

LEASE

1117 BROADWAY PLAZA

1117 Broadway Plaza Tacoma, WA 98402



OFFERING SUMMARY

Lease Rate:	\$17/SF/YR
Lease Type:	Full Service (FS)
Available SF:	4,040 SF
Suite:	301
Building Size:	33,662 SF
Lot Size:	0.23 Acres
	1922

PROPERTY OVERVIEW

Beautiful street level space in Downtown Tacoma. Can be used as office or retail. 20' high ceilings and exposed brick walls. The building has been renovated and is one of the gems of Downtown Tacoma. Lots of street parking and Skybridge access to City parking lot.

PROPERTY HIGHLIGHTS

- One month of free rent for every year of lease term
- 4,040 SF available
- 20' high ceilings
- Exposed brick walls
- Abundant street parking
- City lot just across Skybridge
- See floor plan for potential space configuration

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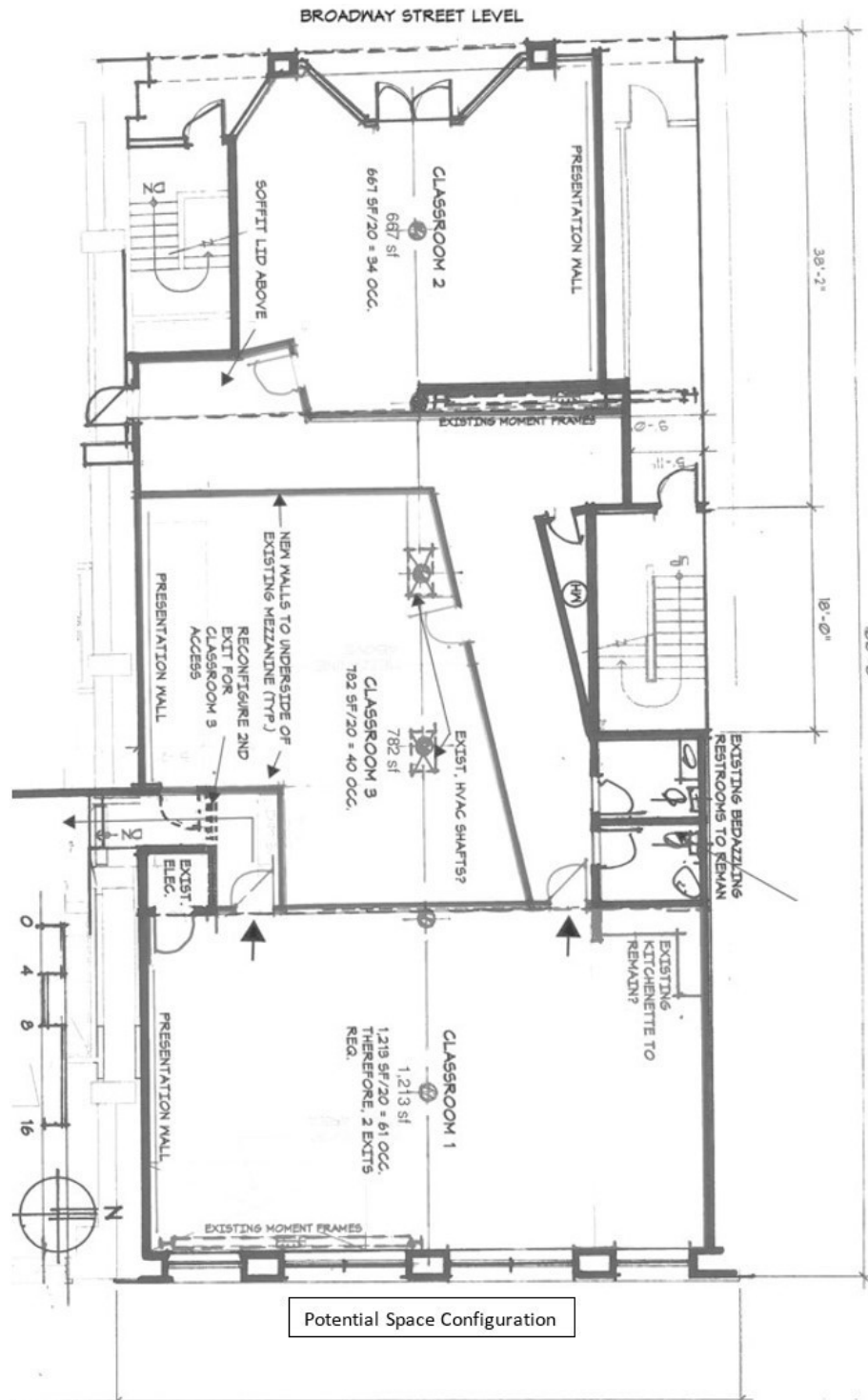


