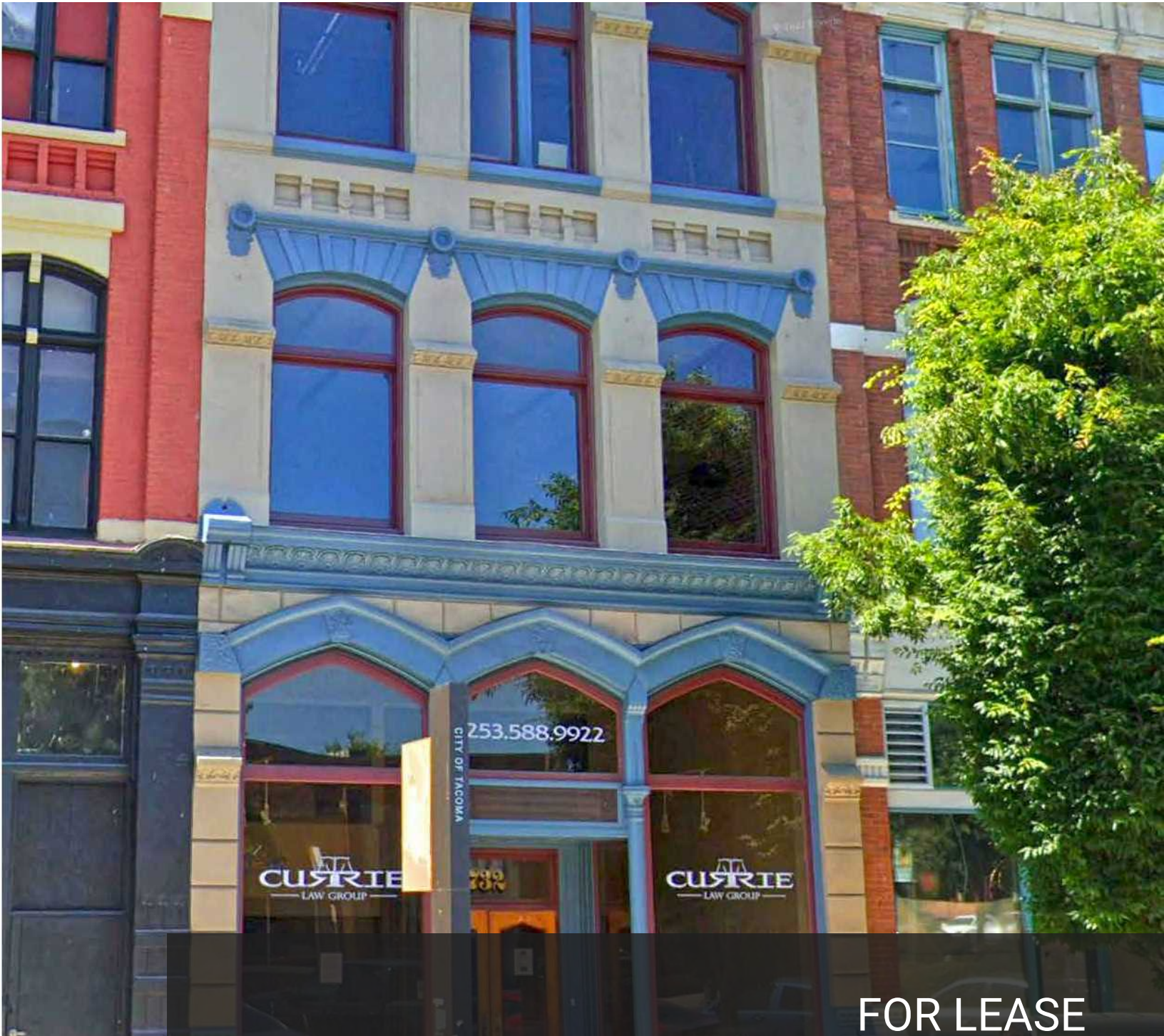


OFFICE FOR LEASE

732 PACIFIC

732 PACIFIC AVENUE, TACOMA, WA 98402



FOR LEASE

KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

PRESENTED BY:

MARCUS BRITTAIN

O: (253) 840-5574
C: (253) 312-8492
mbrittain@kwcommercial.com

RACHEL CORP

Director of Commercial Real Estate
O: (253) 840-5574
C: (253) 686-7474
rachel.corp@kwcommercial.com

