

STAND-ALONE
PAD BUILDING



JAMES CENTER

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STAND ALONE PAD SITE WITH DRIVE-THRU

16,750 SF Available

CALL AGENT FOR RATES

PROPERTY FEATURES:

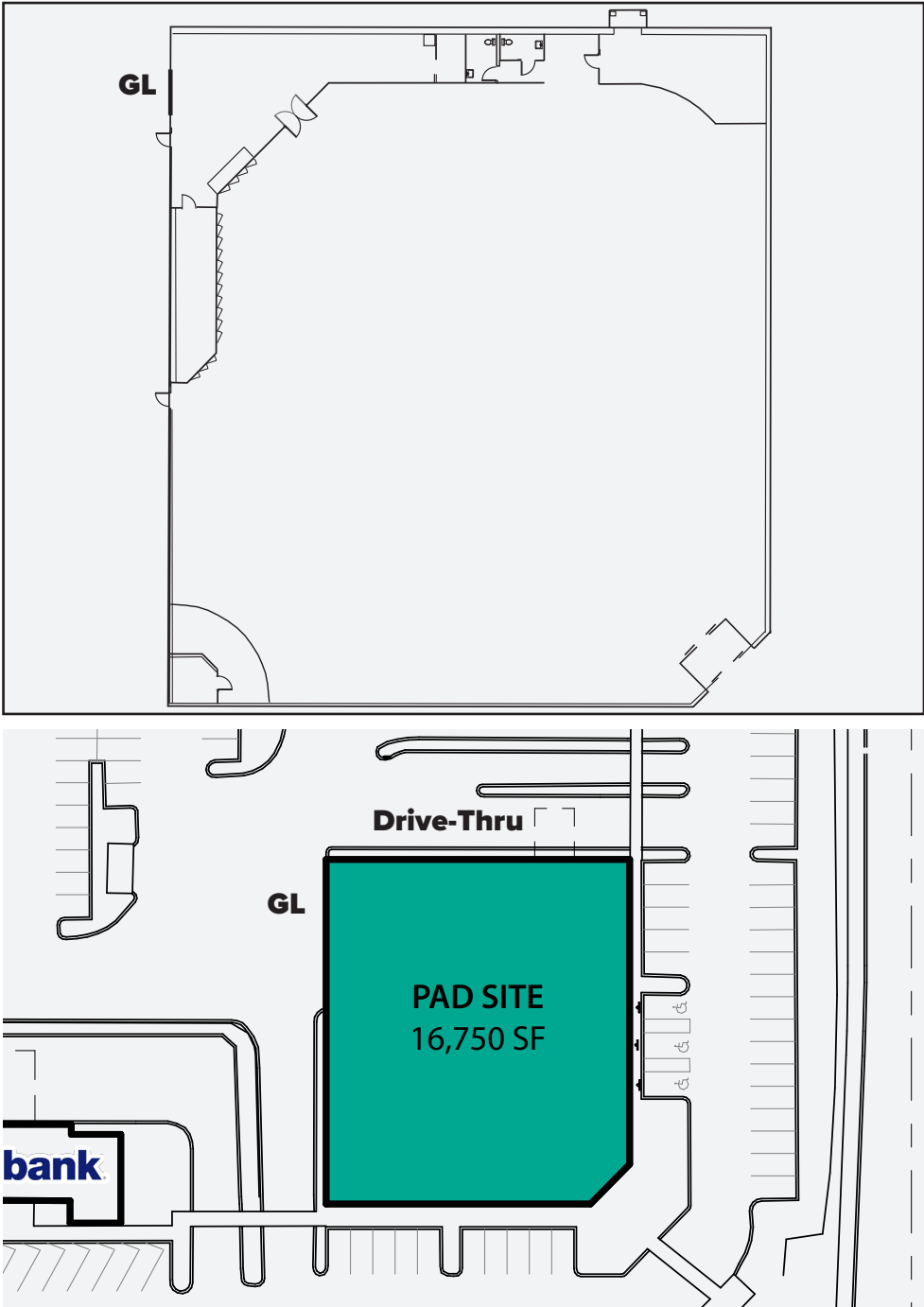
- Fred Meyer Anchored Center
- Strong Tenant Mix Including U.S. Bank, IHOP, Taco Bell, Subway, Multicare and FedEx
- Monument Signage Available
- Directly Across from Tacoma Community College & Transit Center
- Proposed 550 Multi-Family Housing Next Door
- Abundant Parking

