

# TACOMA DATA CENTER

109 South 15th Street  
Tacoma, WA 98405

## Fortune 500 NNN Leased Investment

### INVESTMENT OFFERING

This modern data center totaling approximately 22,000 square feet is currently 100% leased to a Fortune 500 company. The building is centrally located near the Tacoma campus of the University of Washington and several other amenities.

### INVESTMENT HIGHLIGHTS

Sale Price .....	\$5,995,000
Cap Rate .....	6.75%
NOI .....	\$405,000
*IRR .....	16% (+/-)
*Cash on Cash .....	11.3% annually

*\*Assumption of  
HUD Loan with  
approximate  
balance of  
\$3,650,000.  
Average 2%  
interest through  
8/2021*

### PROPERTY HIGHLIGHTS

- One, 3-story building with basement
- 21,944 rentable square feet
- Concrete construction - Renovated in 2000/2012
- 7,320 SF land
- CAT 750 KW/Kohler 410 KW Generators
- Eaton UPS
- 1000 amps; 480/277 volts of power
- 2 grade-level doors and 1 dock-high door
- FM 200 fire suppression system plus Vesda smoke detection
- Biometric security readers
- Multiple carriers - redundant connectivity



### Contact

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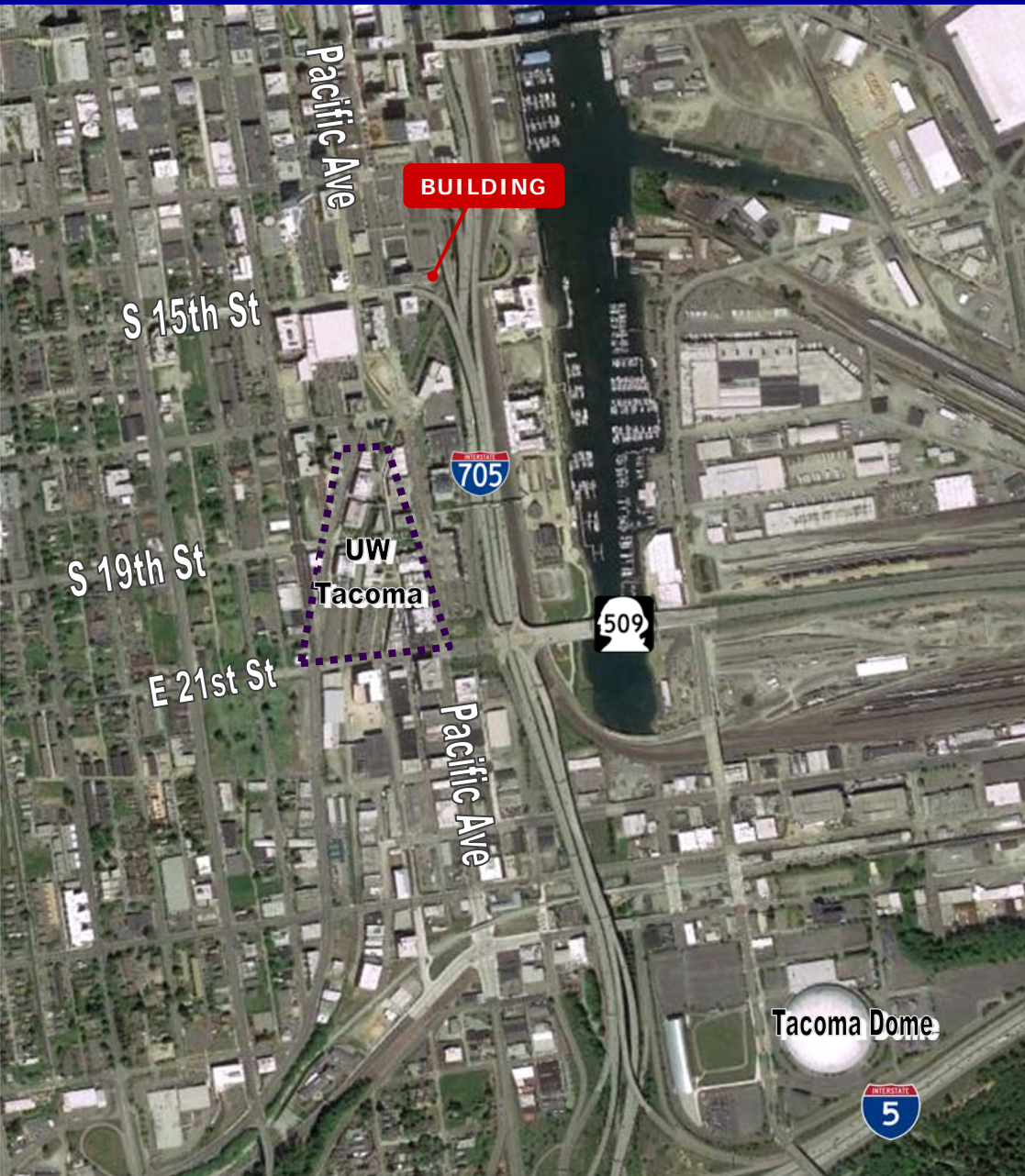
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NEIL WALTER COMPANY