



**COLDWELL
BANKER
COMMERCIAL**
DANFORTH

FOR LEASE

JAMES CENTER NORTH

1614 - 1620 S Mildred St
Tacoma, WA 98465



CBCWORLDWIDE.COM

OFFICE

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**COLDWELL BANKER COMMERCIAL
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33313 1st Way S, Federal Way, WA 98003
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OFFERING SUMMARY

Available SF: 950 - 4,790 SF

Lease Rate: \$12.00 - 15.00 SF/yr (NNN)

Zoning: CCX - Community Commercial Mixed-Use District

PROPERTY OVERVIEW

James Center North is located across the street from Tacoma Community College which offers 46 professional and technical degrees to over 12,000 students per year. There is a transit center across the street, generating high daytime traffic to the immediate trade area. Adjacent to James Center North is James Center, a 128,000 SF retail center anchored by Fred Meyer. Other national tenants included Rite Aid, Fed EX, Chase Bank, IHOP. The neighboring Co-tenancy should provide some synergies to the subject property.

AVAILABLE SPACES

Suite	Sq. Ft.	Rental Rate
1614-A	2,249	\$12.00/sq. ft. + NNN
1614-C	4,790	\$12.00/sq. ft. + NNN
1612-A	1,875	\$12.00/sq. ft. + NNN
1612-14	2,438	\$12.00/sq. ft. + NNN
1614-6	950	\$14.00/sq. ft. + NNN
1620-A	1,819	\$15.00/sq. ft. + NNN

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Suite #	Occupant Area
Suite A	2,249
Suite B	1,901 LEASED
Suite C	4,790



Suite #	Occupant Area
Suite 12/14	2,438
Suite B	2,072 LEASED

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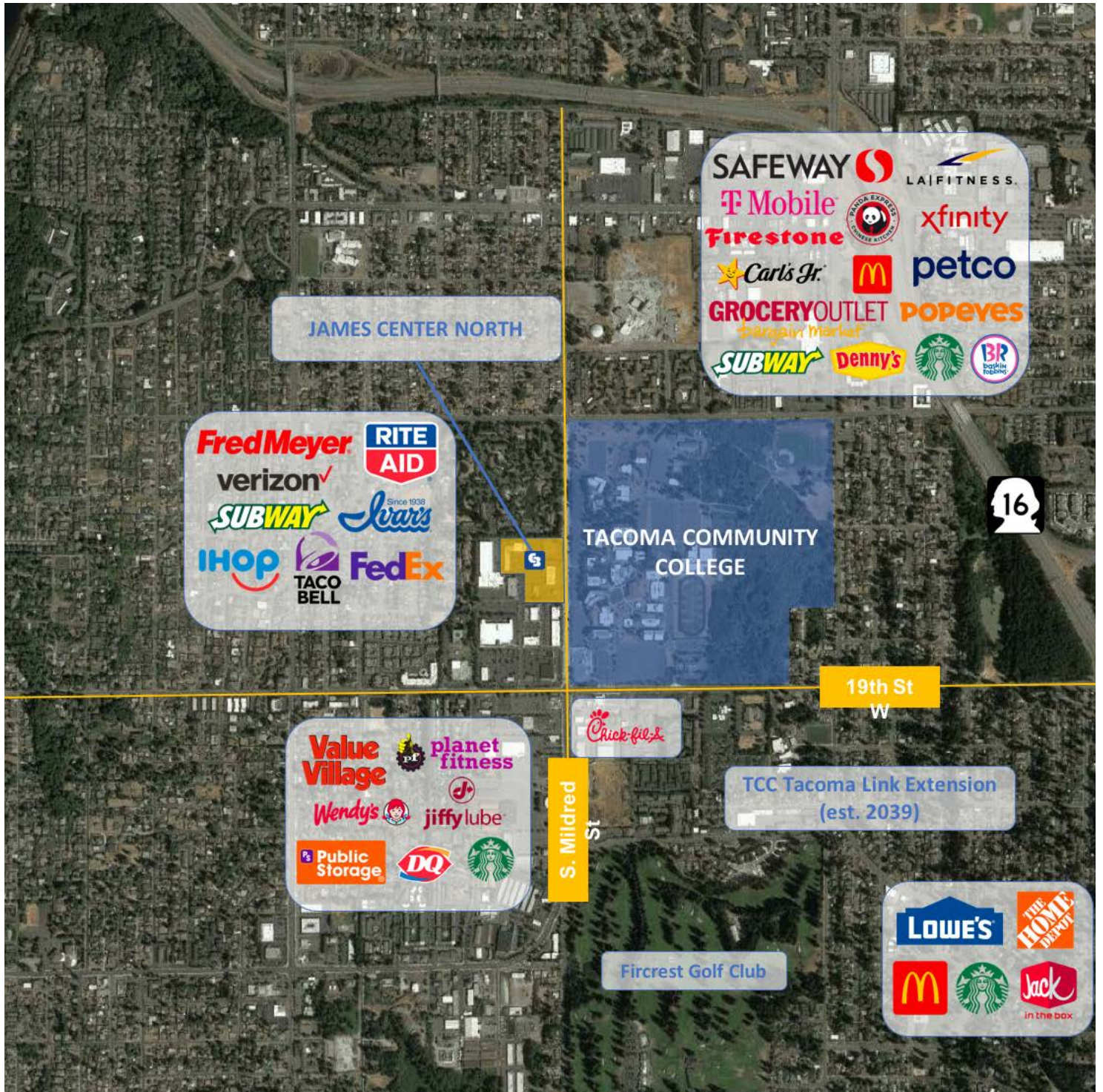
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