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DISCLAIMER

732 PACIFIC AVENUE



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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EXECUTIVE SUMMARY

732 PACIFIC AVENUE



OFFERING SUMMARY

LEASE RATE:	\$22.00 - \$24.00, Modified Gross
LEASE TERM:	3 - 5 Years
BUILDING SF:	7,500
AVAILABLE SF:	2,750 - 5,500
YEAR BUILT:	1888
RENOVATED:	2013
BUILDING CLASS:	C
FLOORS:	3
ZONING:	DCC-HIST

Property Overview

Striking Historic building on Pacific Ave with modern finishes, vaulted ceilings and a clean aesthetic! Suite A is ground level and offers retail / office space on Commerce St. The space boasts XL windows overlooking Pacific Ave, beautiful exposed brick and an open floor plan providing a canvas for someone to customize to their needs. Suite B is located on the third (top) floor of the building overlooking Commerce St on one side and Pacific Ave on the other. It is a welcoming and clean office space that is flooded with natural light; you're sure to appreciate the exposed brick, glass walls, views and of course the spacious and functional layout! Convenient street parking and close proximity to a handful of paid parking lots. Great location and great building, bring your vision!



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LOCATION & HIGHLIGHTS

732 PACIFIC AVENUE



LOCATION INFORMATION

Building Name: 732 Pacific
Street Address: 732 Pacific Avenue
City, State, Zip Tacoma, WA 98402
County: WA - Pierce
Market: Pierce County
Sub-market: Tacoma

Location Overview

Amazing location in the heart of Tacoma. Tons of parking nearby. Walker's paradise, short walk from Tacoma Link Tram.

PARKING

- None on sight but street parking out front
- Tacoma Link Tram stop "Old City Hall Station" - 2 blocks from building
- Ample monthly parking less than 2 blocks away



PROPERTY HIGHLIGHTS

- Beautifully maintained historic building in Tacoma
- Exposed brick with large windows for ample natural light
- Easy access to public transport and parking all around
- Move in ready start business day one
- First Floor now available with great Pacific Avenue Access

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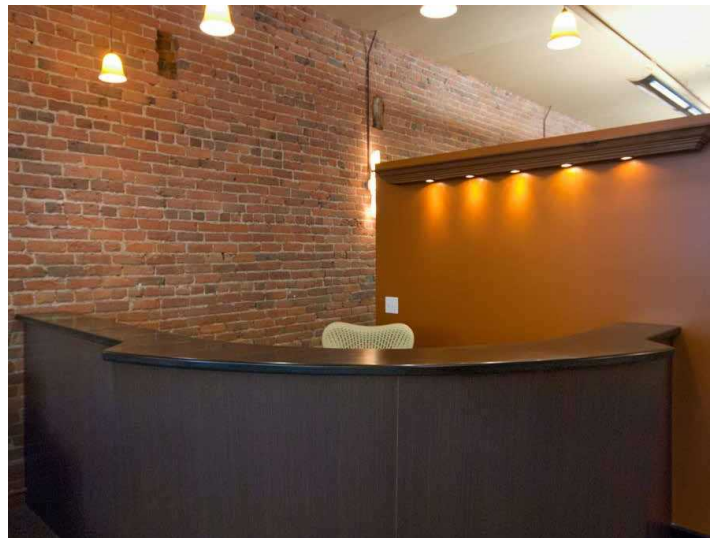
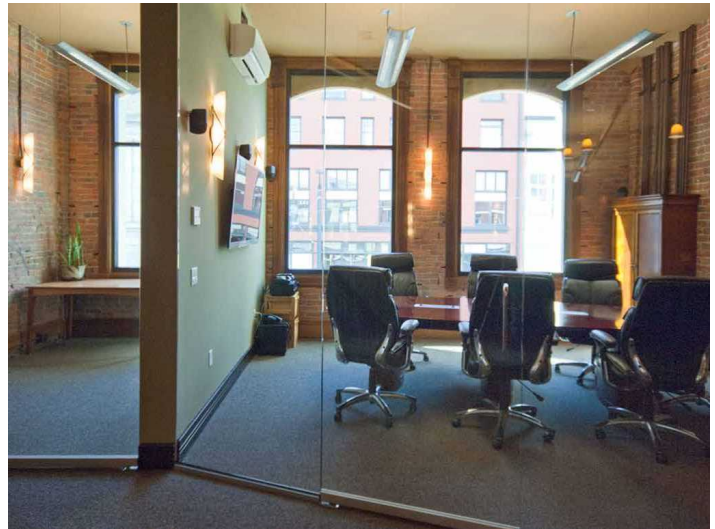
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PROPERTY PHOTOS

