

LEASE

JAMES CENTER NORTH

1614 - 1620 S Mildred St Tacoma, WA 98465



OFFERING SUMMARY

Lease Rate: \$14.00 - 18.00 SF/yr

Lease Type: Triple Net (NNN)

Available SF: 1,819 - 1,901 SF

Zoning: CCX - Community
Commercial Mixed
Use District

PROPERTY OVERVIEW

James Center North is located across the street from Tacoma Community College which offers 46 professional and technical degrees to over 12,000 students per year. There is a transit center across the street, generating high daytime traffic to the immediate trade area. Adjacent to James Center North is James Center, a 128,000 SF retail center anchored by Fred Meyer. Other national tenants included Rite Aid, Fed EX, Chase Bank, Starbucks, IHOP. The neighboring Co-tenancy should provide some synergies to the subject property.

SPACES	STATUS	LEASE RATE	SPACE SIZE
1614-6 (Office/Retail)	LEASED	\$14.00 SF/yr	950 SF
1620-A (Retail)	AVAILABLE	\$15.00 SF/yr	1,819 SF
1620-4 (Restaurant)	AVAILABLE	\$18.00 SF/yr	1,875 SF
1612-A (Office/Retail)	AVAILABLE	\$14.00 SF/yr	1,875 SF
1614-B (Office/Retail)	AVAILABLE	\$14.00 SF/yr	1,901 SF

Vladimir Olyanich
425 615 0577
volyanich@cbcworldwide.com

Bob Fredrickson, CCIM
206 595 7232
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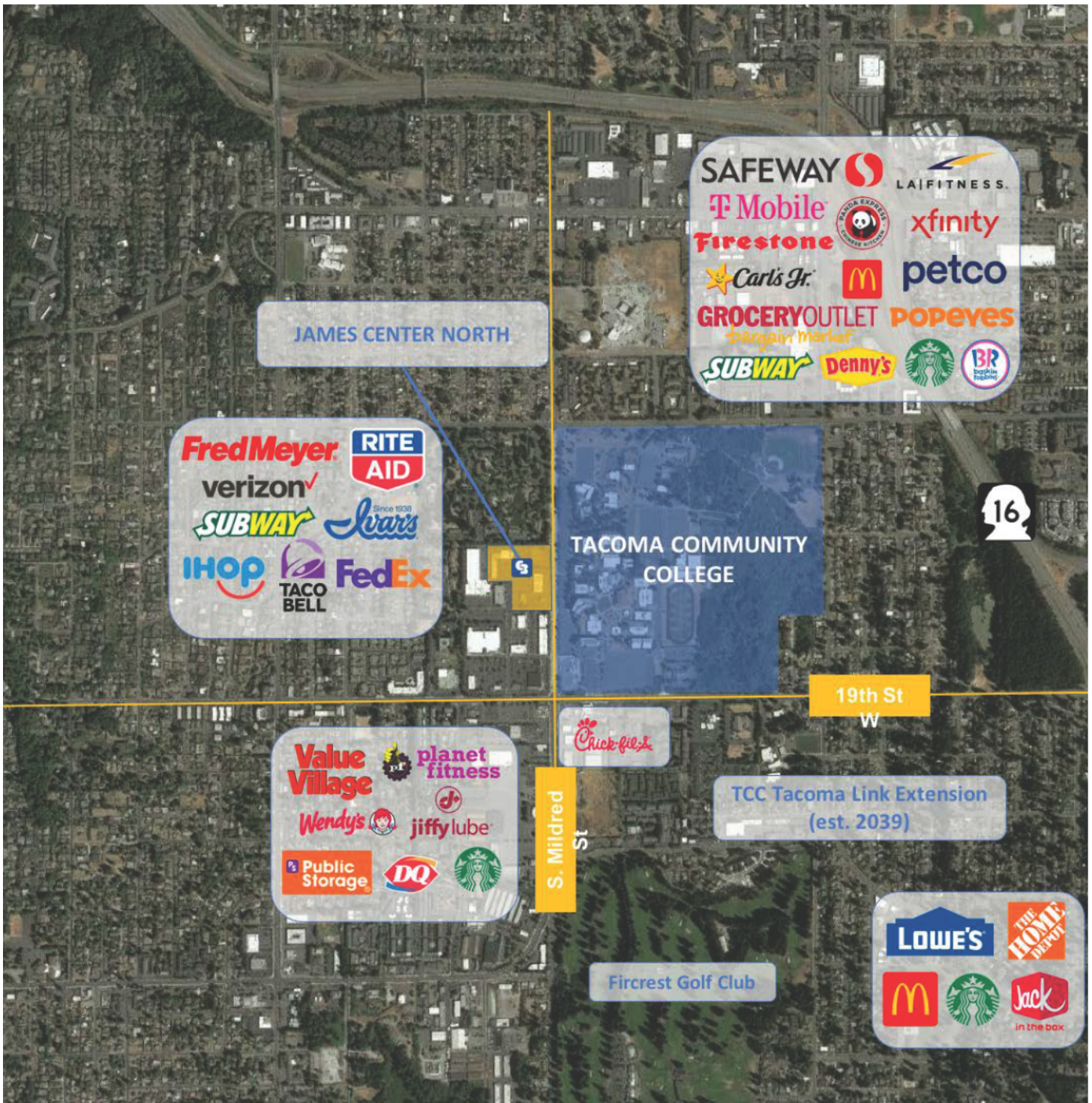


