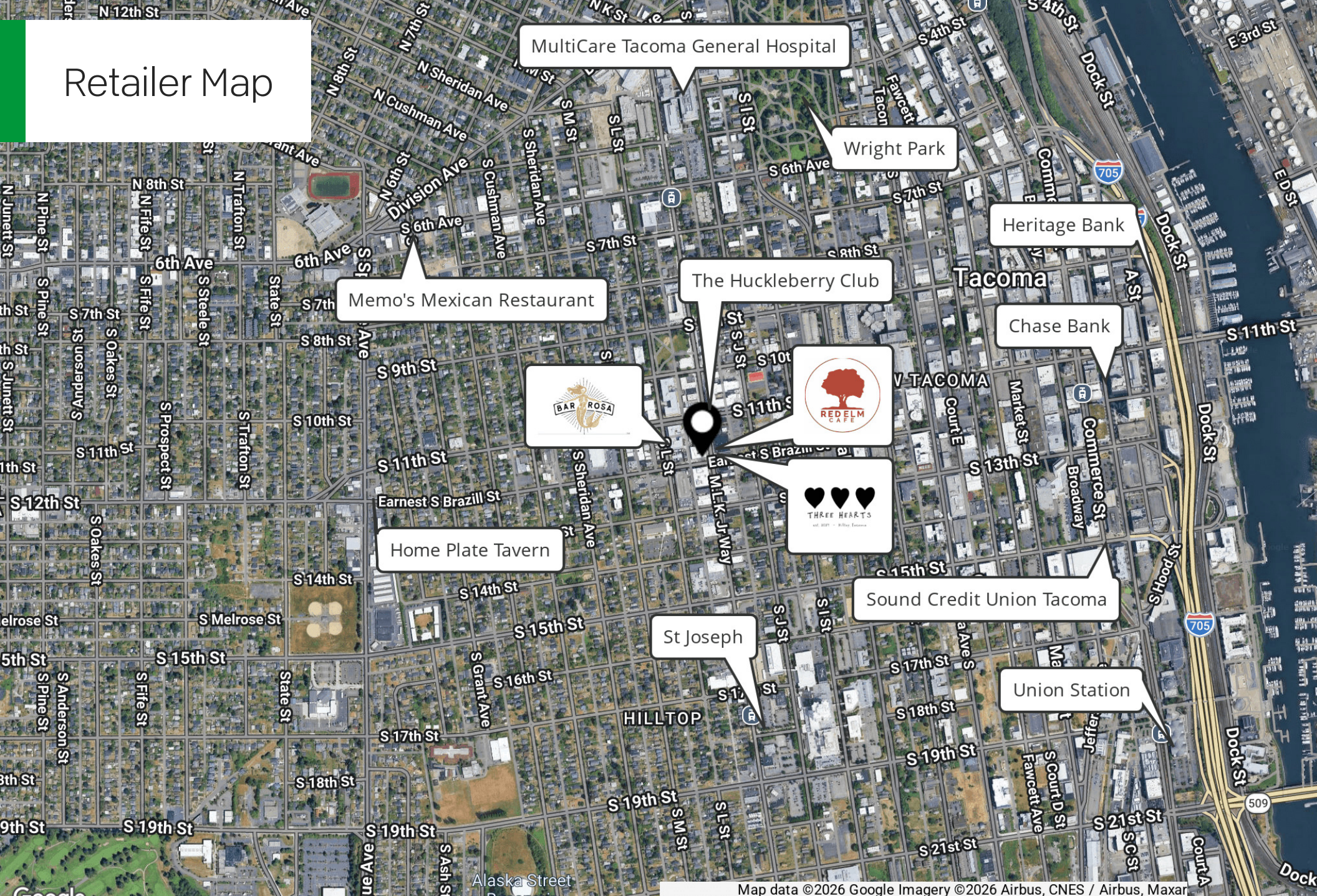
Location Map



LOCATION OVERVIEW

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Retailer Map



Map data ©2026 Google Imagery ©2026 Airbus, CNES / Airbus, Maxar

Amenities



Contact Us



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