732 PACIFIC AVENUE



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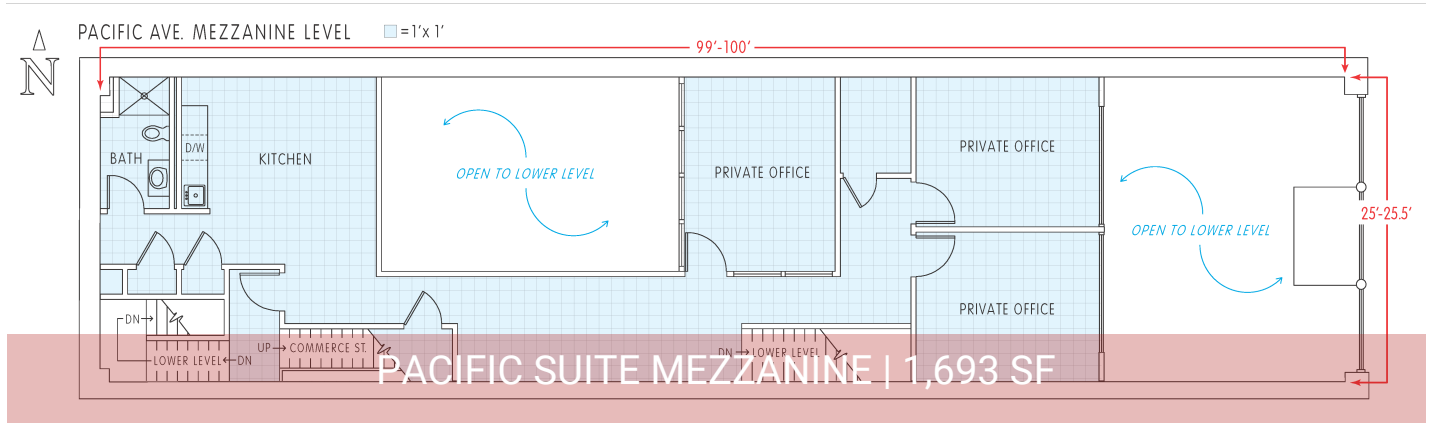
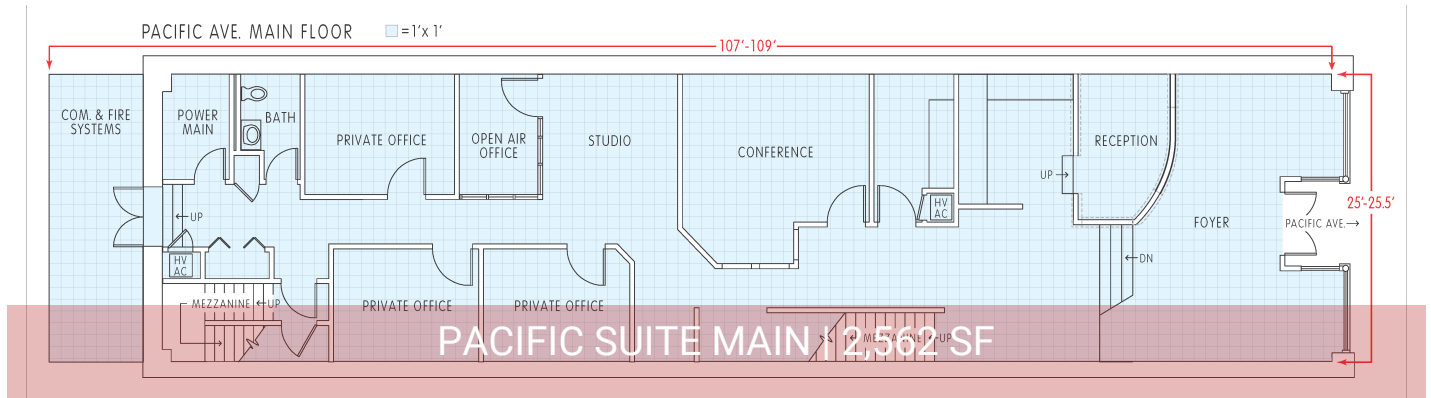