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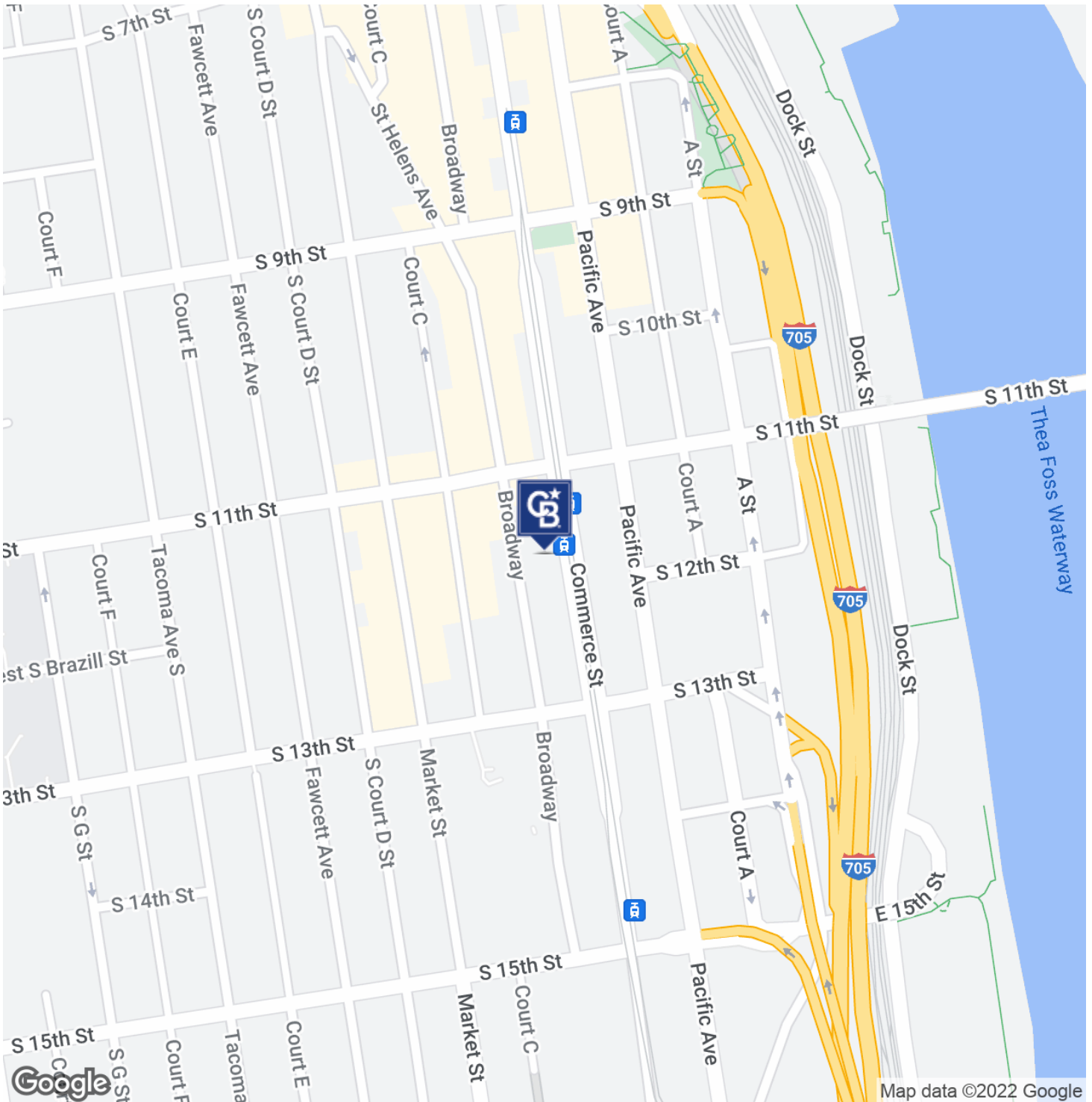


