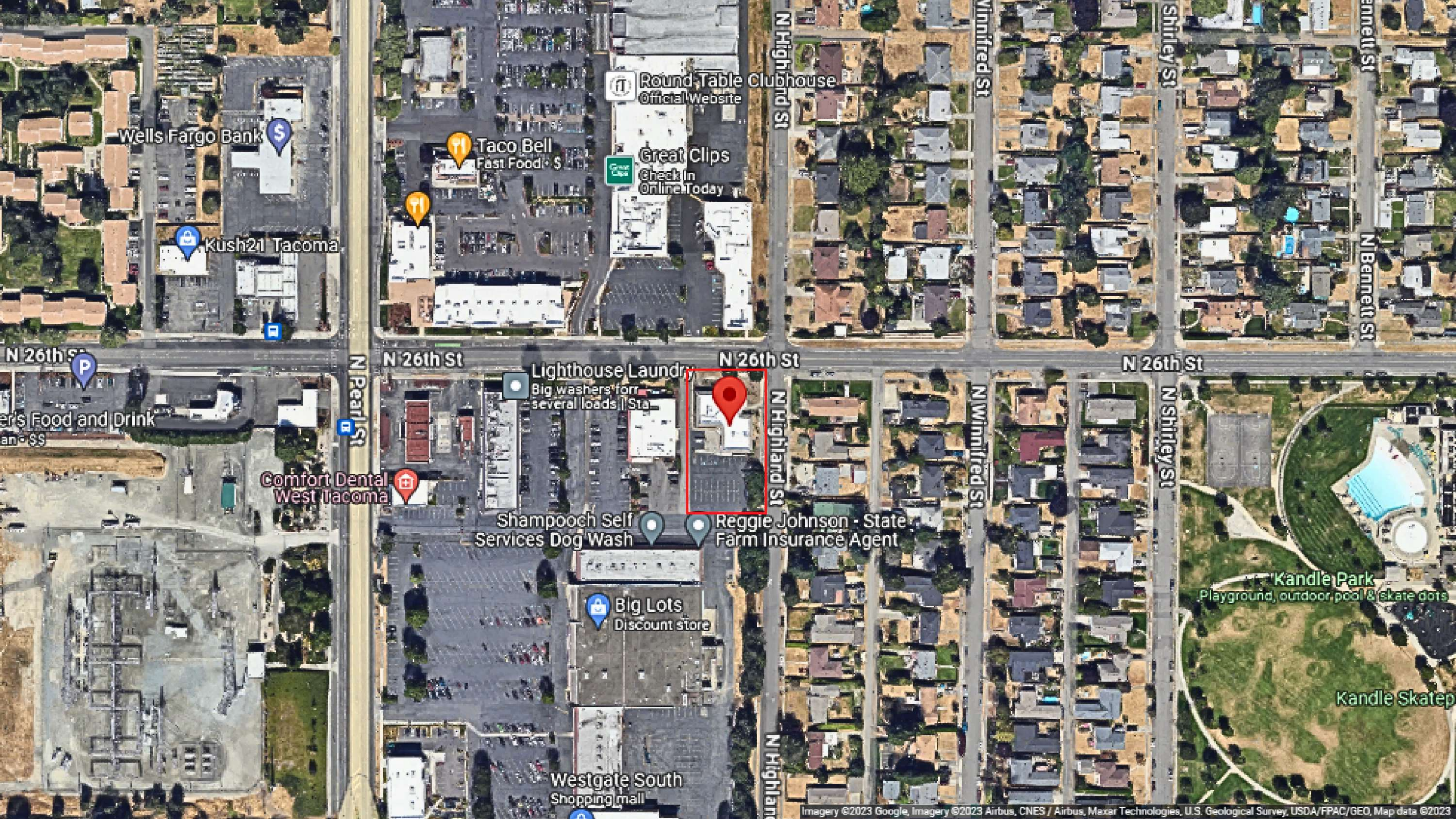




**5702 N 26th St Unit #B, Tacoma 98407**

**Westgate Office**



Wells Fargo Bank

Kush21 Tacoma

N 26th St

er's Food and Drink  
an - \$\$

Comfort Dental  
West Tacoma

N 26th St

Lighthouse Laundry  
Big washers for  
several loads | Sta

N 26th St

Shampooch Self  
Services Dog Wash

Reggie Johnson - State  
Farm Insurance Agent

Big Lots  
Discount store

Westgate South  
Shopping mall

Round Table Clubhouse  
Official Website

Great Clips  
Check In  
Online Today

Taco Bell  
Fast Food - \$

N Highland St

N Winifred St

N Shirley St

N Bennett St

N Bennett St

N Highland St

N Winifred St

N Shirley St

Kandle Park  
Playground, outdoor pool & skate dots

Kandle Skatop



## Westgate Office **THE OFFERING**

### **Office For Lease**

---

Office space available in the desirable and easy access North Tacoma/Westgate area.

