

FOR SALE/LEASE

6901 6th Avenue
Tacoma, WA 98401



6TH AVE OFFICE BUILDING

Woody Harris

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

6TH AVENUE OFFICE BUILDING is a superior built-out office space with abundant on-site parking for employees and guests. Former financial building with a unique conference room converted from the bank vault.

6901 6TH AVENUE:

14,422 SF \$13.00 PSF PLUS NNN
SALE PRICE: \$2,050,000

- Immediate proximity to Highway 16 access - Gig Harbor, Tacoma, & I-5
- Includes dedicated employee parking lot - 12,500 SF
- Entry level - 9,472 SF and Finished Basement - 4,950 SF
- Excellent for a medical administrative or a general office use.
- Owner will consider sale. Call for details.



Population



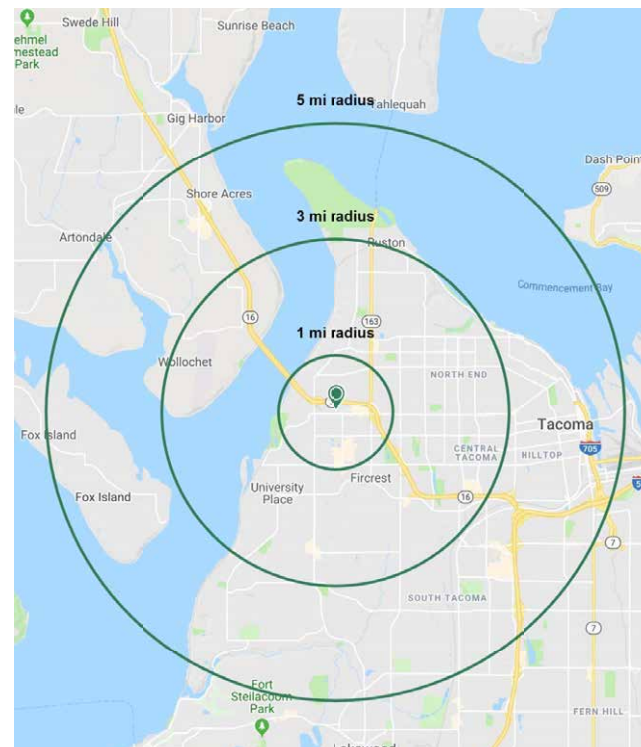
Average HH Income



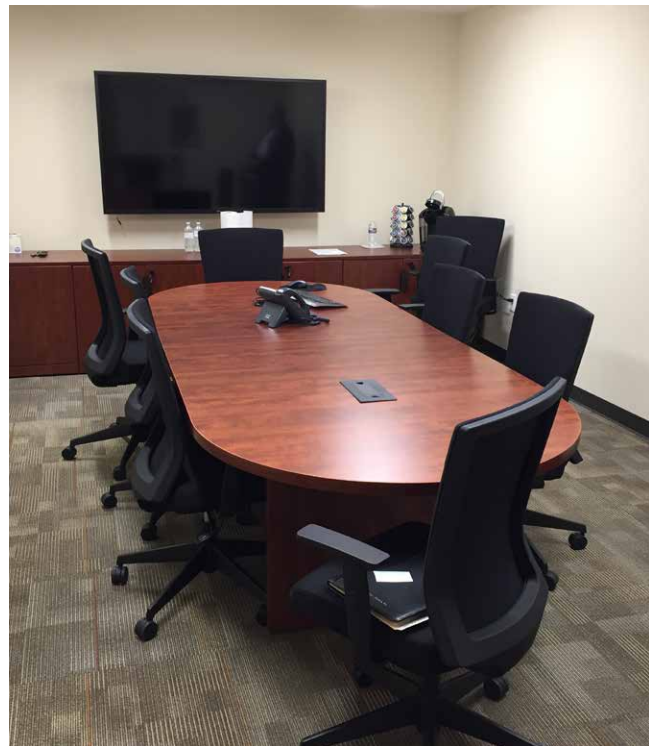
Daytime Population

Regis - 2018

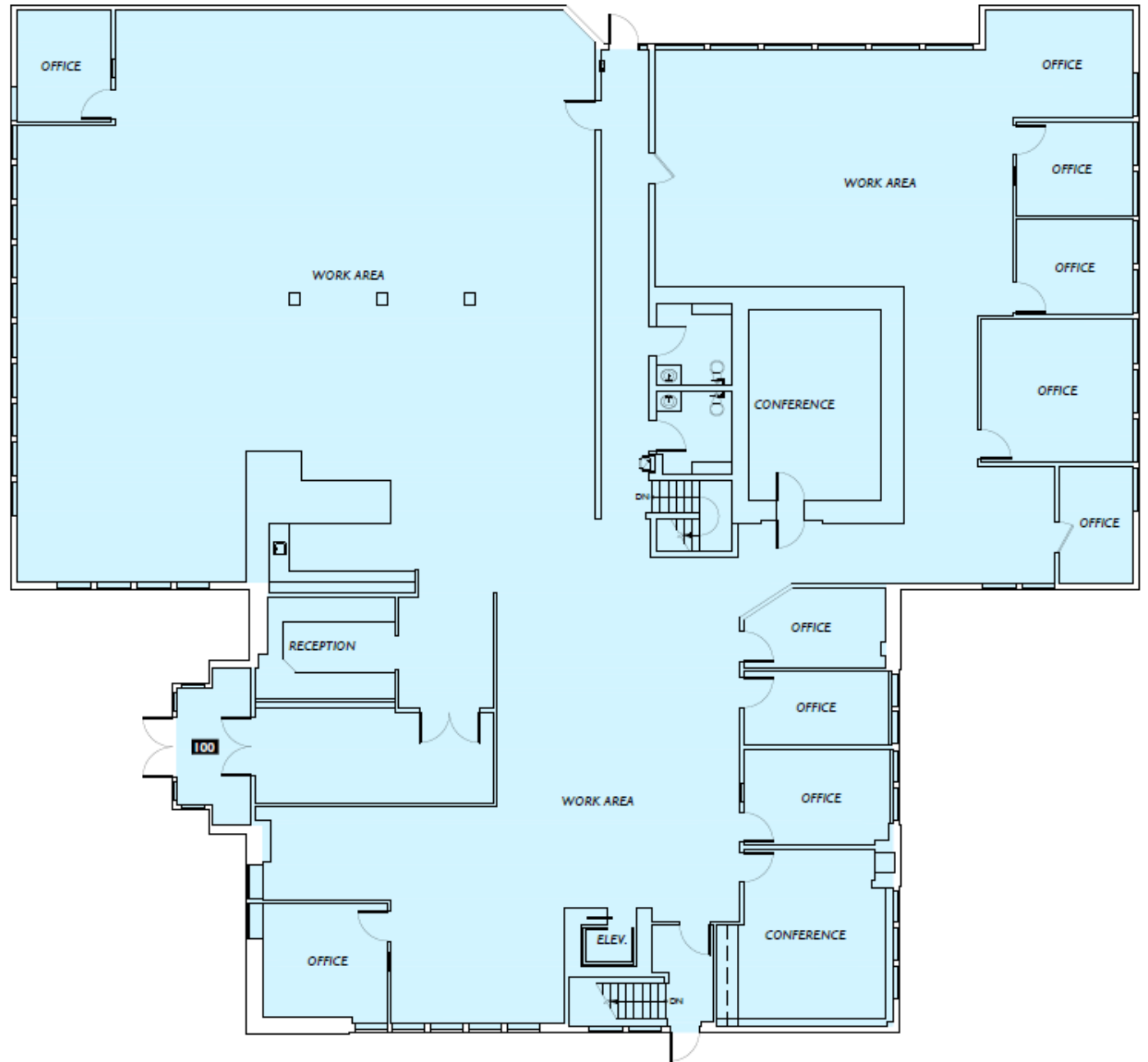
	Population	Average HH Income	Daytime Population
Mile 1	14,073	\$80,065	11,241
Mile 3	97,563	\$93,613	66,113
Mile 5	198,437	\$87,114	182,282