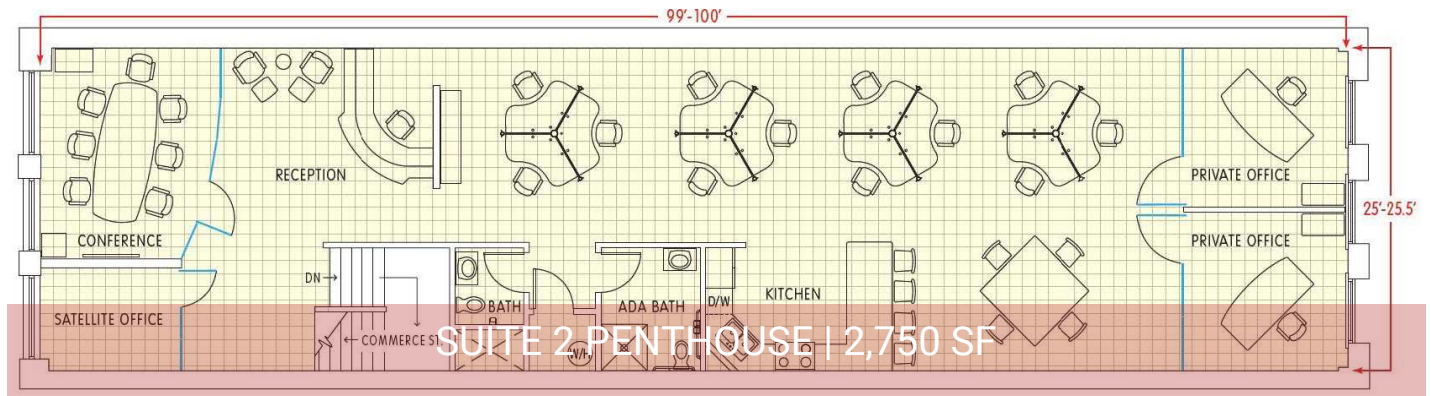
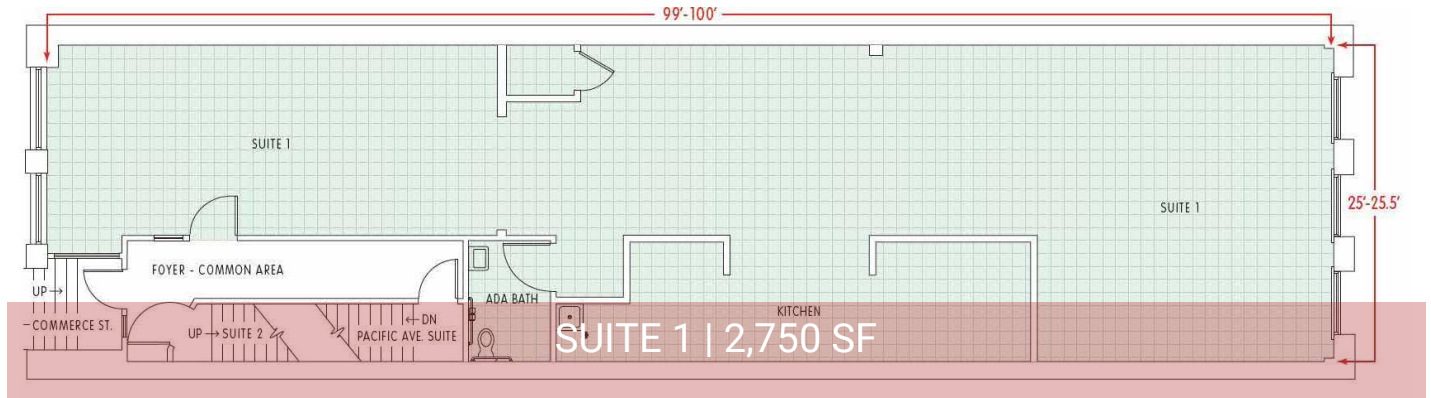
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FLOOR PLANS

