

For Sale or Lease

Owner/User Opportunity

+/- 13,700 rentable SF



Schubert Building

3848 S Pine St, Tacoma, WA 98409

- +/- 13,700 rentable SF
- Suites available: office, +/- 1,900 - 9,570 SF (divisible)
- Storage/garage: 385 SF
- Prominent corner location on South Pine & South 40th Street near Tacoma Mall
- On site (partially fenced) and street parking
- Superb access to I-5 via South 38th Street
- Zoned UCX (Urban Center Mixed Use); multiple uses available
- Sale Price: \$1,170,000
- Lease rate: \$12.00 - \$16.00 PSF, gross



For more information:

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BELLEVUE | SEATTLE | TACOMA

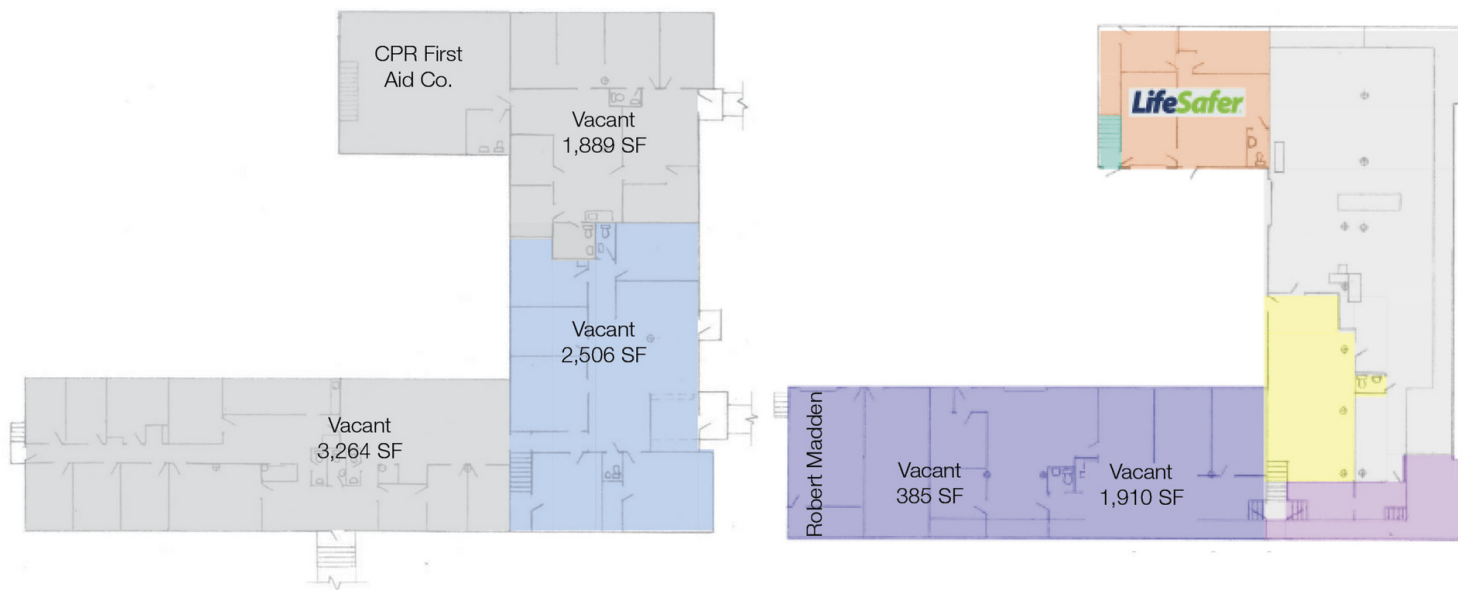
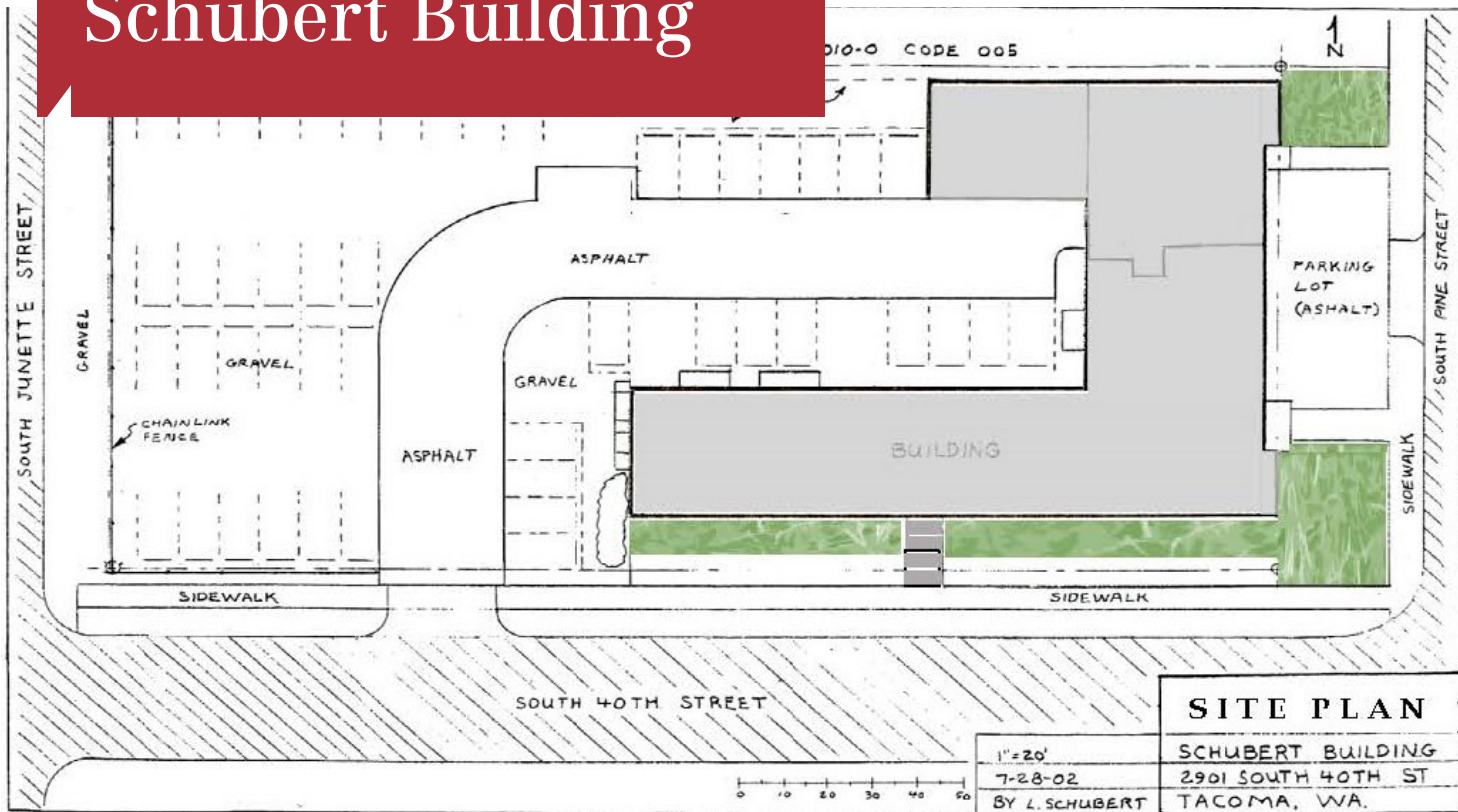
1201 Pacific Avenue, Suite 1703
Tacoma, WA 98402
+1 253 383 3100

