

**INDUSTRIAL
LEASE**



CEDAR PLAZA

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

Jack Rosen

425.289.2221

jack@rosenharbottle.com

425.454.3030
rosenharbottle.com

PO Box 5003
Bellevue, WA 98009 - 5003





TACOMA INDUSTRIAL SPACES

3,840 SF - 6,300 SF Available

PROPERTY DETAILS:

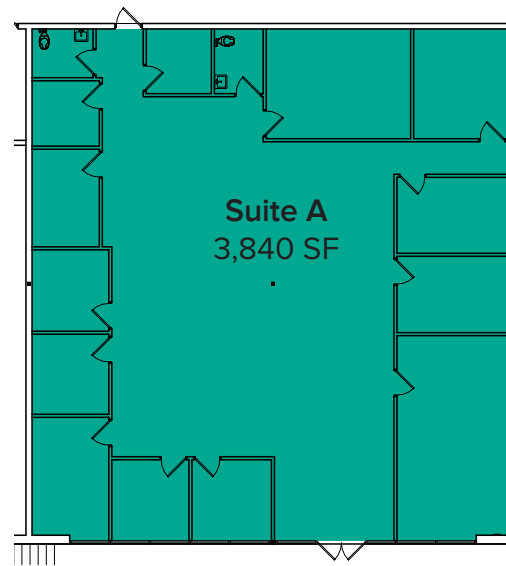
- Near Tacoma Mall and retail/restaurant amenities
- Neighboring anchor retailers include: Ross, Guitar Center, Michael's, McDonald's, Costco, & more
- Ample parking
- Quick access to I-5 and Highway-16
- Pylon signage available



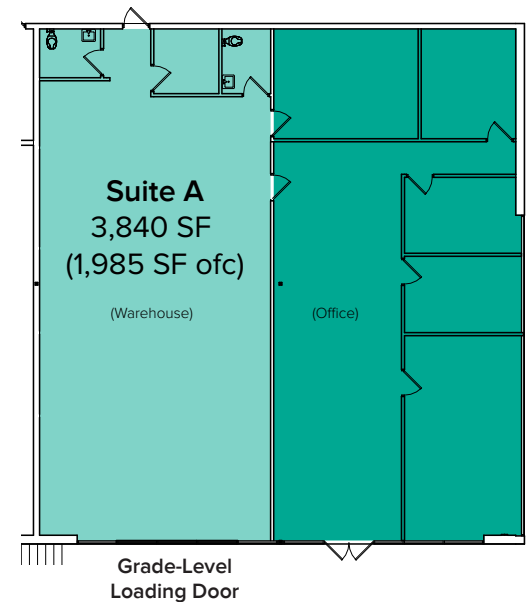
BUILDING A (3630)

SUITE 3630-A FEATURES

- Available now
- Call Agent for rate
- 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



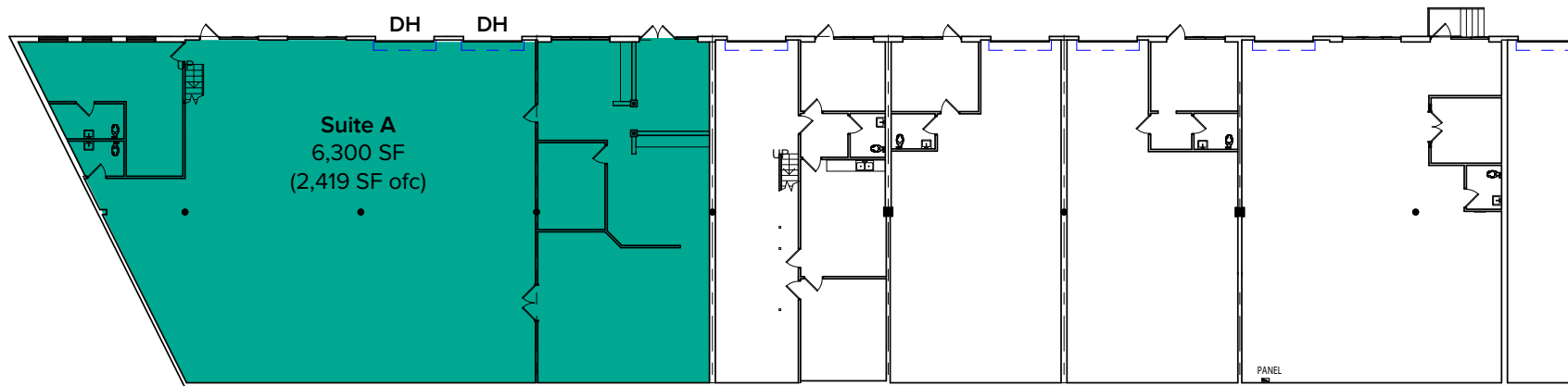
As-Is Floor Plan



Sample Floor Plan

BUILDING D (3635) LOWER LEVEL FLOOR PLAN

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



The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

SITE PLAN



The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

LOCATION MAP

