

INDUSTRIAL & RETAIL
LEASE



CEDAR PLAZA, Building D

3640 S Cedar Street / 3635 S Lawrence Street, Tacoma, WA 98409

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INDUSTRIAL & RETAIL SPACES NEAR TACOMA MALL

1,800 SF - 4,510 SF Available

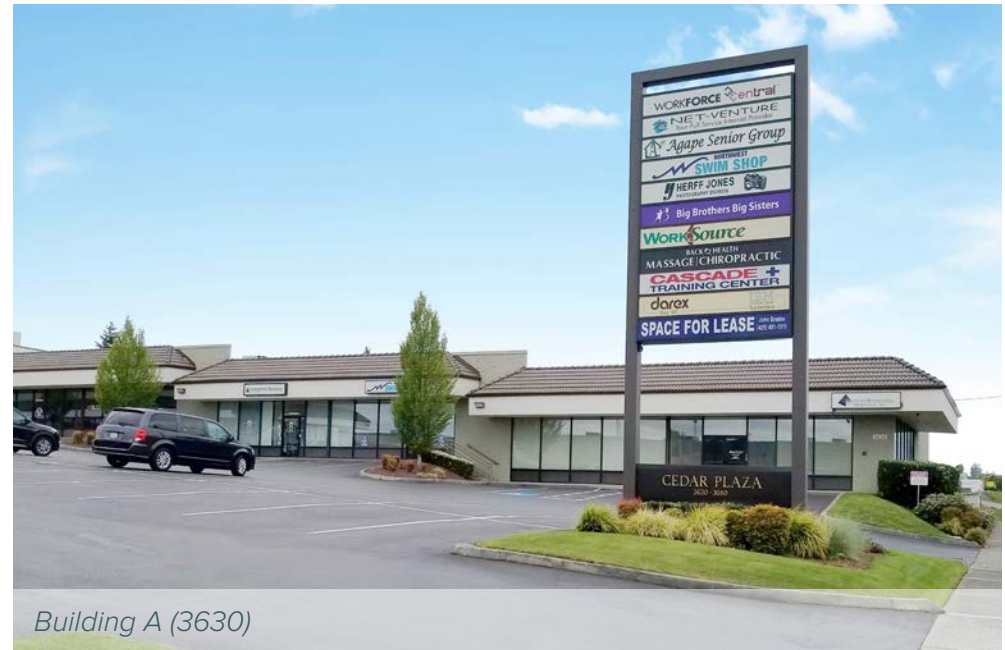
\$17.50 - \$21.00/SF, Gross

PROPERTY DETAILS:

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



Building D - Top Level (3640)

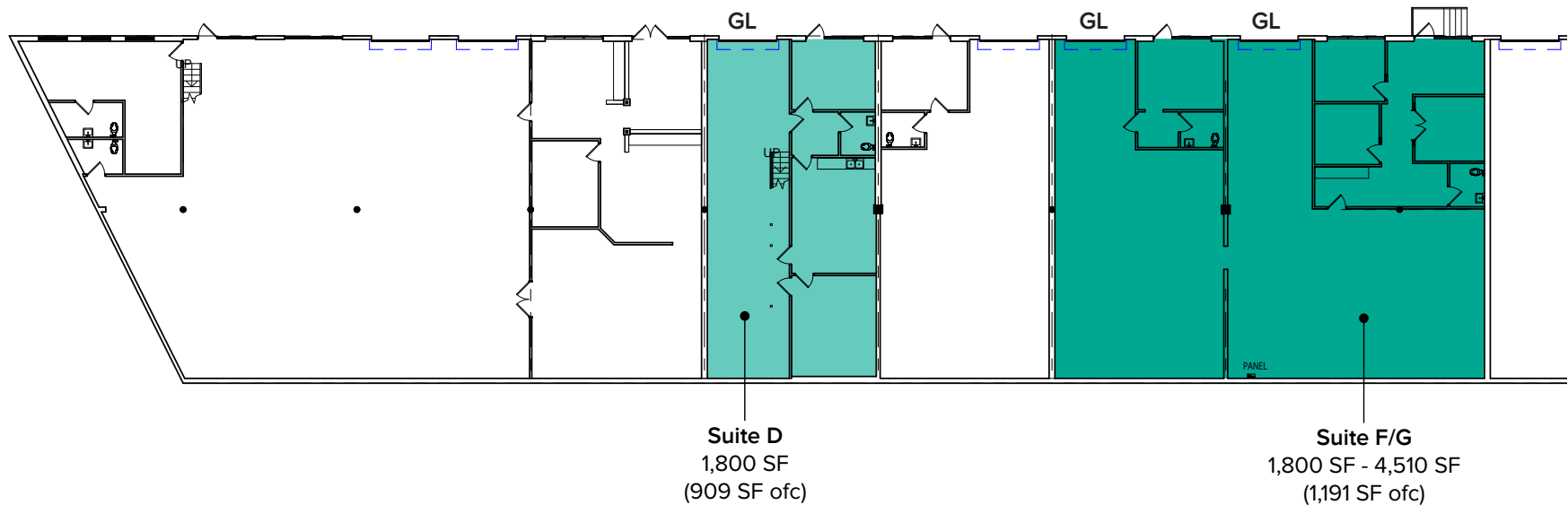


Building A (3630)

