



PACIFIC AVENUE MEDICAL BUILDING

3615 Pacific Avenue, Tacoma, WA

**FOR
LEASE**



ANDY JESSBERGER

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First Western Properties - Tacoma, Inc.

6402 Tacoma Mall Blvd, Tacoma, WA 98409

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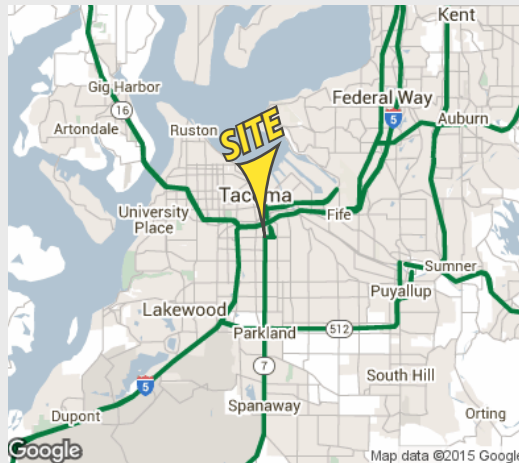
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LOCATION DETAILS

- 38th Street: 19,000 CPD
- Pacific Avenue: 20,000 CPD
- Abundant Parking
- Built to Hold Capacity up to 250 Beds and Numerous Studies
- Constructed in 2006 with Modern Infrastructure



AVAILABLE

- 78,828 Square Feet Available for Sublease Through February 1, 2021
- 1 Floor Minimum Commitment

Property Highlights

- Formerly the Phase I Clinical Trials Facility in the Northwest
- Equipped with Specialized Units for Radiolabeled and Cardiac Safety Tests
- Properly Created for Intensive Phase I and IIa Trials
- Flexible HVAC System with 27 Air Handling Units in Multiple Zones
- In-House Pharmacy with High Density Drug Storage
- Full Commercial Grade Kitchen and Laundry Facility
- Secured Records Storage

NEARBY TENANTS



DEMOGRAPHICS	Mile 1	Mile 3	Mile 5
Population	17,500	114,345	251,119
Average HH Income	\$58,551	\$53,203	\$59,915
Daytime Population	10,447	141,917	238,937



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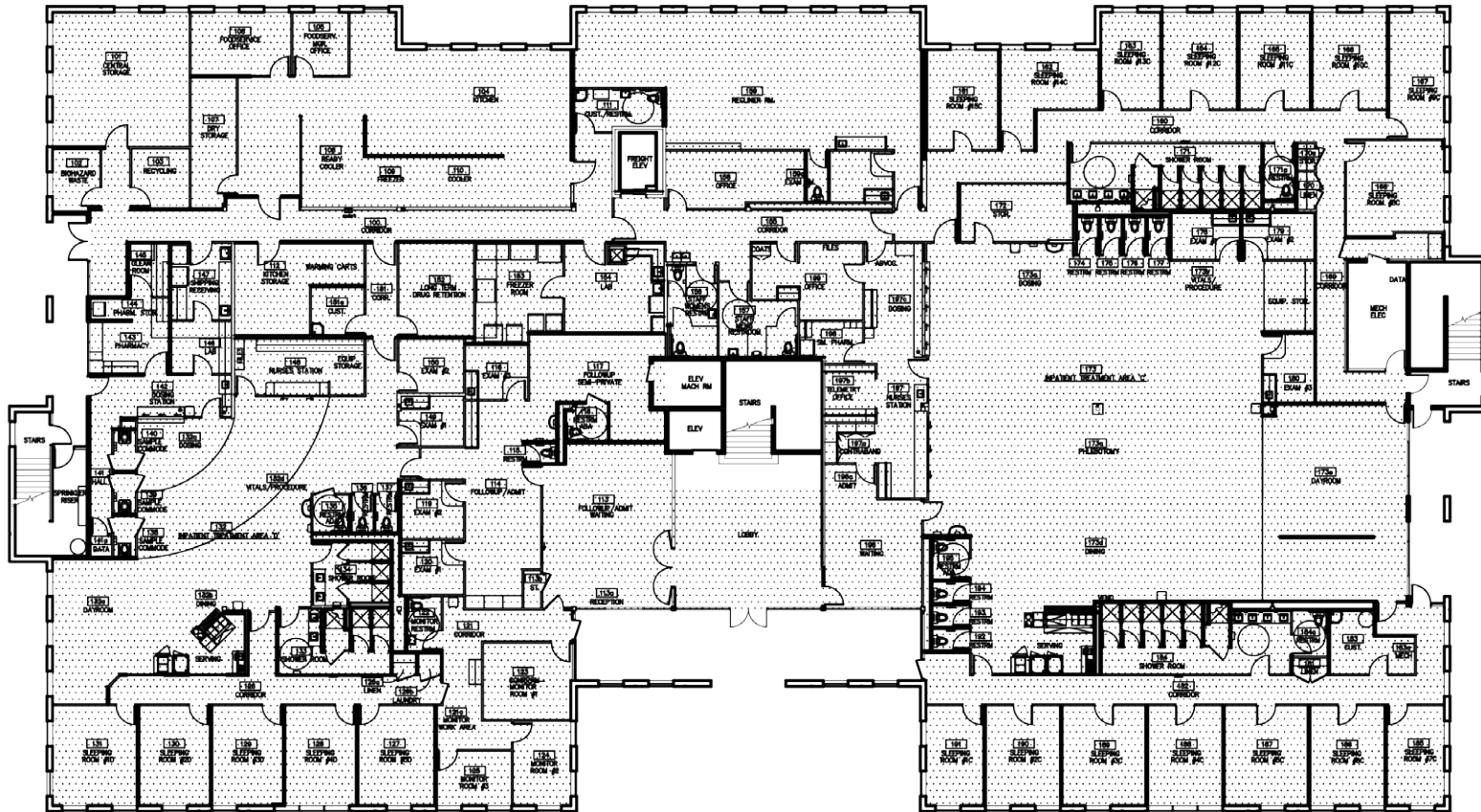
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LEVEL 1 - 24,876 SQ FT USABLE SPACE