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For Sale or Lease

Schubert Building

Property Type:	Perfect Owner/User Opportunity - Multi-tenant office/retail with small flex areas (garages & basement storage)
Property Address:	3848 S Pine St, Tacoma, WA 98409 Prominent corner site near Tacoma Mall & South 38th across from United States Postal Service
Parcel Size:	32,500 square feet (.75 acres); partially fenced
Building:	17,846 square feet (gross) 13,656 square feet (rentable)
Parking:	6 stalls in paved lot off South Pine Street (front); 47 stalls in gravel, fenced lot (rear); with adjacent street parking on South 40th Street
Tax Parcel Number:	9120000100
Zoning:	UCX- Urban Center Mixed-Use
Frontage/Depth:	260' on South 40th; 125' on South Pine and 125' South Junett
Access:	Site is level offering grade access to building from Pine Street (upper east level) and 40th Street (lower west level); additional stair access to second level (south and west). Interstate 5 is 1/2 mile from property via S 38th Street interchanges; SR-16/Union Avenue interchange is 1.5 miles from property. Site is serviced by Pierce Transit.
Construction:	1957, two-story wood frame and brick veneer; renovation (various dates)
Heating:	Electric heat pumps
Utilities:	Tacoma Public Utilities for electricity, water, sewer and storm
Offering Price:	\$1,170,000



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Office for Lease

Schubert Building



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