

# OFFICE SPACE AVAILABLE

## Tacoma Suburban



January 2012






Building Photo	Building/Address	Suite/Floor	± Available SF	Rate PSF/Price	Comments	Contact
	<b>Madison Park Medical Ctr</b> 4100 19th Street Tacoma, WA	Building B	40,000	\$28.00 NNN	<ul style="list-style-type: none"> <li>• Build-to-suit office building</li> <li>• Owner will sell land or lease buildings</li> <li>• Easy access with traffic light at S Proctor St</li> <li>• Near Allenmore Hospital</li> </ul>	Denise Davis 253.779.2423
		Building A	20,000	\$28.00 NNN		Bruce Valentine 253.779.2400
		Land	+/- 5.54 Acres	\$5,791,000		
	<b>St. Marks Medical &amp; Surgical Building</b> 502 M Street Tacoma, WA		27,500 Divisible to 3,500	\$19.00-\$20.00 NNN	<ul style="list-style-type: none"> <li>• 3 story medical building plus basement</li> <li>• 9,000 SF ASC surgery center</li> <li>• Versatile floor plates</li> <li>• Adjacent parking lot with 72 stalls</li> <li>• Corner location</li> <li>• Easy access to nearby medical community including Multicare and Group Health facilities</li> </ul>	Scott Price 253.395.3130  Alan Miller <i>Better Properties</i> 253.921.8200
	<b>Lawrence Plaza</b> S 19th St & S Lawrence St Tacoma, WA		24,000 Divisible to 6,000	\$29.50 NNN	<ul style="list-style-type: none"> <li>• 2 floors of medical/office space</li> <li>• Build-to-suit</li> <li>• 5/1000 parking ratio</li> <li>• Across from Allenmore Medical Center</li> </ul>	Tom Brown 253.779.2427  Denise Davis 253.779.2423
	<b>Skilled Nursing Facility</b> 4810 S Wilkeson St Tacoma, WA		18,518 with 4,000 SF basement	\$1,395,000  <i>Motivated Seller!</i>	<ul style="list-style-type: none"> <li>• Ideal for use as a residential treatment facility, family care, skilled nursing or convalescent facility</li> <li>• Excellent location near I-5 and Tacoma Mall</li> <li>• 52,500 SF land</li> <li>• Zoned R-2 with special use permit</li> <li>• Rezoning potential for development as multi-family or commercial</li> </ul>	Eric Cederstrand 253.779.2428  Tom Brown 253.779.2427

# OFFICE SPACE AVAILABLE

## Tacoma Suburban



January 2012






Building Photo	Building/Address	Suite/Floor	± Available SF	Rate PSF/Price	Comments	Contact
	<b>Ruston Way Office</b> 3102 Ruston Way Tacoma, WA		12,958  Divisible to 4 suites of ±3,300	\$24.00 NNN	<ul style="list-style-type: none"> <li>Underground parking</li> <li>Approved Shoreline Permit</li> <li>Construction to commence upon tenant's executed lease</li> <li>Equity ownership available</li> </ul>	Joel Jones 253.779.2422  Chris Highsmith 253.779.2402
	<b>Bridgeport Professional Building</b> 3106 Bridgeport Way W University Place, WA		7,650 Div. to 2,450	\$6,000,000 - \$1,600,000  \$17.00 NNN	<ul style="list-style-type: none"> <li>Brand new construction</li> <li>High quality finishes; security System</li> <li>Excellent location with high visibility</li> <li>SBA financing available</li> </ul>	Chris Highsmith Bruce Valentine 253.779.8400
	<b>North Mullen Building</b> 4707 S 19th St Tacoma, WA	Suite 210	7,100	\$18.00 NNN	<ul style="list-style-type: none"> <li>Former dental office; newly built-out</li> <li>Ample parking (98 spaces)</li> <li>Great location near Allenmore Hospital</li> </ul>	Bruce Valentine 253.779.2400
	<b>2601 S 35<sup>th</sup> Street</b> Tacoma, WA	Suite 200	6,000  Divisible to 2,500	\$12.75 Mod Gross	<ul style="list-style-type: none"> <li>Flexible office layouts available</li> <li>Second floor space</li> <li>Easy access to freeways</li> </ul>	Joel Jones 253.779.2422
	<b>Central Office Building</b> 15 Oregon Avenue Tacoma, WA	307 401 201 301 204 305 101	5,600 5,275 1,035 854 768 768 480	\$12-16, Gross	<ul style="list-style-type: none"> <li>Easy access to I-5</li> <li>Plenty of free parking</li> <li>Freeway visibility</li> <li>Easy access to local amenities in the Tacoma Mall vicinity</li> </ul>	Debbie Gallinatti 253.779.2430  Bruce Valentine 253.779.2400

