

For Sale or Lease

Office/Retail/Flex

+/- 13,700 rentable SF



Schubert Building

3848 S Pine St, Tacoma, WA 98409

- + 13,700 rentable SF
- Suites available: office, + 1,900 - 5,770 SF (divisible)
- Storage/garage: 385 SF
- Prominent corner location on South Pine & South 40th Street near Tacoma Mall
- On site (partially fenced) and street parking
- Superb access to I-5 via South 38th Street
- Zoned UCX (Urban Center Mixed Use); multiple uses available
- Sale Price: \$1,170,000 (\$92,100+ existing tenant income)
- Lease rate: \$10.00 - \$13.50 PSF, modified gross

For more information:

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Schubert Building

Property Type:	Multi-tenant office/retail with small flex areas (garages & basement storage)
Property Address:	3848 S Pine St, Tacoma, WA 98409 Prominent corner site near Tacoma Mall & South 38th across from USPS
Parcel Size:	32,500 square feet (.75 acres); partially fenced
Building:	17,846 square feet (gross) 13,656 square feet (rentable)
Parking:	6 stalls in paved lot off South Pine Street (front); 47 stalls in gravel, fenced lot (rear); with adjacent street parking on South 40th Street
Tax Parcel Number:	9120000100
Zoning:	UCX- Urban Center Mixed-Use
Frontage/Depth:	260' on South 40th; 125' on South Pine and 125' South Junett
Access:	Site is level offering grade access to building from Pine Street (upper east level) and 40th Street (lower west level); additional stair access to second level (south and west). Interstate 5 is 1/2 mile from property via S 38th Street interchanges; SR-16/Union Avenue interchange is 1.5 miles from property. Site is serviced by Pierce Transit.
Construction:	1957, two-story wood frame and brick veneer; renovation (various dates)
Heating:	Electric heat pumps
Utilities:	Tacoma Public Utilities for electricity, water, sewer and storm
Tenants:	Home Instead Healthcare: 3,264 SF; Paragon Systems Inc: 1,887 SF; CPR & First Aid: 1,080 SF; Mathew Jordan dba Life Saver: 950 SF; Robert Madden dba WA OR Lab: 525 SF. Additional lease details available.
Offering Price:	\$1,170,000



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