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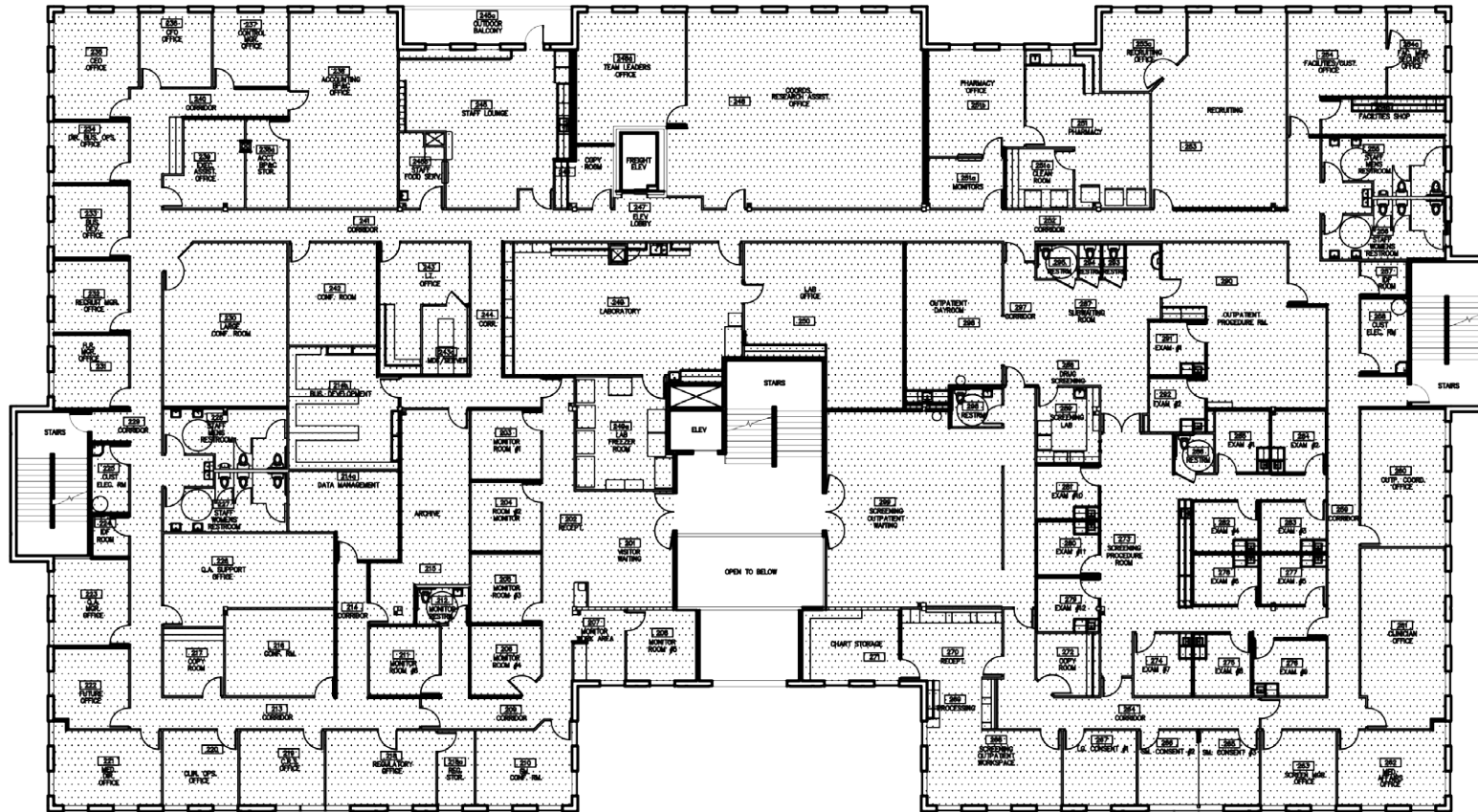
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LEVEL 2 - 25,476 SQ FT USABLE SPACE



