

FIFE BUSINESS CENTER

4624-4630 16TH ST E | FIFE, WA

NEW OWNERSHIP

MCA REALTY

FOR LEASE - 2 SUITES AVAILABLE

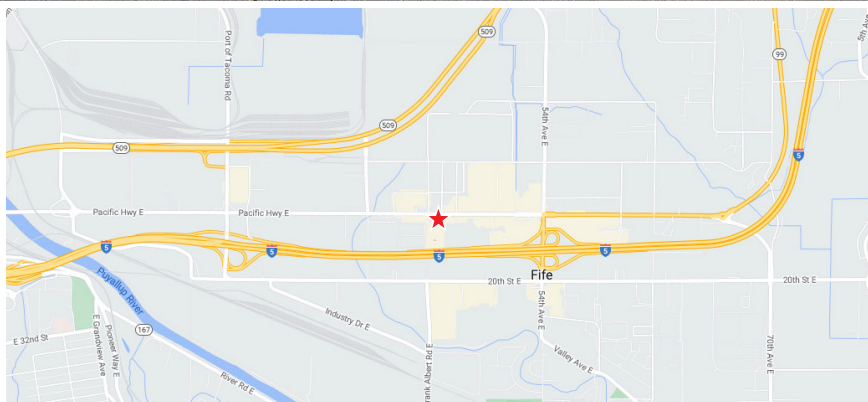
FLEX WAREHOUSE/OFFICE SPACE



LEASE INFO

Suite A7 Sublease: 750 SF +/-
Lease Rate: \$1,600/Month Gross

Suite B8-10: 6,978 SF
Lease Rate: \$1.15/SF + NNN



PROPERTY HIGHLIGHTS

- New Cap-Ex Upgrades Underway
- Nearby amenities include food service, retail, banking, etc.
- Excellent I-5 and Port of Tacoma access



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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.

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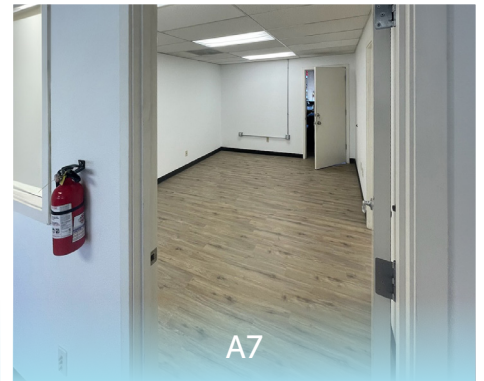
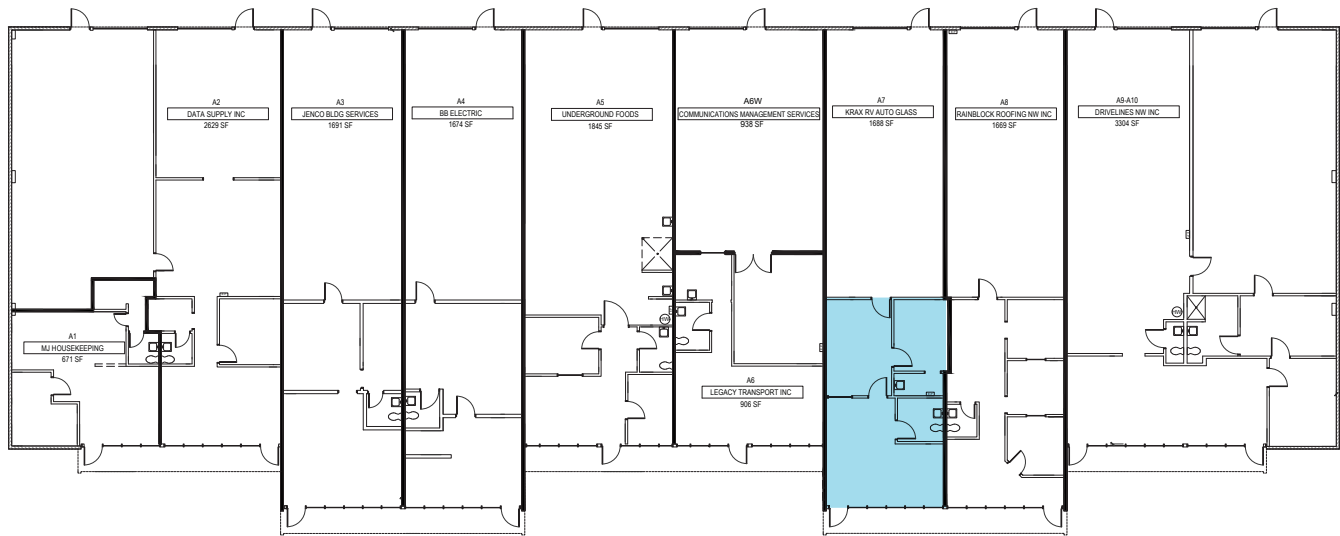
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NEIL WALTER
COMPANY