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AVAILABLE PAD BUILDING

AMENITIES & FEATURES:

- **16,750 SF**
- **Call for Rates**
- Existing Drive-Thru
- GL Loading Door
- Corner Visibility from South 19th Street and South Mildred Street
- Across from Fred Meyer
- Near US Bank & Ivars
- Abundant Parking

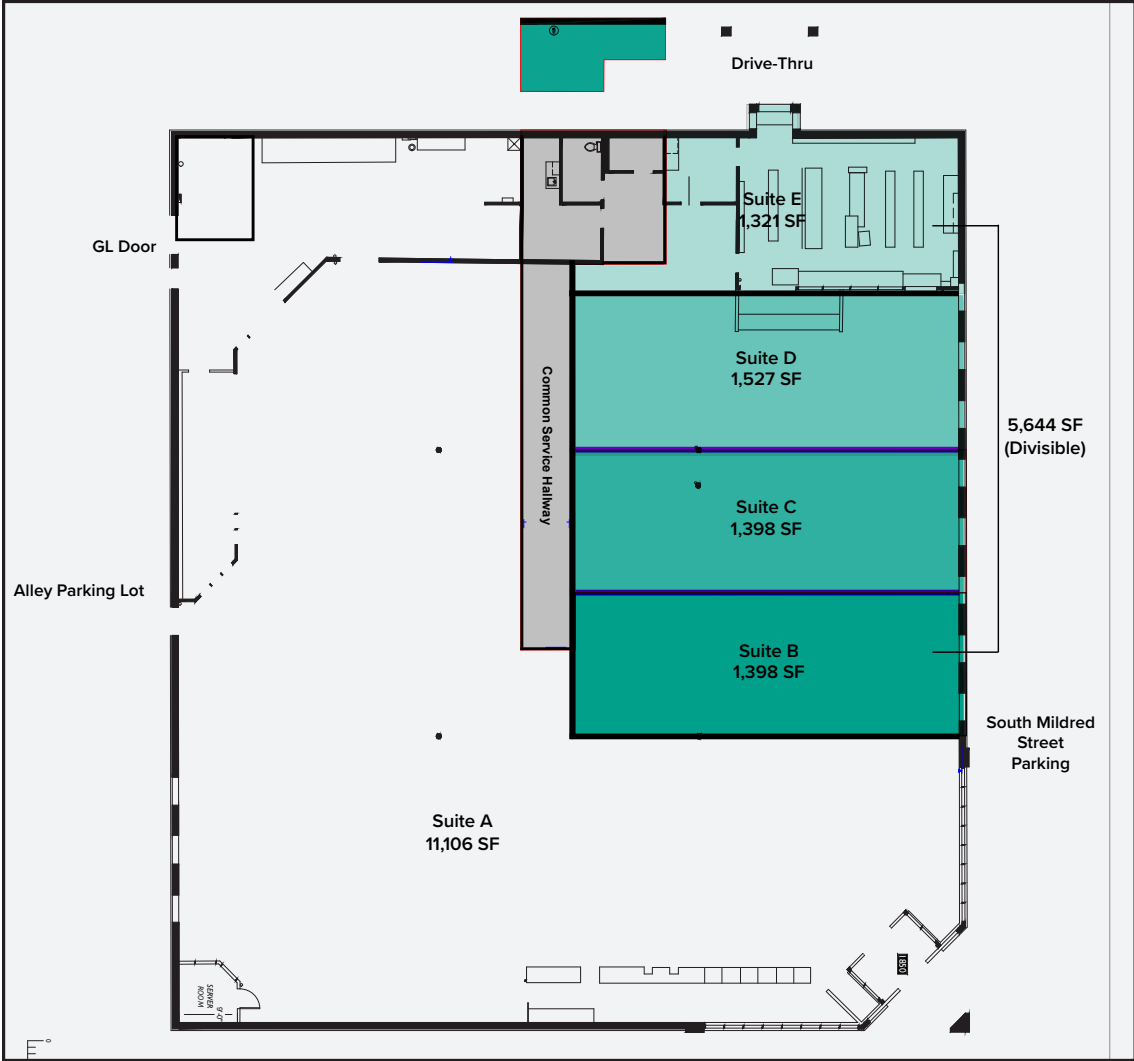


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PAD BUILDING SAMPLE FLOORPLAN