2,737 SF with large attractive reception area, twelve separate offices/exam rooms, two ADA restrooms, plus kitchen/break room. Interior recently refreshed.

27 off-street shared parking spaces plus additional on-street parking.

Tenant to verify all information to their satisfaction.



Westgate Office

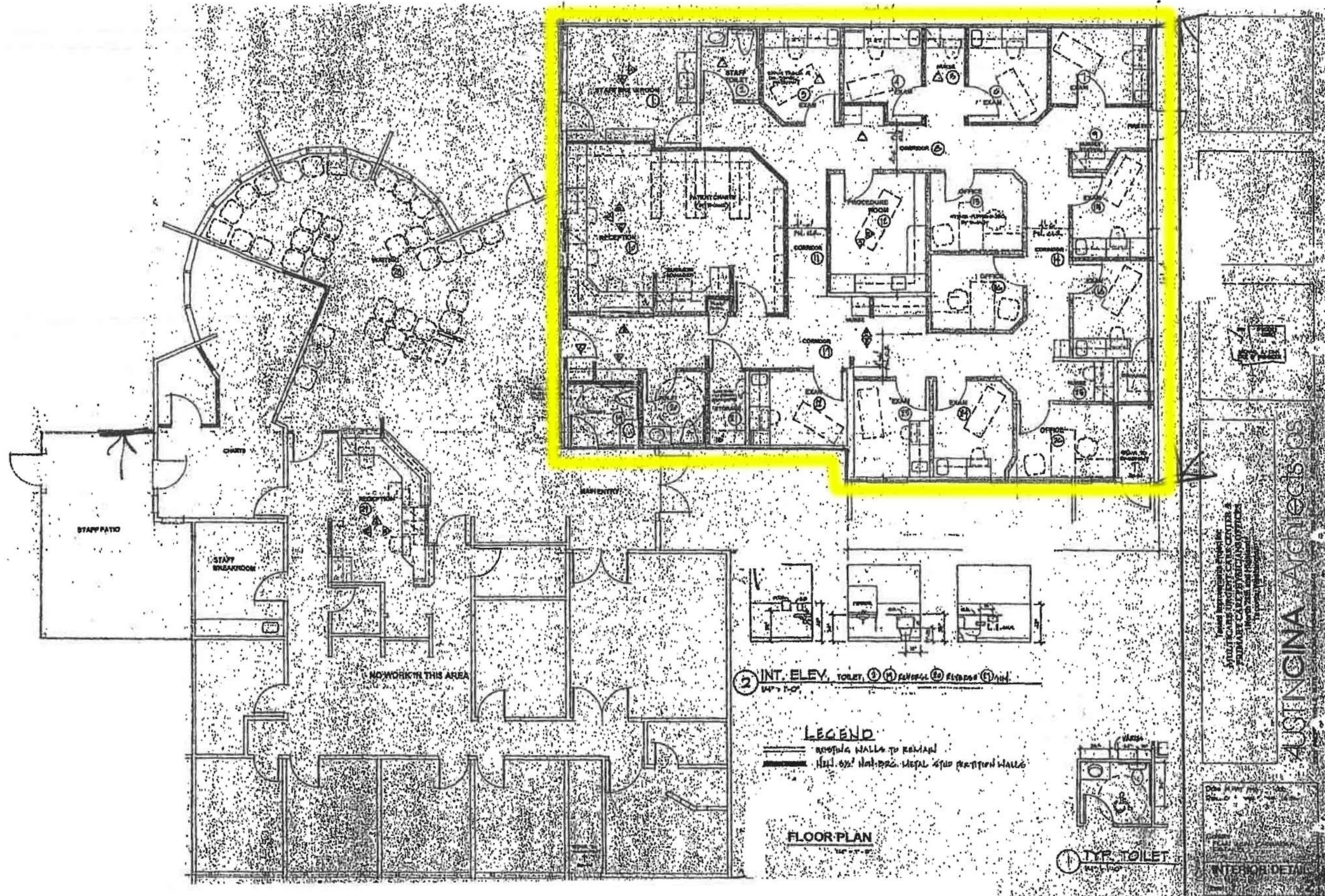
## Triple Net Lease **\$19/SF/yr base rate**