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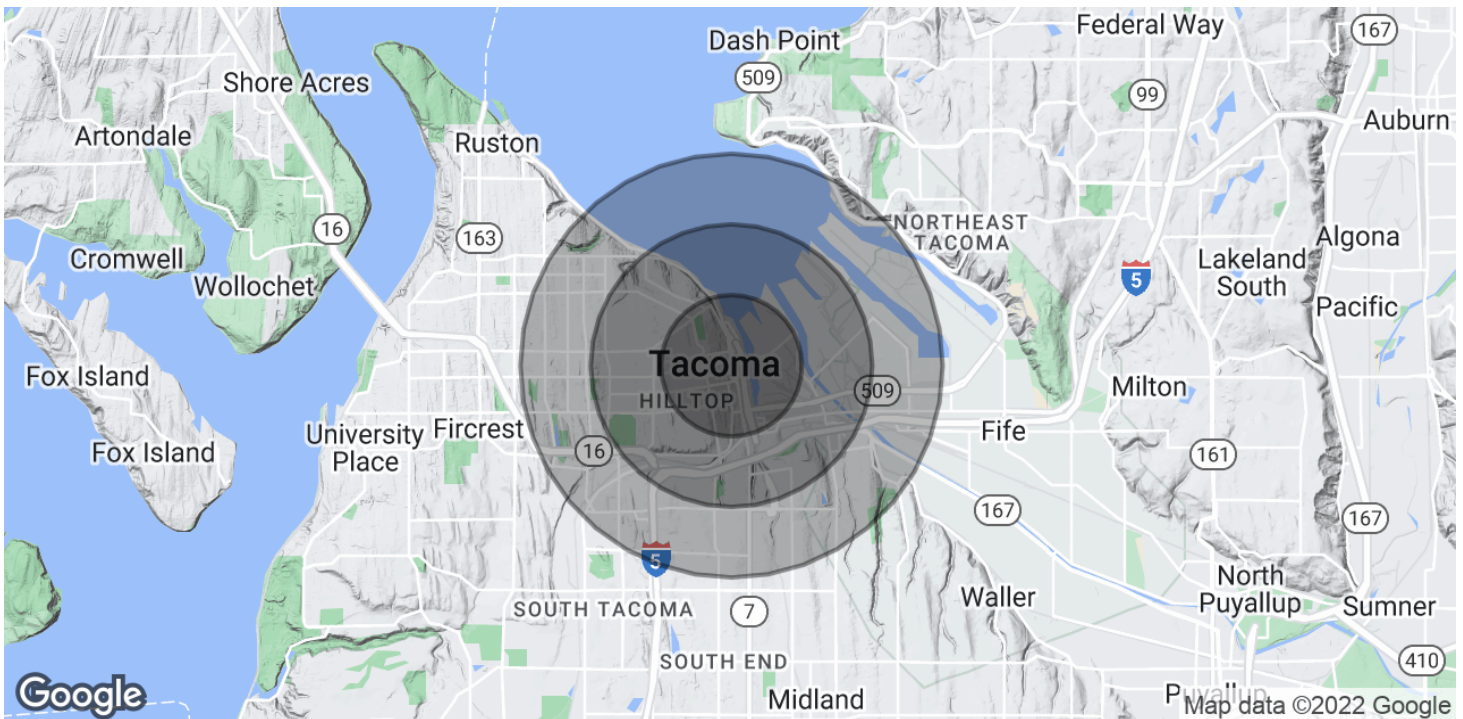


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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	15,819	37,882	81,131
Average Age	36.6	35.1	34.1
Average Age (Male)	37.9	34.8	33.6
Average Age (Female)	33.7	34.5	34.1

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	6,781	16,636	33,534
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$37,912	\$45,326	\$52,064
Average House Value	\$265,722	\$227,419	\$251,604

* Demographic data derived from 2020 ACS - US Census

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