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LOCATION MAPS

732 PACIFIC AVENUE



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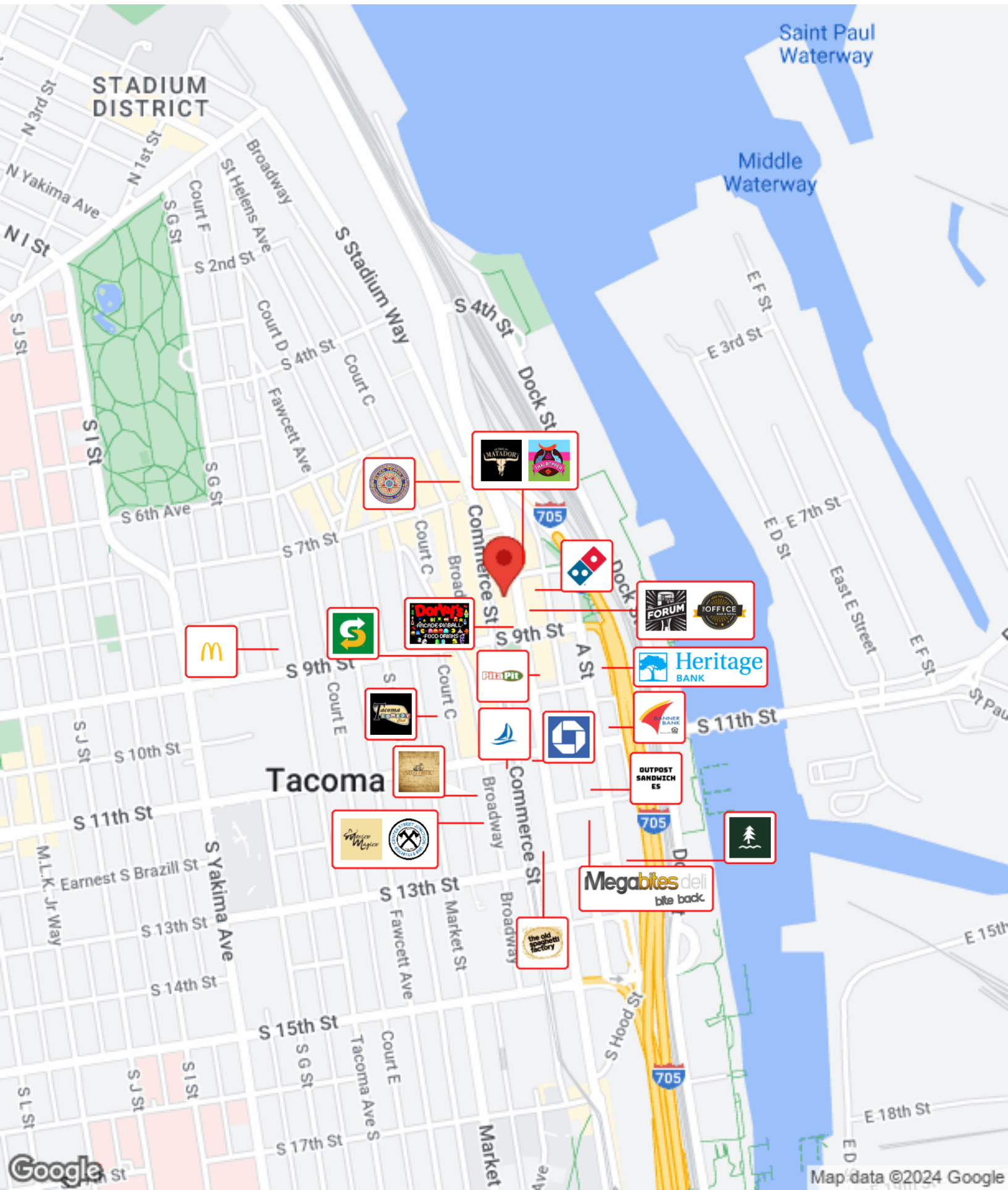


