

**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**

## 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



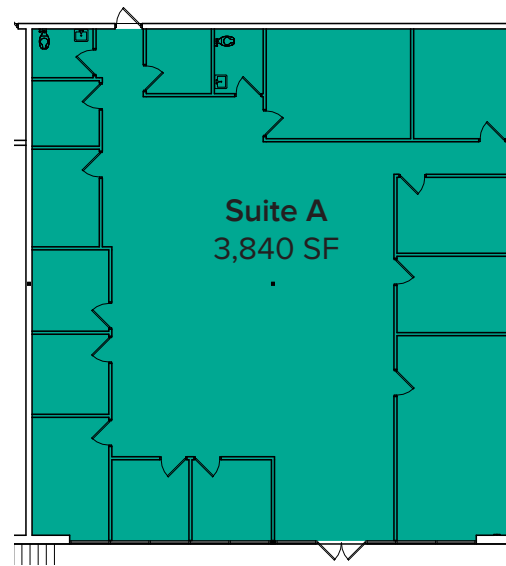
Building A (3630)

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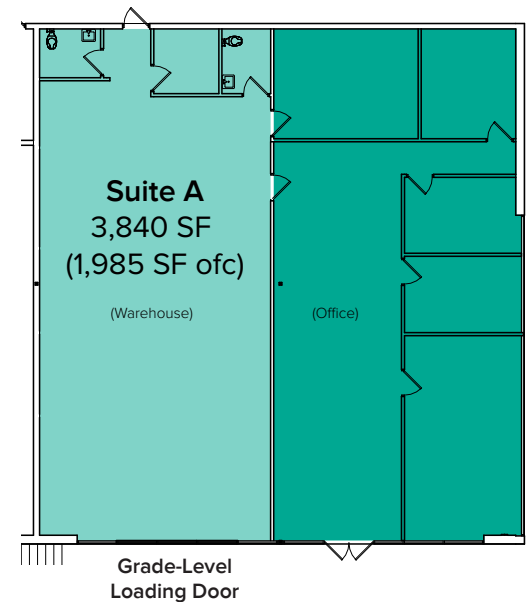
# BUILDING A (3630)

## SUITE 3630-A FEATURES

- Available now
- 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



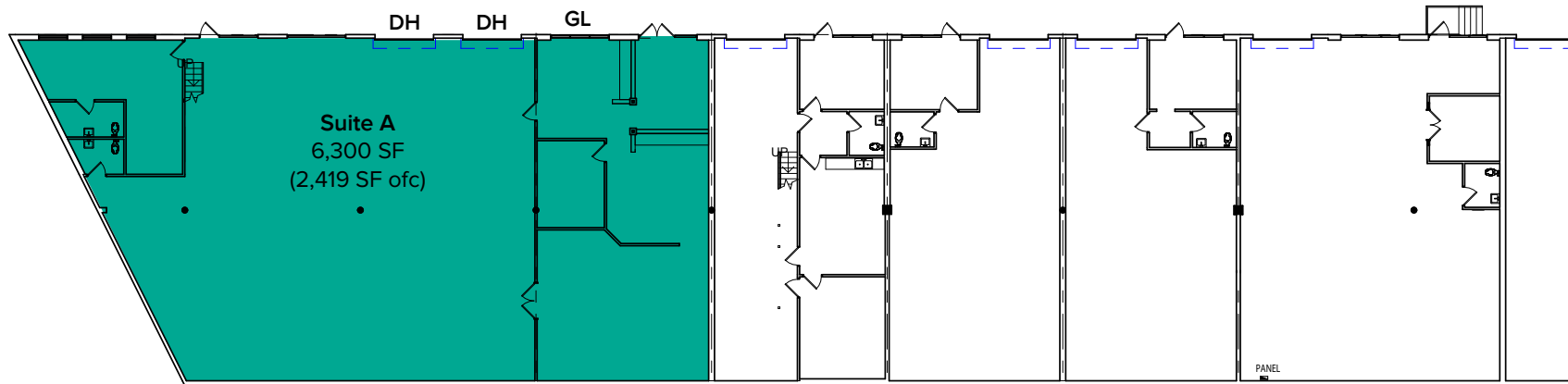
As-Is Floor Plan



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, 1 grade-level loading door, and 2 dock-high loading doors.<br><b>Available 9/1/2023.</b> |



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# SITE PLAN



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# LOCATION MAP