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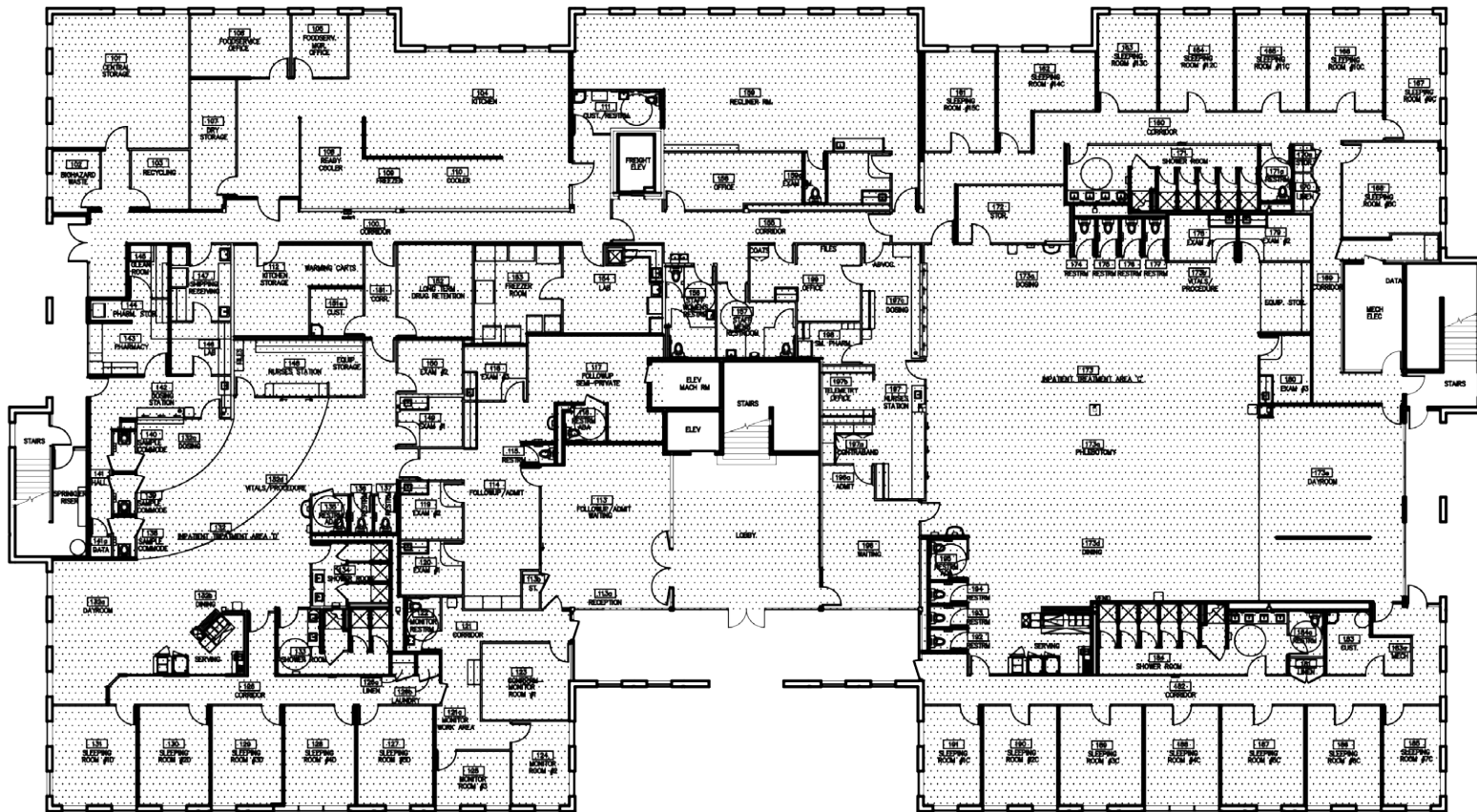
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LEVEL 3 - 26,018 SQ FT USABLE SPACE