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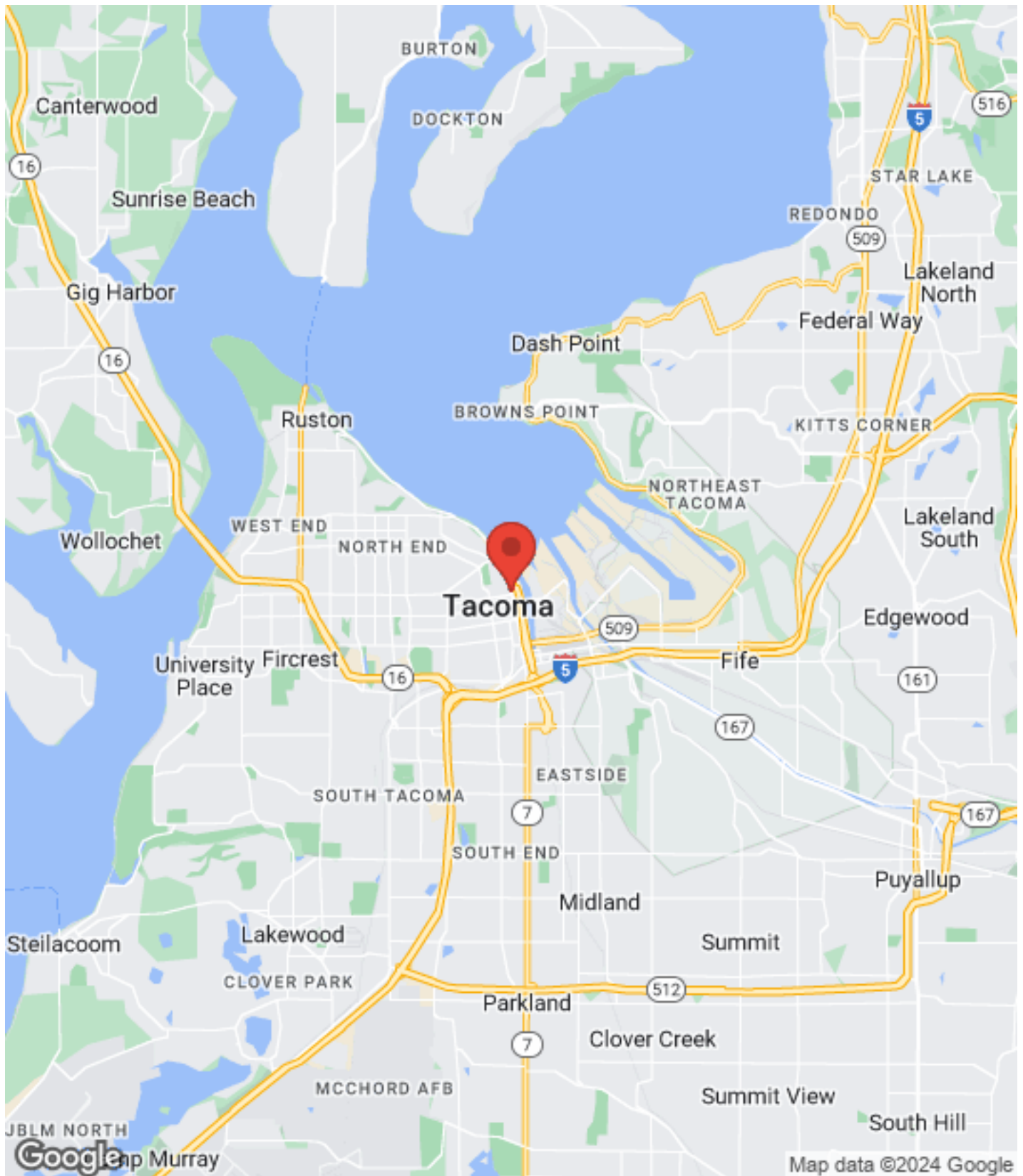
BUSINESS MAP

