



the flats at
WRIGHT PARK

131 Units // Fully Permitted

308-316 Tacoma Avenue S | Tacoma, WA



Development Highlights



Fully permitted multifamily development: 131 units with no requirement of ground floor retail space



Ideally located: Downtown Tacoma adjacent to the CBD and Stadium District; a half-mile from the Theater District Light Rail Station



Phenomenal lifestyle-driven area: Walk Score of 94, walking distance to University of Washington Tacoma Campus, restaurants and boutiques



Proximity to major employers: Convenient access to MultiCare Tacoma, Kaiser Permanente, and the Port of Tacoma

Offering Summary

CBRE presents The Flats at Wright Park, a rare opportunity to acquire a fully permitted 131-unit development site in downtown Tacoma, Washington. Centrally located on Tacoma Avenue S with an almost-perfect Walk Score of 94, The Flats at Wright Park provides residents unparalleled access to numerous employment centers and lifestyle destinations. The University of Washington-Tacoma is just over a mile from the Site, Kaiser Permanente and the MultiCare Health System are both just a five-minute walk, and the Theater District Light Rail Station is within a half-mile. Additionally, the Site sits adjacent to Wright Park, a 27-acre arboretum, and just a short walk from Tacoma's vibrant restaurant scene. The highly walkable nature of the Site, along with its superior access to the area's major employers, should demand top-of-market rents and attract renters looking to experience the best of what Tacoma's urban living has to offer.





HILLTOP



the flats at
WRIGHT PARK

WRIGHT PARK

Tacoma Avenue S



Tacoma Avenue S

S 3rd Street

the flats at
WRIGHT PARK

site summary

Address	308-316 Tacoma Avenue S Tacoma, WA 98402
Parcel Number	2003120021
Total Site Area	18,015 SF / 0.41 acres
FAR (Permitted / Proposed)	4.0 / 3.9
Zoning	Downtown Residential (DR)



Approved Development

The Flats at Wright Park is a 18,015 square-foot site zoned Downtown Residential. The permitted project consists of a six-story above-grade residential building in the Downtown Tacoma neighborhood, and is located on the west side of Tacoma Avenue S between S 3rd and S 4th Streets. The building will consist of 131 market-rate units with a mix of studios, one and two-bedroom apartments, and feature a rooftop deck, fitness center, and below-grade parking. The City of Tacoma MUP and Building Permit have been approved. Additionally, the project has been approved for an 8-year Property Tax Abatement.



approved project summary

Units	131
NRSF	61,573
Building Height	6 stories
Garage Parking	65 stalls
Bicycle Parking	85 stalls

project team

Architect	Christopher Jones Architects	Environmental Engineering	Whitman Environmental Sciences
Structural Engineer	Malsam Tsang Structural Engineering	Geotechnical Engineering	Nelson Geotechnical Associates, Inc.
Civil Engineer	DCG Engineering	M/E/P & Energy Engineering	Rushing
Landscape Architect	Andrews Landscape Architects	Surveyor	Apex Engineering

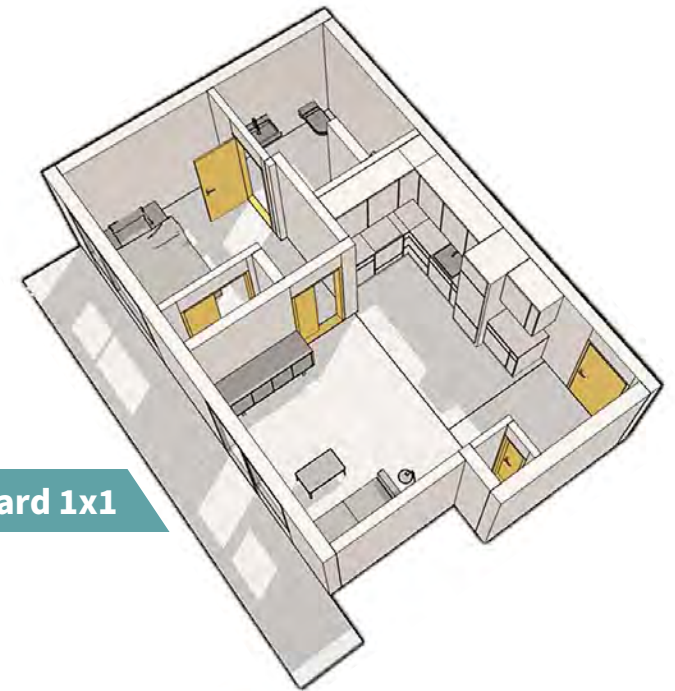
Unit Mix & Sample Floorplans

Unit Mix

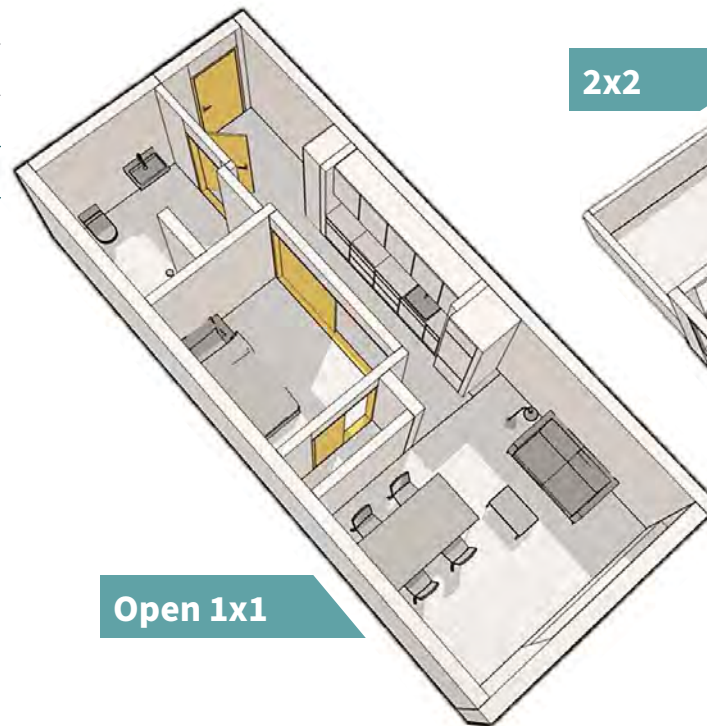
Unit Type	Avg. Unit Size	Unit Count
Studio	389 SF	33
Open 1x1	435 SF	77
1x1	626 SF	5
2x2	758 SF	16
Totals/Averages	470 SF	131

Amenity Space

Amenity Type	Size
Rooftop	2,175 SF
Fitness Center	615 SF
Common Area	861 SF
Totals	3,651 SF



Standard 1x1



Open 1x1

2x2

Location Overview



Tacoma

Tacoma is recognized as one of the most livable and walkable cities in the nation, with a thriving downtown core, outstanding transportation, and a number of exceptional recreation options, including waterfront parks, entertainment venues and museums, and a wealth of retail. Recent revitalization and infrastructure improvements include improved freeway access, introduction of the light rail system, a redeveloped waterfront and various new museums and universities, all of which have laid the ground work that is now attracting an affluent tenant base.

With access to many of the region's largest employment centers and most popular lifestyle destinations, the Site is centrally located in downtown Tacoma and all it has to offer. The area is immediately surrounded by a multitude of dining and shopping options not just downtown, but in the Stadium District and nearby Point Ruston, as well. The Site's pivot point location also provides unmatched access to the Puget Sound's largest employers, including SeaTac International Airport and Boeing, among others.



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