

**INDUSTRIAL
LEASE**



CEDAR PLAZA

3630 S Cedar Street / 3635 S Lawrence Street, Tacoma, WA 98409

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Building D (3635)

TACOMA INDUSTRIAL SPACES

3,840 SF - 6,300 SF Available

\$1.50/SF, NNN

PROPERTY DETAILS:

- Near Tacoma Mall and retail/restaurant amenities
- Neighboring anchor retailers include: Ross, Guitar Center, Michael's, McDonald's, Costco, & more
- Ample parking
- Quick access to I-5 and Highway-16
- Pylon signage available



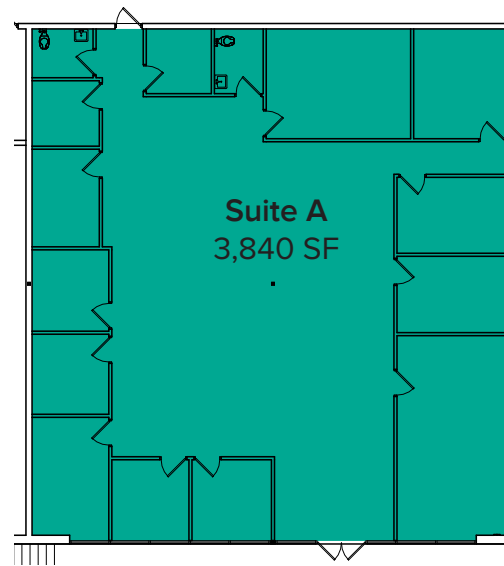
Building A (3630)

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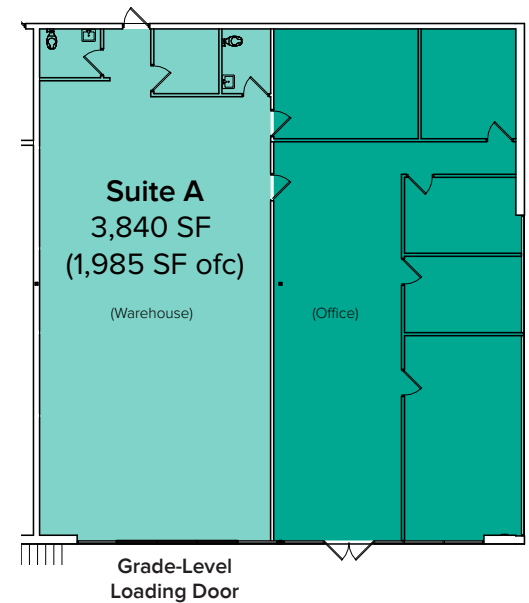
BUILDING A (3630)

SUITE 3630-A FEATURES

- Available now
- \$1.50/SF, NNN
- As-Is floor plan: 3,840 SF
- Sample floor plan: 3,840 SF (1,985 SF ofc)
 - Landlord ready to convert 1,855 SF to warehouse with grade-level loading door
- 11' - 12' Ceiling Height
- Reception area
- Private offices
- 2 restrooms
- Direct front & back entrances



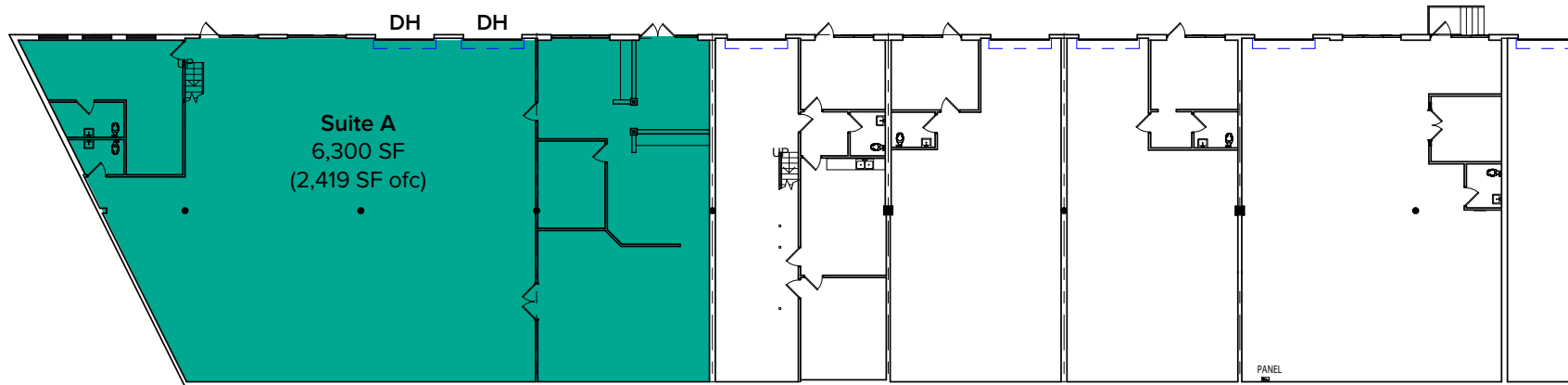
As-Is Floor Plan



Sample Floor Plan

BUILDING D (3635) LOWER LEVEL FLOOR PLAN

Suite	Square Feet	Rate	Notes
A	6,300 SF (2,419 SF ofc)	\$1.50/SF, NNN	Endcap, industrial space with large warehouse area, office/reception area, 2 restrooms, mezzanine storage, and 2 dock-high loading doors. Available 9/1/2023.



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SITE PLAN



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LOCATION MAP

