



## Commencement Bay Medical Building

3716 Pacific Avenue South, Tacoma, WA 98418

Commencement Bay Medical Building is centrally located just off 38th Street in Tacoma, with easy access to both State Route 7 and Interstate 5. The building offers lighted parking in the lot fronting Pacific Ave, as well as in the lot behind the building. Suite G is 1,200sf and has an open space plan with one office, a break area, a waiting room, a receptionist's office, and the potential for three exam rooms. Suite C is 1,139sf and has a medical floor plan featuring two exam rooms and one room with plumbing stubbed out with potential for a third exam room. There is also a spacious waiting room, a receptionist's office and medical window, a lab, one private office, a storage or copy area, and one ADA compliant restroom. The entrance is off the parking lot and fronts busy Pacific Ave. The space is ready for new flooring and paint.

### Overview

- Excellent, Central Location
- Pierce County Health Dept. across the street
- Ample, Lighted Parking
- Suite C of 1,139 SF has 3 exam rooms, 1 potential exam room, 1 private office, and receptionist's office
- Suite G of 1,200 SF has an open space plan with 1 office, break area, waiting room, receptionist's office, and potential for 3 exam rooms
- Rate: \$20.00/sf/yr modified gross
- Tenant pays power separately

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.



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# Office Space for Lease

## PHOTOS – SUITE C



## PHOTOS – SUITE G



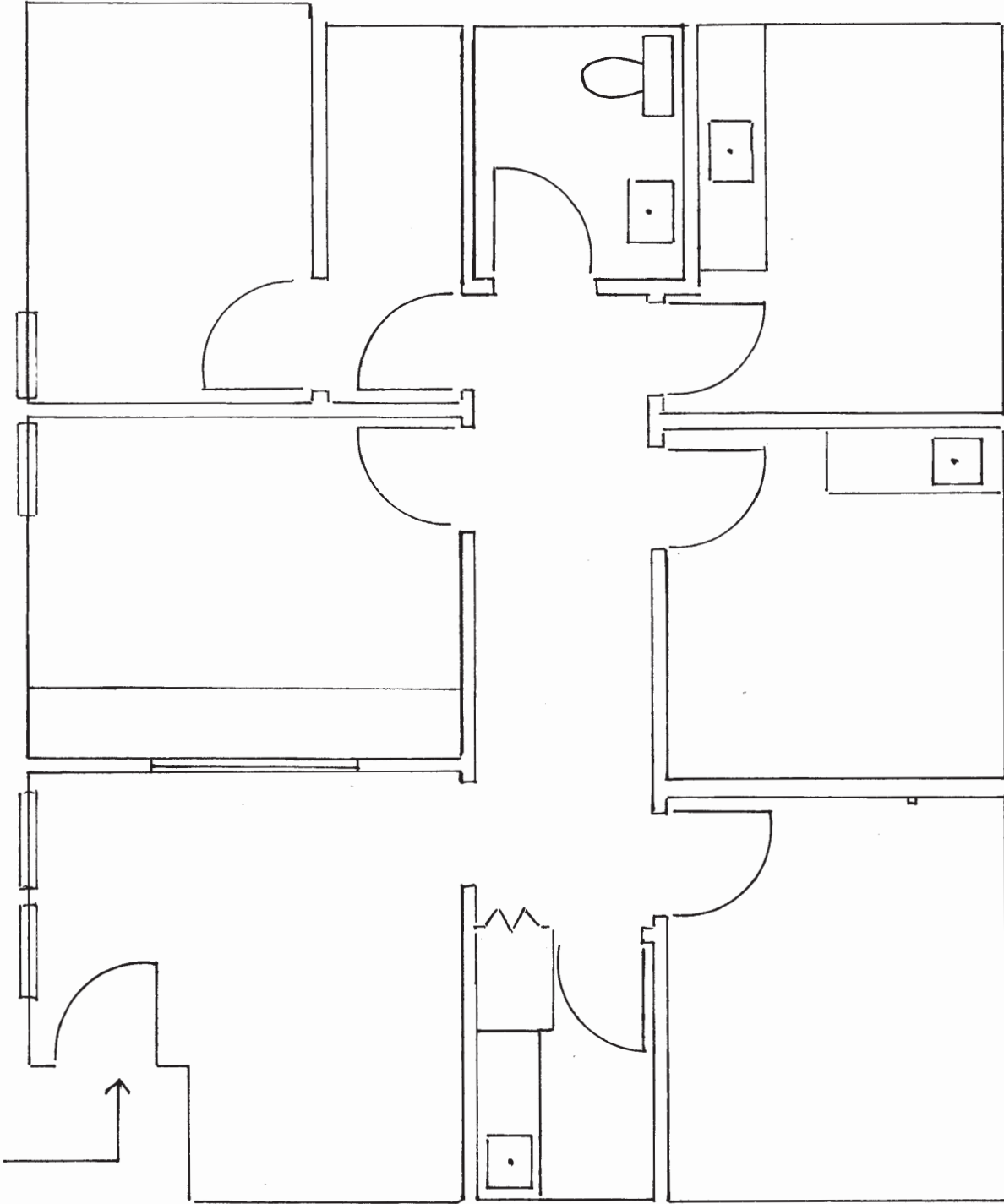
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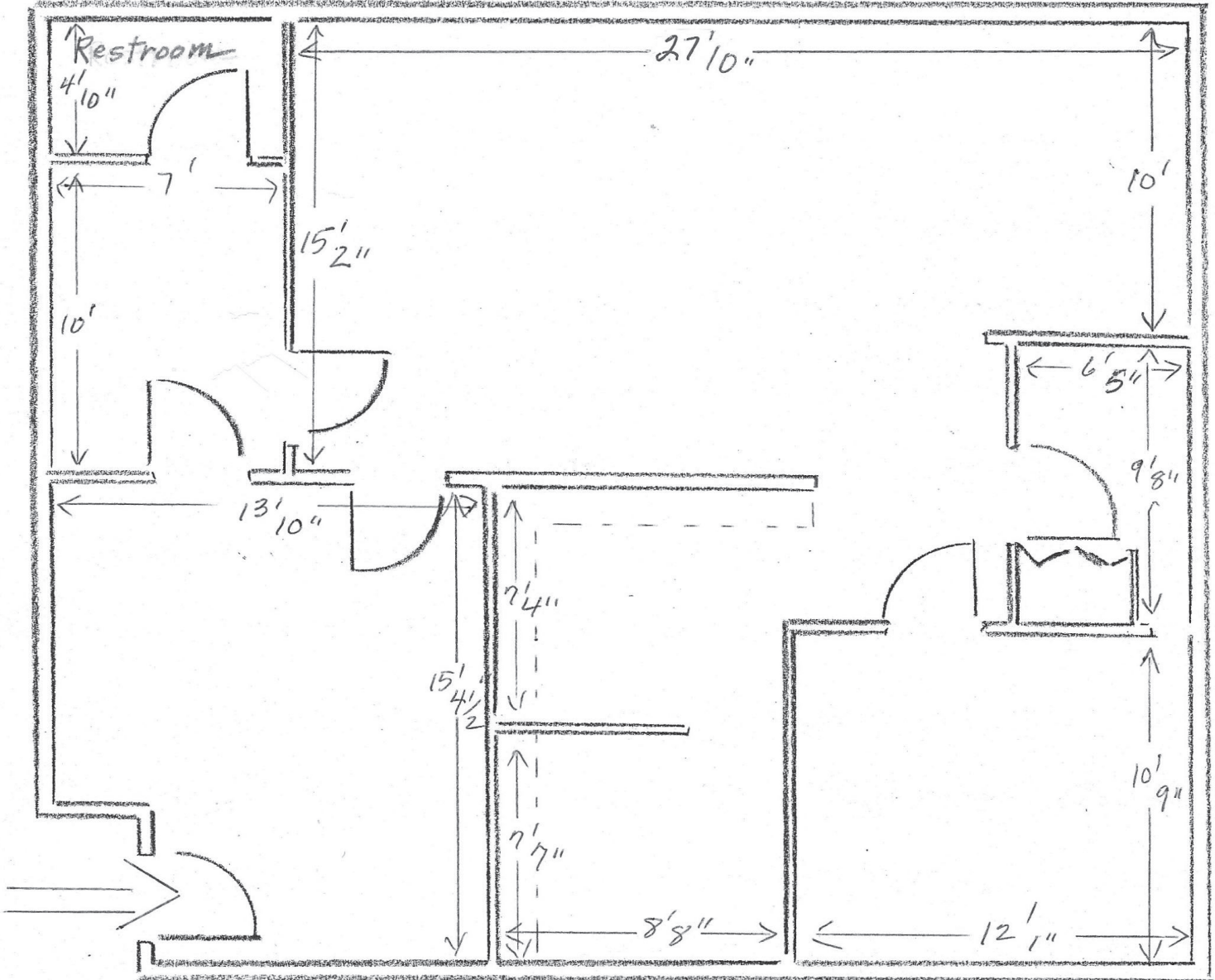
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## FLOOR PLAN *Suite C*









## AREA MAP



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