BUILDING A

| SUITE | AVAILABLE SIZE | LEASE RATE | COMMENTS |
|-------------|----------------|----------------------|---------------------------|
| A7 Sublease | 750 SF +/- | \$ 1,600/Month Gross | HVAC & utilities included |



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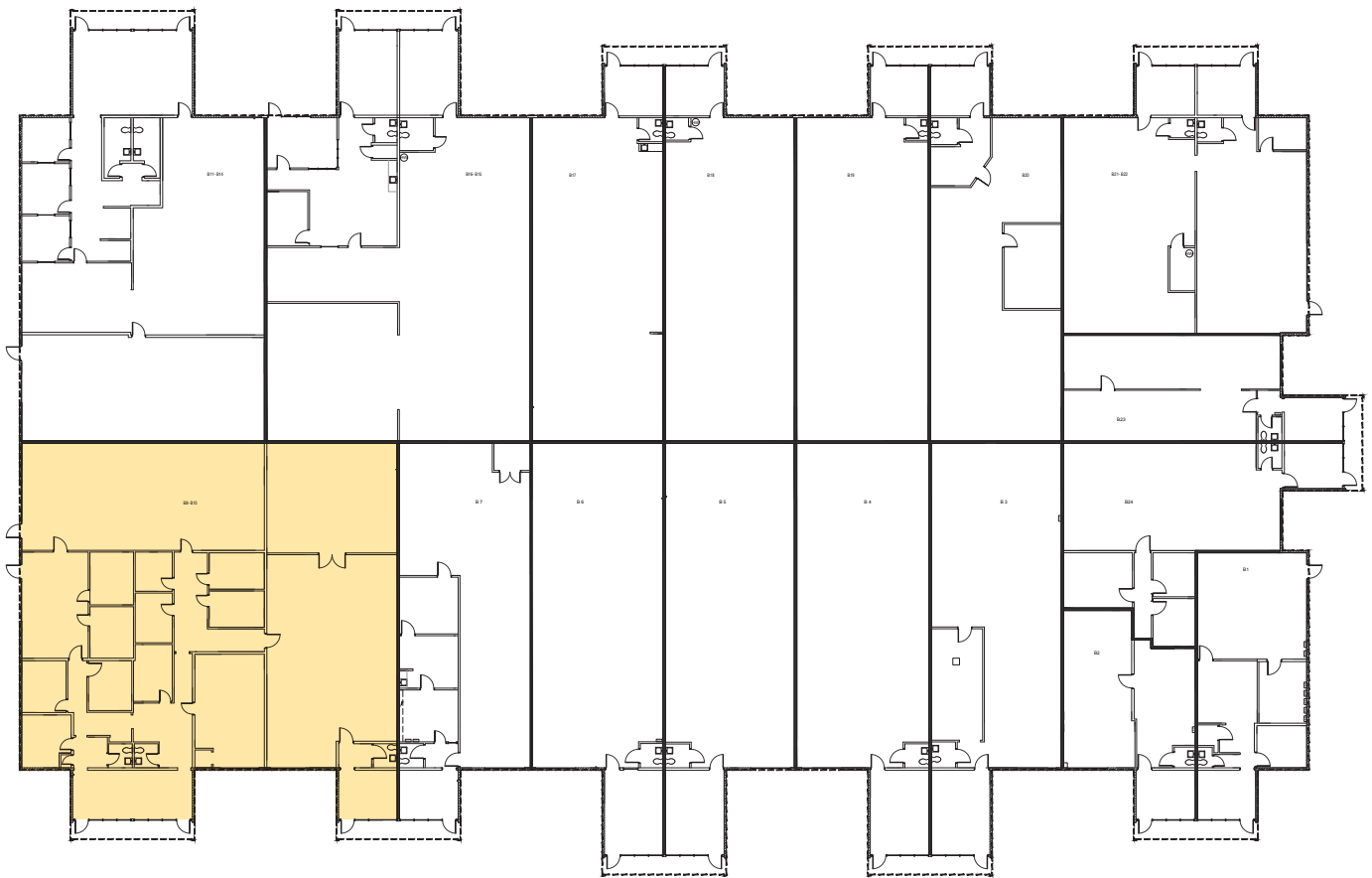
www.neilwalter.com

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BUILDING B

| SUITE | AVAILABLE SIZE | LEASE RATE | COMMENTS |
|-------|----------------|-----------------------|---------------------|
| B8-10 | 6,978 SF | \$1.15/SF/Month + NNN | 3 grade level doors |



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