

2601 S 35TH STREET

TACOMA, WA 98409

FOR LEASE: 2 SUITES AVAILABLE 4,276 SF - 11,654 SF

OFFICE SPACE CLOSE TO I-5 & TACOMA MALL



LEASE INFORMATION

Suite 100B

4,276 SF Office

Available Now

Suite 200

11,654 SF Office

Available 5/1/24

Spaces below can be combined with Suite 100B or 200

1,957 SF Garage/Warehouse
(6 GL Doors)

Available 5/1/24

1,272 SF Basement/Storage

PROPERTY HIGHLIGHTS

- Quick and easy access to I-5, I-705 and Hwy-16
- Private suite entrances
- Exterior courtyard
- Close proximity to amenities including Costco, Tacoma Mall, Pierce County Annex & various restaurants
- Abundant, secure parking
- Lease Rate: \$20/SF/YR (est NNN \$6.15/SF/YR)
- *Call broker for garage/basement add on



JOEL JONES

253.779.2422

jjones@neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

2601 S 35TH STREET

TACOMA, WA 98409



LEASE INFORMATION

Suite	Available Size	Available
100B (Garage/WH and Basement SF can be combined with Suite 100B)	4,276 SF	Now



JOEL JONES
253.779.2422

jjones@neilwalter.com

1940 East D St #100
Tacoma, WA 98421
253.779.8400
www.neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

2601 S 35TH STREET

TACOMA, WA 98409



NEIL WALTER
COMPANY

LEASE INFORMATION

Suite	Available Size	Available
200 (Garage/WH and Basement SF can be combined with Suite 200)	11,654 SF	5/1/2024



JOEL JONES
253.779.2422

jjones@neilwalter.com

1940 East D St #100
Tacoma, WA 98421
253.779.8400
www.neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

2601 S 35TH STREET

TACOMA, WA 98409



NEIL WALTER
COMPANY

BASEMENT/STORAGE

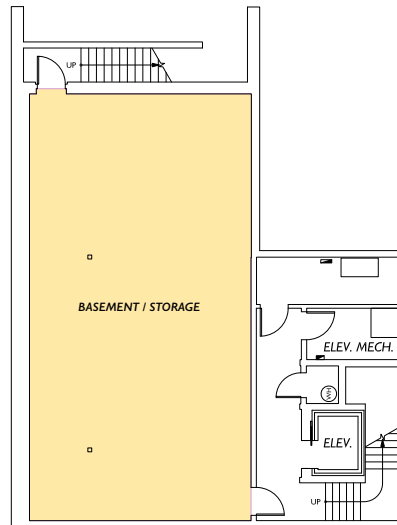
Size

1,272 SF

(Can be combined with Suite 100B or Suite 200)

Available

5/1/2024



GARAGE/WAREHOUSE

Size

1,957 SF

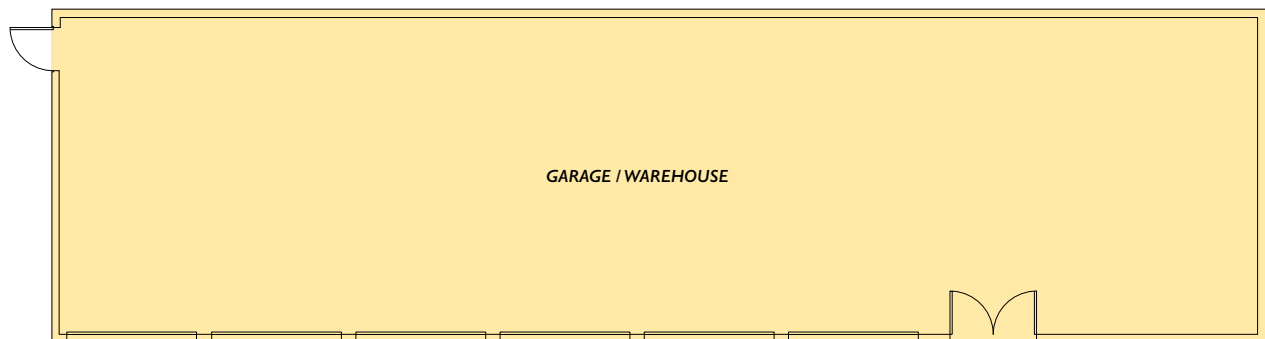
(Can be combined with Suite 100B or Suite 200)