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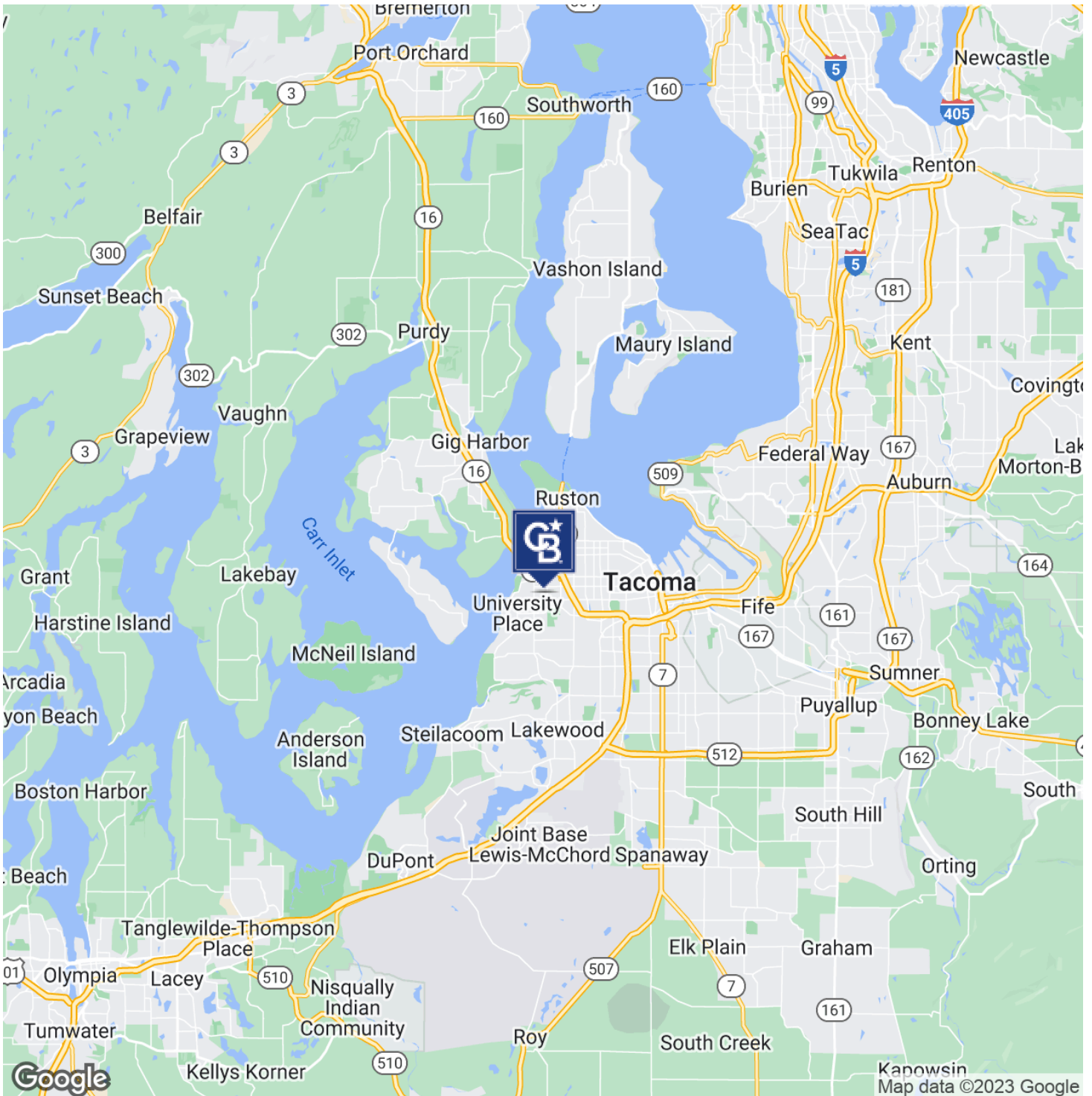


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