

# 101 SOUTH 10TH STREET

FOR SALE OR LEASE

TACOMA, WA 98402

## TACOMA'S BEST FREESTANDING OFFICE/RETAIL BUILDING



### SALE & LEASE INFO

<b>Total Building:</b>	11,240 SF
<b>Main Level:</b>	4,760 SF
<b>Mezzanine:</b>	1,500 SF
<b>Zoning:</b>	DCC (Downtown Commercial Core)
<b>Land Size:</b>	0.344 AC (15,000 SF)
<b>Lease Rate:</b>	\$19.00/SF + NNN
<b>Sale Price:</b>	\$3,200,000
<b>Basement SF:</b>	4,560 SF*

\*Leased to Enigma Escapes Escape Room on 3-year lease

### PROPERTY HIGHLIGHTS

- Custom BTS 18' ceilings
- Prominent signage
- Newly constructed on site parking - 20 stalls
- Located in Tacoma's Central Business District
- Close proximity to many downtown amenities
- Easy access to I-705 & I-5
- New HVAC, roof, interior finishes, and restrooms



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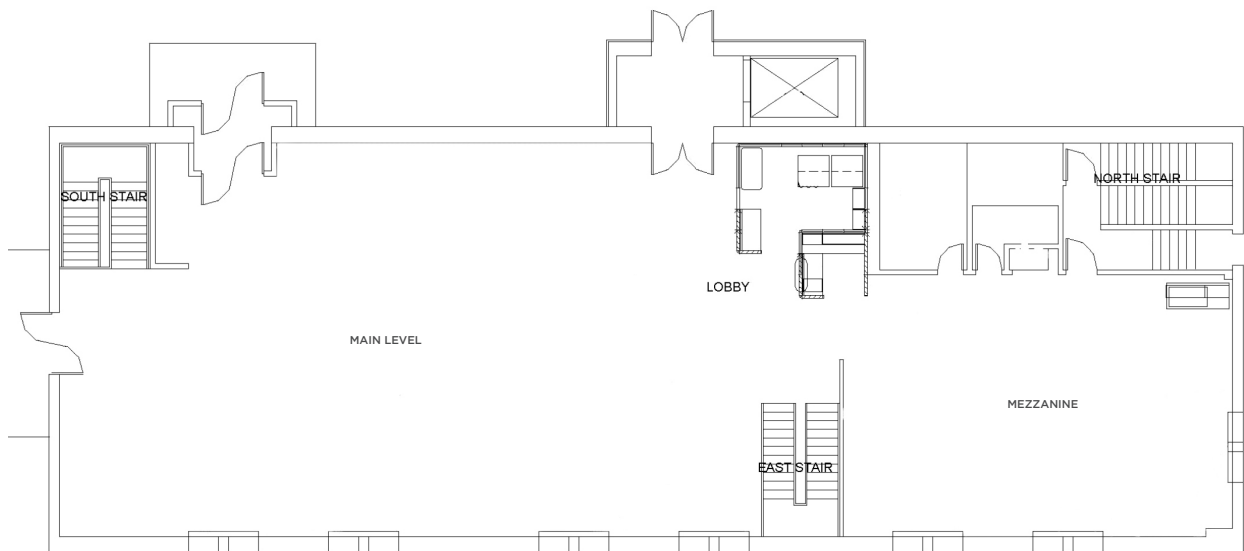
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