BUILDING D (3635)

LOWER LEVEL FLOOR PLAN

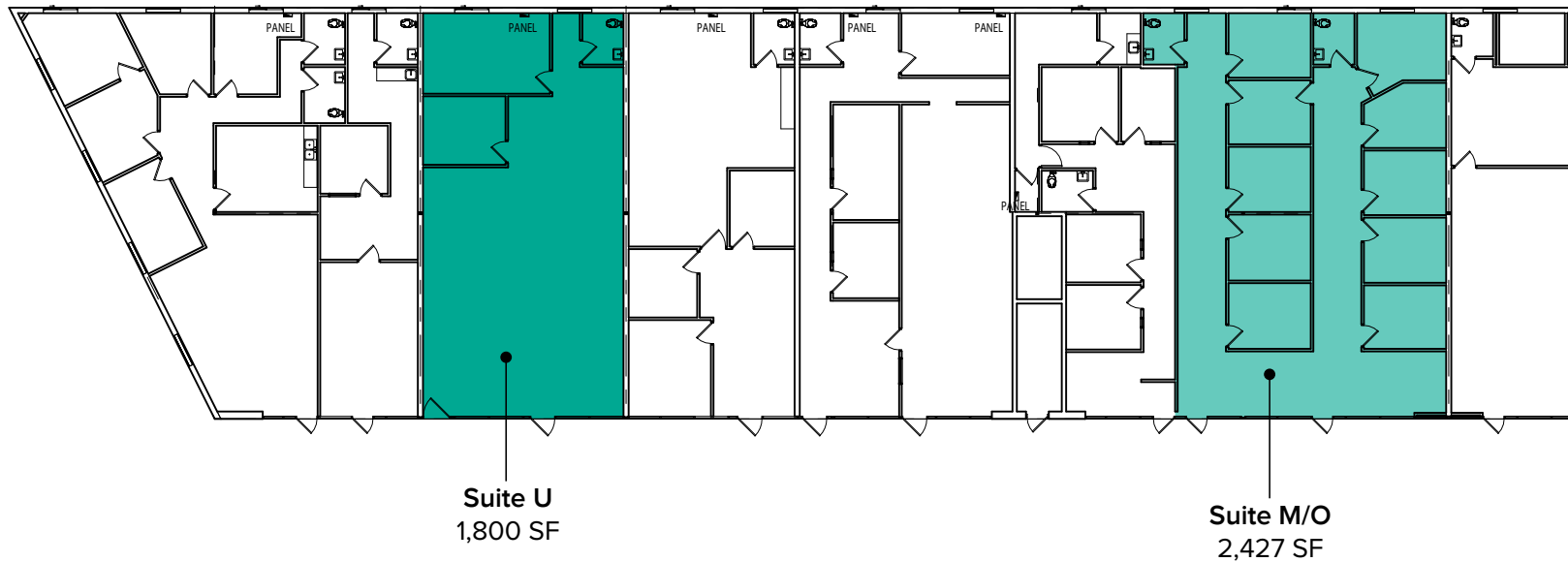
Suite	Square Feet	Rate	Notes
D	1,800 SF (909 SF ofc)	\$17.50/SF, Gross	Industrial space with open warehouse area, office area, mezzanine, 1 grade-level roll-up door, and 1 restroom. Available 7/1/2022.
F/G	1,800 SF - 4,510 SF (1,191 SF ofc)	\$17.50/SF, Gross	Industrial space with open warehouse area, office area, 2 grade-level roll-up doors, and 2 restrooms. Space is divisible. Available 11/1/2022.



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BUILDING D (3640) TOP LEVEL FLOOR PLAN

Suite	Square Feet	Rate	Notes
M/O	2,427 SF	\$21.00/SF, Gross	Retail/Office space with reception area, several private rooms, and 2 restrooms. Available 3/1/2023.
U	1,800 SF	\$21.00/SF, Gross	Retail/Office space with open work area, 2 private rooms, and 1 restroom. Available 4/1/2023.



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SITE PLAN



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LOCATION MAP