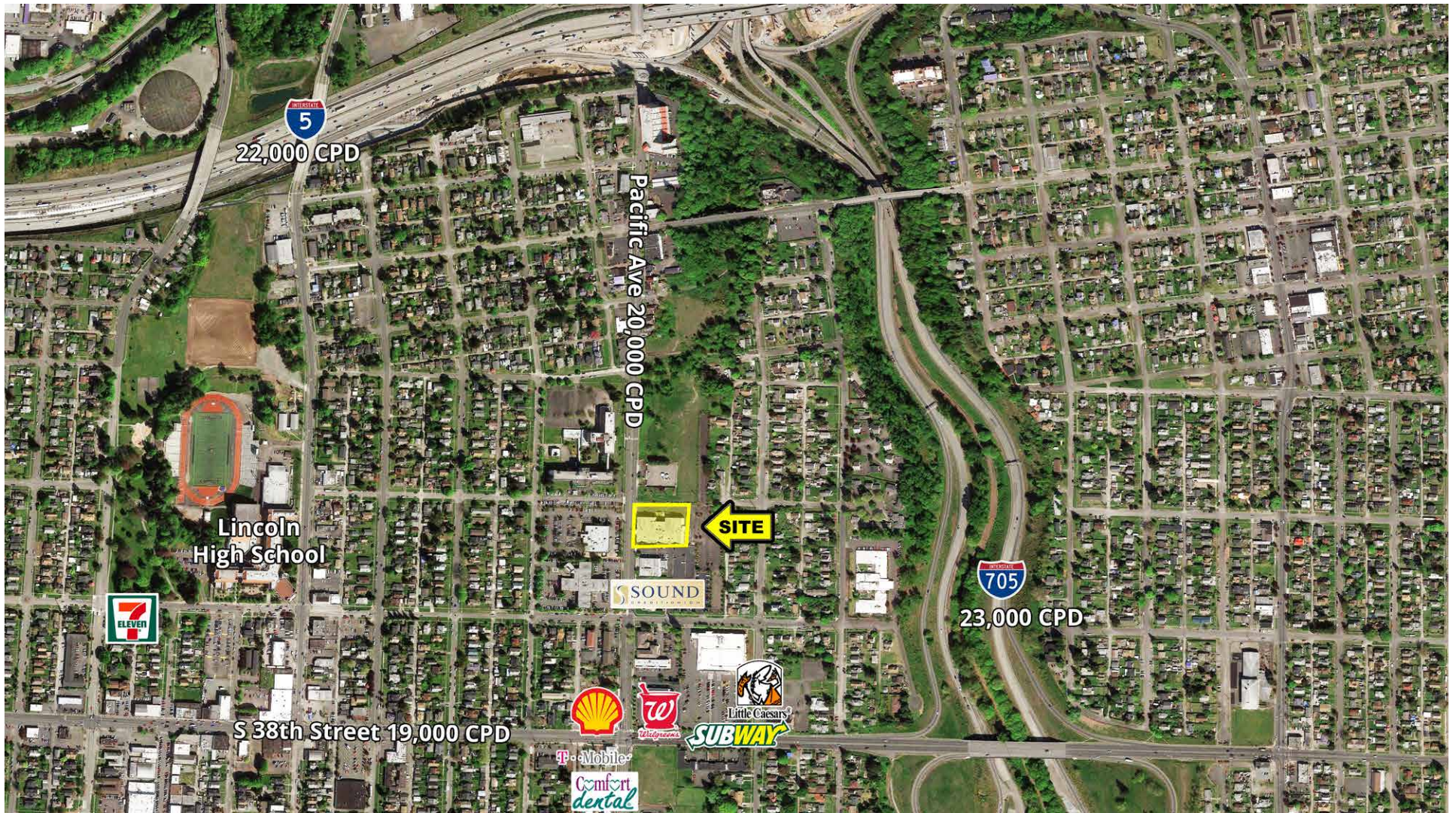
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