## DETAILS

LEASABLE SF	<b>2,737 SF</b>
LAND AREA	<b>23,522 SF .54 Acres</b>
LEASE TYPE	<b>NNN</b>
YEAR BUILT	<b>1959</b>
EFFECTIVE YEAR BUILT	<b>2008</b>
INCLUDED UTILITIES	<b>Water and Sewer</b>
2023 TAXES	<b>\$13,764</b>
SECURITY DEPOSIT	<b>\$6,000</b>
MINIMUM LEASE TERM	<b>36 Months</b>

# Westgate Office

## APPROXIMATE FLOOR PLAN

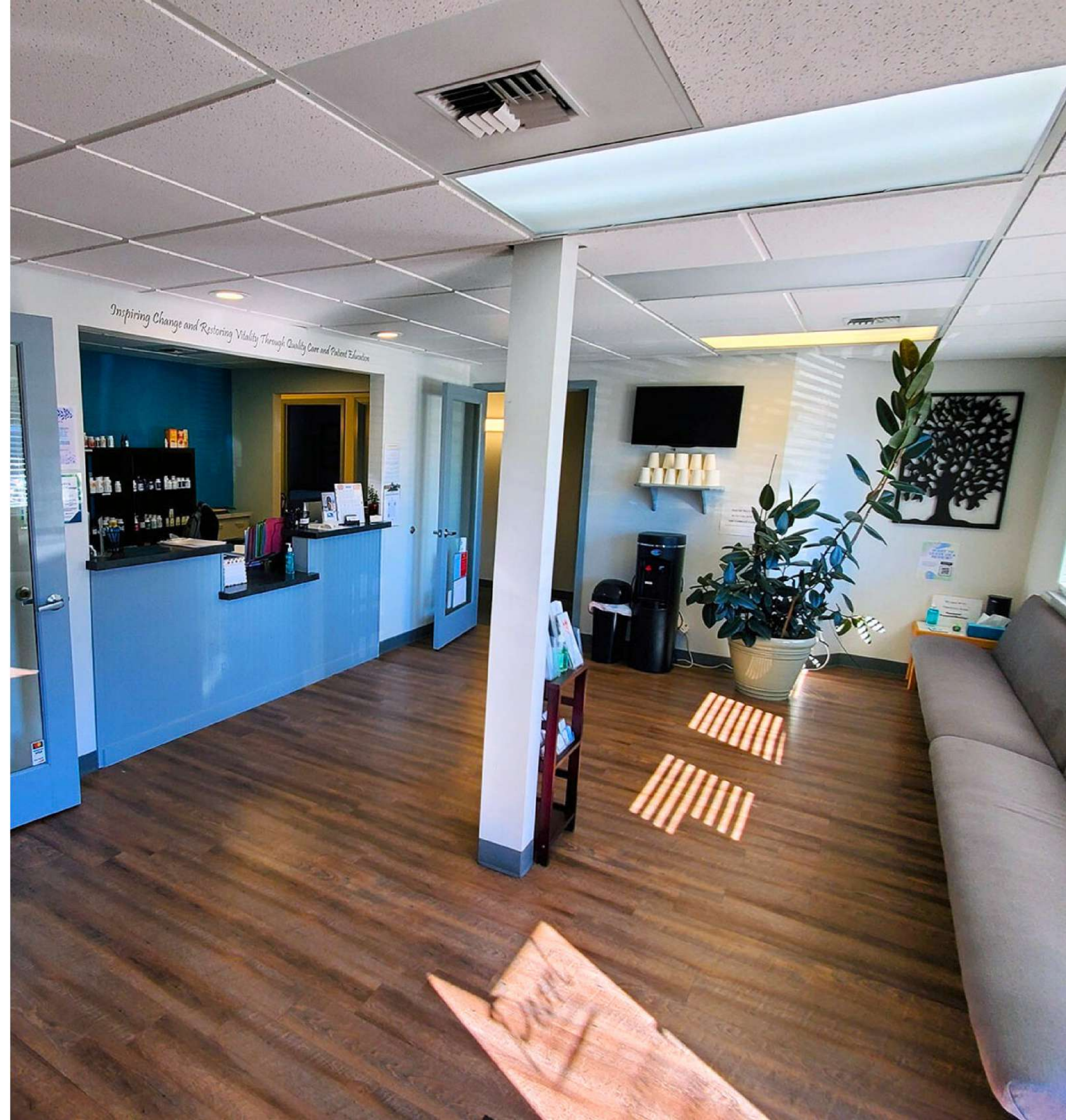


## Westgate Office

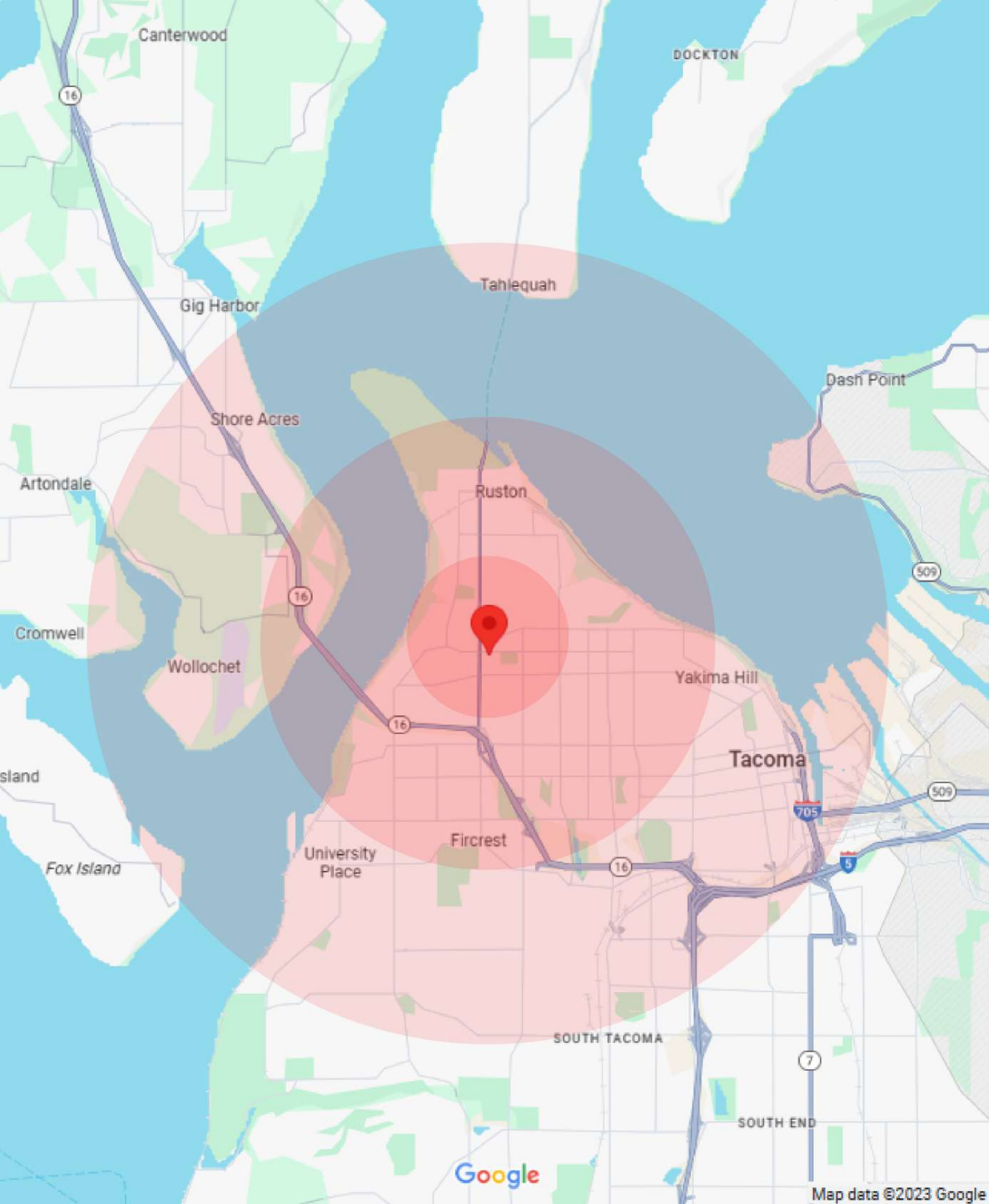
# INVESTMENT HIGHLIGHTS

## BUILDING

- 2,737 SF
- Reception
- 12 Private offices
- 2 ADA restrooms
- Kitchen
- Heat pump heating/cooling
- Corner lot main street location
- Partially fenced







## Westgate Office **LOCATION DEMOGRAPHICS**

<u>Radius</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
POPULATION	18,239	92,045	191,999
PROJECTED POPULATION (2028)	18,529	94,174	197,221
MEDIAN HOUSEHOLD INCOME	\$72,741	\$83,171	\$78,292
TOTAL BUSINESSES	517	5,177	13,143
TOTAL EMPLOYEES	3,308	35,241	114,738
HEALTH CARE SPENDING	\$12.79M	\$64.03M	\$124.82M
TOTAL CONSUMER SPENDING	\$260M	\$1.4B	\$2.7B





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253.380.5533(cell+text)