# OFFICE SPACE AVAILABLE

## Tacoma Suburban



January 2012





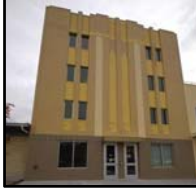
Building Photo	Building/Address	Suite/Floor	± Available SF	Rate PSF/Price	Comments	Contact
	<b>Pine Street Plaza</b> 3820 S Pine St Tacoma, WA		± 6,000 (± 5,500 RSF)	\$1,195,000	<ul style="list-style-type: none"> <li>Abundant free surface parking on 2 lots</li> <li>Excellent conversion to retail</li> <li>Immediate access to I-5 and WA-16</li> <li>Several amenities nearby including the Tacoma Mall and numerous restaurants</li> </ul>	Briana Hickey 253.779.2424  Scott Price 253.395.3130
	<b>2806 E Portland Ave</b> Tacoma, WA  Former Sound Credit Union	Suite 101	3,228	\$15.00 NNN	<ul style="list-style-type: none"> <li>Former bank branch with I-5 visibility</li> <li>Existing two lane drive-through</li> <li>Bank vault</li> </ul>	Joel Jones 253.779.2422  Chris Highsmith 253.779.2402
	<b>28<sup>th</sup> Street Professional Bldg</b> 824 S 28 <sup>th</sup> St Tacoma, WA		2,900	\$14.00 Mod Gross	<ul style="list-style-type: none"> <li>Currently a chiropractic office</li> <li>Plenty of parking</li> <li>Excellent access to major freeways</li> <li>Located just minutes from the Pierce County Courthouse, St. Joseph Medical Center and the Tacoma Dome</li> </ul>	Debbie Gallinatti 253.779.2430
	<b>Cascade Building</b> 2316 S State St Tacoma, WA	101  201	2,650  1,450	\$13.00 Mod Gross	<ul style="list-style-type: none"> <li>Nice office space at a great price</li> <li>Ample free parking</li> <li>Great I-5 and Hwy-16 access</li> </ul>	Chris Highsmith 253.779.2402  Joel Jones 253.779.2422
	<b>Westside Professional Bldg</b> 2121 70 <sup>th</sup> Ave W University Place, WA	Suite C  Suite A	2,500  2,276	\$17-\$19 Modified Gross	<ul style="list-style-type: none"> <li>Well-appointed office building</li> <li>Suite features include reception, multiple private offices, open area, kitchen and restrooms</li> <li>Abundant natural light</li> <li>Ample free parking</li> <li>Easy access to Hwy-16</li> </ul>	Debbie Gallinatti 253.779.2430

# OFFICE SPACE AVAILABLE

## Tacoma Suburban



January 2012




Building Photo	Building/Address	Suite/Floor	± Available SF	Rate PSF/Price	Comments	Contact
	<b>3720 Center St</b> Tacoma, WA		2,346	\$15.00 NNN	<ul style="list-style-type: none"> <li>Center Street exposure</li> <li>Access to I-5 and Nalley Valley</li> <li>Ample parking</li> <li>Great for any retail/office business</li> <li>Warehouse available</li> </ul>	Joel Jones 253.779.2422  Scott Price 253.395.3130
	<b>Pacific Avenue Building</b> 3713 Pacific Ave Tacoma, WA	Suite E	2,000 Divisible to 1,0000 SF	\$16.00 NNN	<ul style="list-style-type: none"> <li>Central location to Pacific &amp; 38th St</li> <li>Adjacent to Albertsons and Walgreens</li> <li>Excellent traffic counts and visibility</li> <li>Close to Tacoma Dome District and I-5</li> <li>Perfect location for retail or office use</li> </ul>	Joel Jones 253.779.2422  Stephanie Clabaugh 253.779.2403
	<b>Tacoma Mall Plaza</b> 2702 S 42nd St Tacoma, WA	Suite 208  Suite 205	1,888  830	\$24.00 Full Service	<ul style="list-style-type: none"> <li>Class A building amenities</li> <li>Plenty of free parking (5/1,000)</li> <li>Can be modified to suit tenant's needs</li> <li>Adjacent to the Tacoma Mall</li> <li>Located near numerous amenities</li> <li>Easy access to major freeways</li> </ul>	Bruce Valentine 253.779.2400
	<b>Foss Landing</b> 1940 East D St Tacoma		1,750	\$21.00 NNN	<ul style="list-style-type: none"> <li>Class A construction</li> <li>Partial views of Downtown Tacoma</li> <li>Excellent I-5/CBD access</li> <li>Ample parking</li> <li>Generous TI allowance</li> </ul>	Mike Norman 253.779.2404
	<b>First Tower</b> 621 Tacoma Ave S Tacoma, WA  <b>LAST SPACE AVAILABLE!!!</b>	Suite 311	1,431	\$10.00 Gross	<ul style="list-style-type: none"> <li>Tenant must have non-profit status</li> <li>Complete building renovation</li> <li>Conference room, kitchen, meeting rooms and congregational room (seats 220) available at additional cost</li> <li>Fantastic views!</li> </ul>	Joel Jones 253.779.2422  Debbie Gallinatti 253.779.2430

# OFFICE SPACE AVAILABLE

## Tacoma Suburban

January 2012



Building Photo	Building/Address	Suite/Floor	± Available SF	Rate PSF/Price	Comments	Contact
	<b>3700 Professional Center</b> 3701 Pacific Ave Tacoma, WA	Suite 100	1,360	\$12.00 Full Service	<ul style="list-style-type: none"> <li>Well located to Tacoma Dome District and 38th Street International District</li> <li>Close to freeways</li> <li>Free parking</li> </ul>	Joel Jones 253.779.2422
		Suite 201	1,132			Denise Davis 253.779.2423
	<b>Westgate Terrace</b> 2102 N Pearl St Tacoma, WA	D-400	<b>NEW</b> 1,033	\$20.00 Mod Gross	<ul style="list-style-type: none"> <li>Professional office park</li> <li>Exceptional exposure</li> <li>Ample parking</li> <li>Professionally managed</li> <li>All utilities included</li> </ul>	Denise Davis 253.779.2423
		D-402	<b>NEW</b> 800			Chris Highsmith 253.779.2402
	<b>Old Town Office Building</b> 2112 N 30 <sup>th</sup> St Tacoma, WA	Suite E	875	\$19.00 Modified Gross	<ul style="list-style-type: none"> <li>Professional office/retail building with attractive brick and glass finish</li> <li>Exceptional exposure and excellent access to I-5 and downtown</li> <li>Free on-site parking</li> <li>High quality interior finishes</li> </ul>	Chris Highsmith 253.779.2402  Denise Davis 253.779.2423