PHOTOS

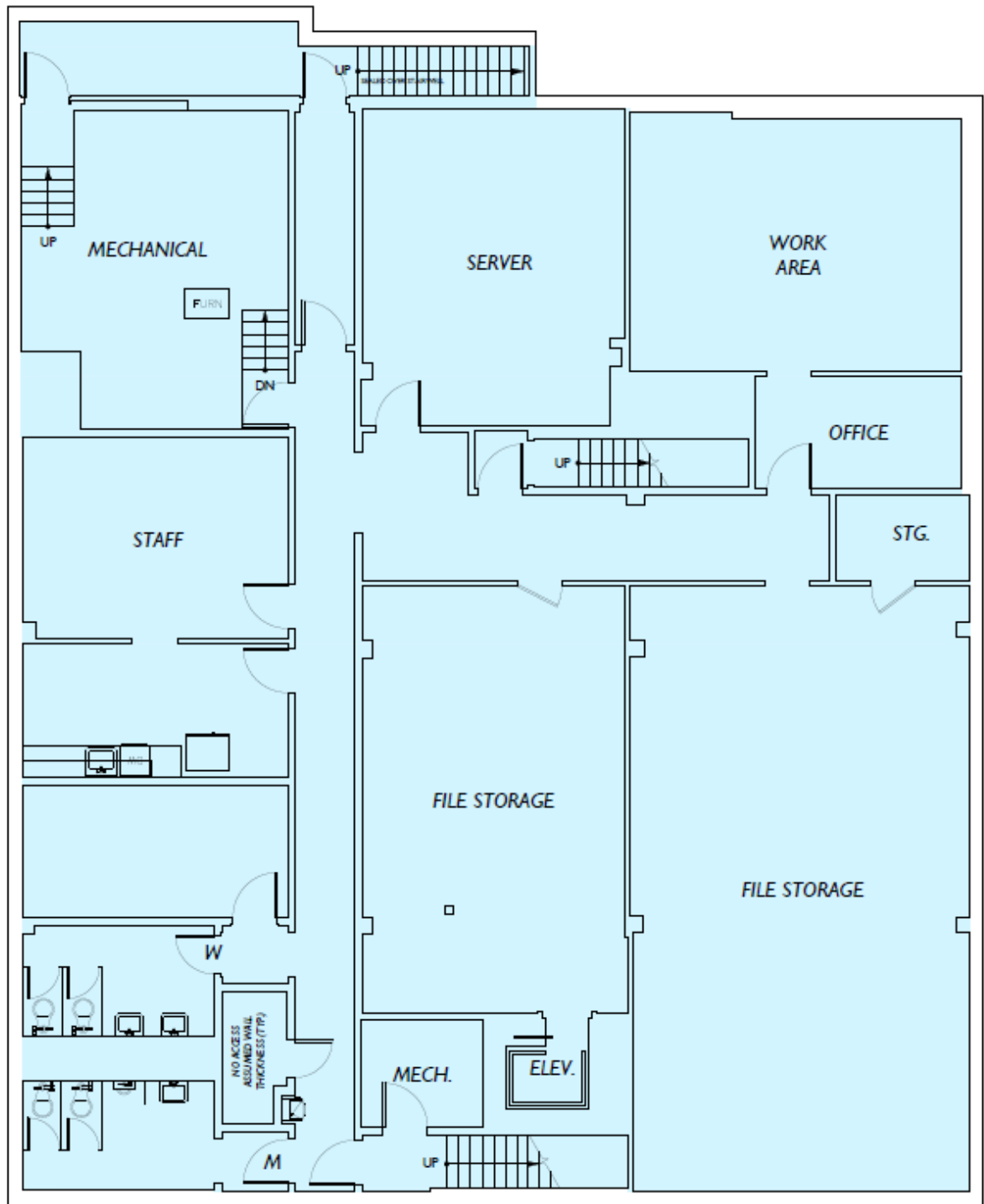


FLOOR PLAN



Suite #	Occupant Area
Suite 100 - Floor 1	9,456.49

FLOOR PLAN



Suite #	Occupant Area
Suite 100 - Floor 2	4,830.28

LOCATION AERIAL



LA FITNESS petco Carls Jr. SAFEWAY DOLLAR TREE PANDA EXPRESS B|E|C|U

Denny's Brown Bear Car Wash Arby's POPEYES LOUISIANA KITCHEN McDonald's

GROCERY OUTLET Bargain Market



CHASE Jack in the box

73,000 CPD

6TH AVENUE 11,000 CPD

24,000 CPD

BRIDGEPORT WAY W





TACOMA, WA is rooted in the arts and has a vibrant urban core that is alive with culture. Situated along the Puget Sound, Tacoma is a mid-sized urban port city of Pierce County just over 30 miles south of Seattle. The museum district is home for its world-renowned Museum of Glass, while the waterfront, parks, gardens and wildlife make Tacoma a nature wonderland ready for all to explore.

TACOMA | KIRKLAND | SEATTLE | PORTLAND

RETAIL FOCUSED. RESULTS DRIVEN.

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