AMENITIES & FEATURES:

- 16,750 SF Total
- Can be divisible into:
 - 1,321 SF - 5,644 SF suites with drive-thru
 - 11,106 SF or any size combinations
- Restrooms and common service hallway
- GL Loading Door
- Existing Drive-Thru
- Corner Suites B-E ideal for coffee shop, fast food or drive-thru uses



* All square footages are approximate

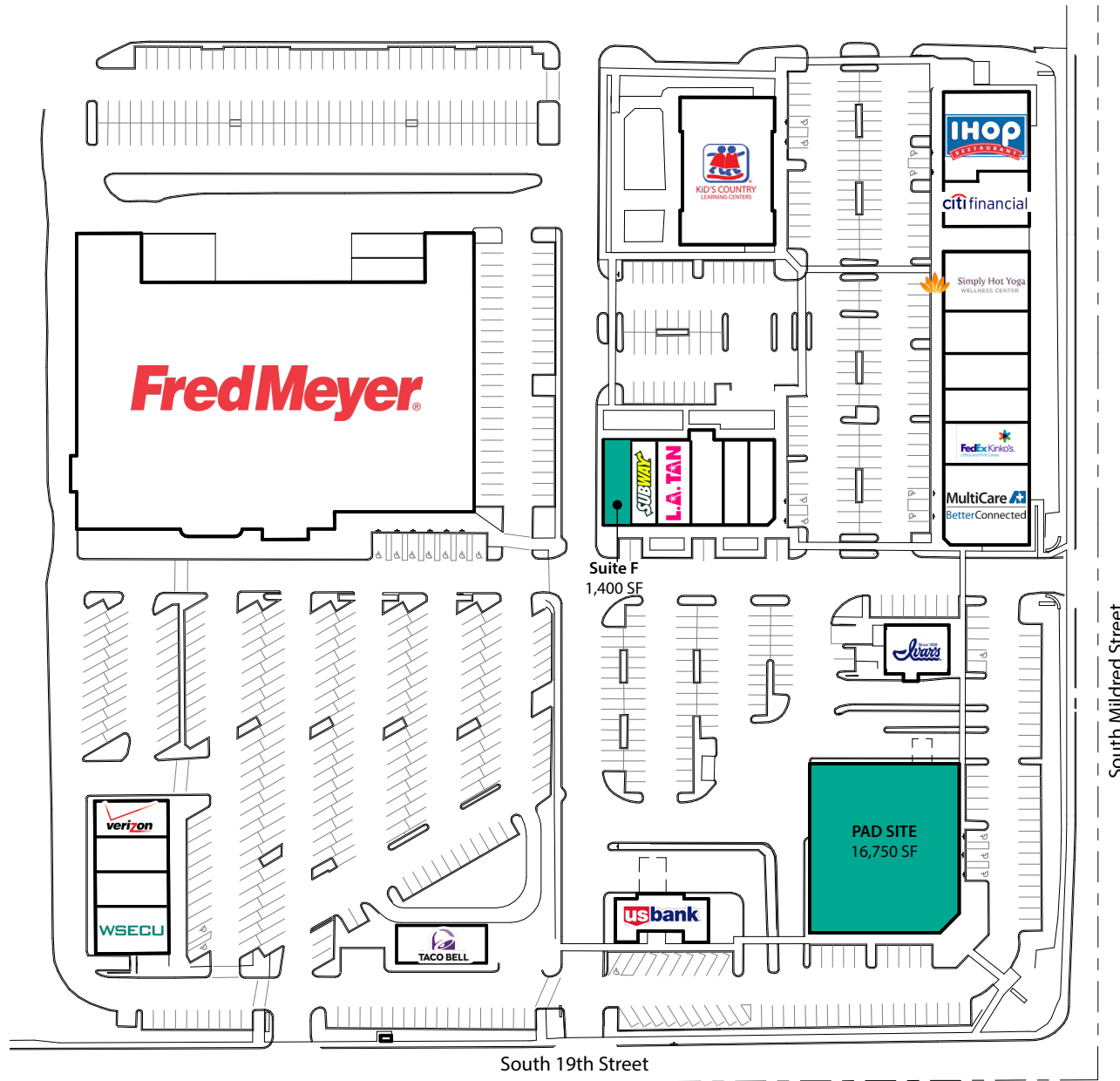
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SITE PLAN



AREA MAP