732 PACIFIC AVENUE



REGIONAL MAP

732 PACIFIC AVENUE



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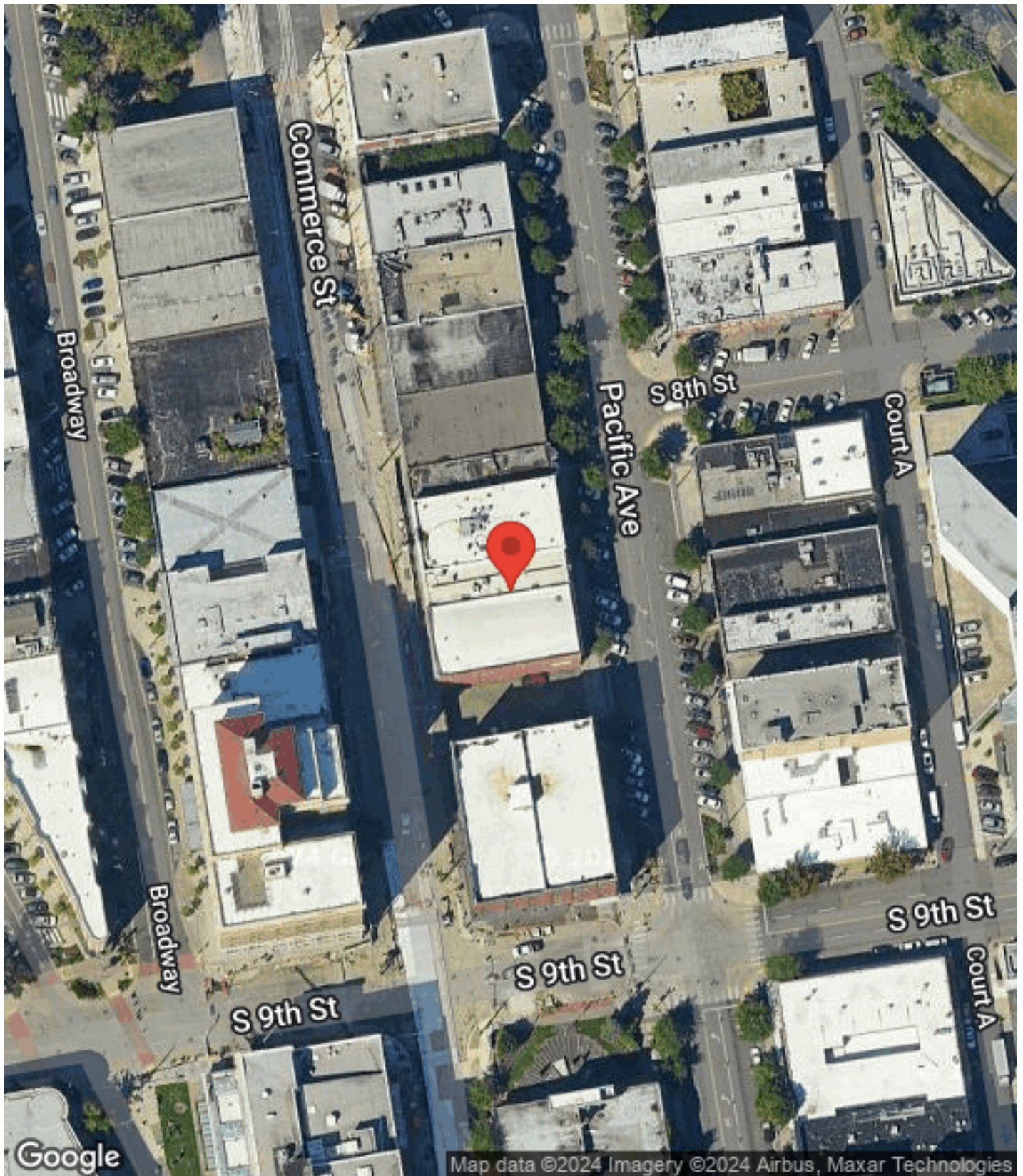
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AERIAL MAP

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DEMOGRAPHICS

732 PACIFIC AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	6,713	40,647	113,809
Female	6,759	42,596	119,967
Total Population	13,472	83,243	233,776

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,935	15,551	46,704
Ages 15-24	1,058	9,848	31,002
Ages 25-54	5,893	35,555	93,822
Ages 55-64	1,877	10,519	28,838
Ages 65+	2,709	11,770	33,410

Race	1 Mile	3 Miles	5 Miles
White	9,307	62,191	165,095
Black	2,344	7,637	20,308
Am In/AK Nat	152	787	1,658
Hawaiian	26	219	1,567
Hispanic	1,015	8,380	27,169
Multi-Racial	2,020	17,884	57,450

Income	1 Mile	3 Miles	5 Miles
Median	\$19,805	\$50,039	\$52,759
< \$15,000	2,533	5,931	12,492
\$15,000-\$24,999	858	3,716	9,250
\$25,000-\$34,999	993	3,927	9,872
\$35,000-\$49,999	704	4,890	13,468
\$50,000-\$74,999	644	6,461	17,886
\$75,000-\$99,999	343	3,408	11,793
\$100,000-\$149,999	375	3,613	11,790
\$150,000-\$199,999	63	932	3,239
> \$200,000	89	818	1,943

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,989	40,221	104,788
Occupied	6,909	36,265	96,415
Owner Occupied	948	18,349	54,420
Renter Occupied	5,961	17,916	41,995
Vacant	1,080	3,956	8,373

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