Doors

6 GL

Available

5/1/2024



JOEL JONES

253.779.2422

jjones@neilwalter.com

1940 East D St #100

Tacoma, WA 98421

253.779.8400

www.neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

2601 S 35TH STREET

TACOMA, WA 98409



NEIL WALTER
COMPANY



JOEL JONES
253.779.2422

jjones@neilwalter.com

1940 East D St #100
Tacoma, WA 98421
253.779.8400
www.neilwalter.com

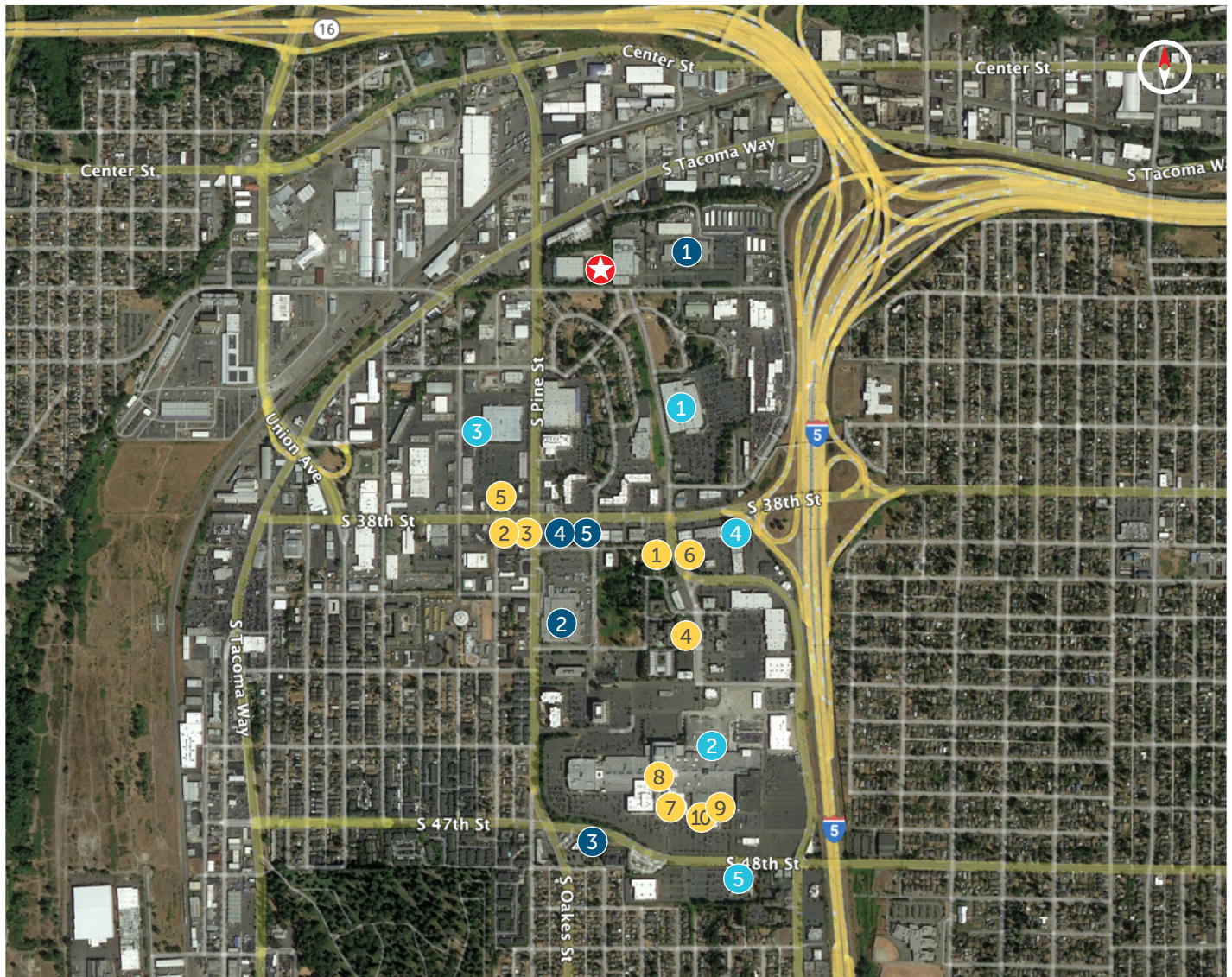
All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

2601 S 35TH STREET

TACOMA, WA 98409



NEIL WALTER
COMPANY



Restaurants:

- | | |
|---------------|--------------------------|
| 1 Chick-fil-a | 6 Red Robin |
| 2 McDonald's | 7 Texas De Brazil |
| 3 Taco Time | 8 The Cheesecake Factory |
| 4 Wendy's | 9 MOD Pizza |
| 5 Burger King | 10 BJ's Restaurant |

Shopping:

- | |
|---------------|
| 1 Costco |
| 2 Tacoma Mall |
| 3 Ross |
| 4 REI |
| 5 Best Buy |

Other Businesses:

- | |
|-------------------------|
| 1 Pierce County Annex |
| 2 Post Office |
| 3 Social Security |
| 4 Concentra Urgent Care |
| 5 The UPS Store |

JOEL JONES
253.779.2422

jjones@neilwalter.com

1940 East D St #100
Tacoma, WA 98421
253.779.8400
www.neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.