



Proctor Square

2602 N Proctor St, Tacoma, WA 98407

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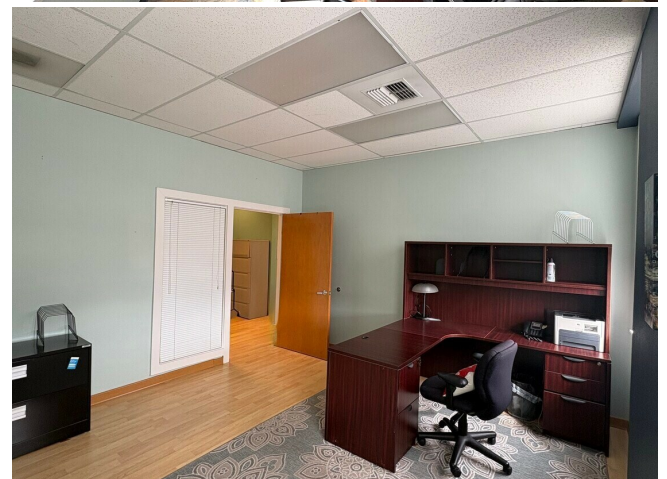
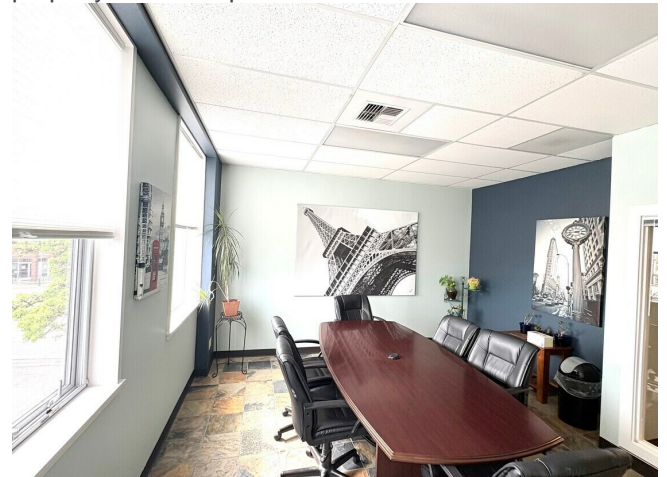


Proctor Square

\$23.00 /SF/YR

Located in Tacoma's highly desirable Proctor District, this second-floor partial sublease provides a turnkey solution for professional users seeking proximity to thriving neighborhood amenities. The space offers two private offices and access to a shared reception, large conference room, and kitchen/break area within a professionally maintained suite. With a total of approximately 1,080 SF available within a 2,080 SF office, this configuration supports small firms or growing practices that value flexibility and a collaborative environment.

- Beautiful Office space in the heart of Proctor District
- Two private offices plus shared conference room, reception, and kitchen.
- Prime location at N 26th Street & Proctor, steps from popular retailers and restaurants. Fully built-out professional services office with hardwood
- Walkable neighborhood boasting an 80 Walk Score and easy access to local transit options.
- Lease includes all utilities, building services, and property-related expenses.



| | |
|-------------------------|------------------------|
| Rental Rate: | \$23.00 /SF/YR |
| Property Type: | Office |
| Building Class: | B |
| Rentable Building Area: | 12,130 SF |
| Year Built: | 1992 |
| Walk Score ®: | 80 (Very friendly) |
| Transit Score ®: | 30 (Somewhat friendly) |
| Rental Rate Mo: | \$1.92 /SF/MO |

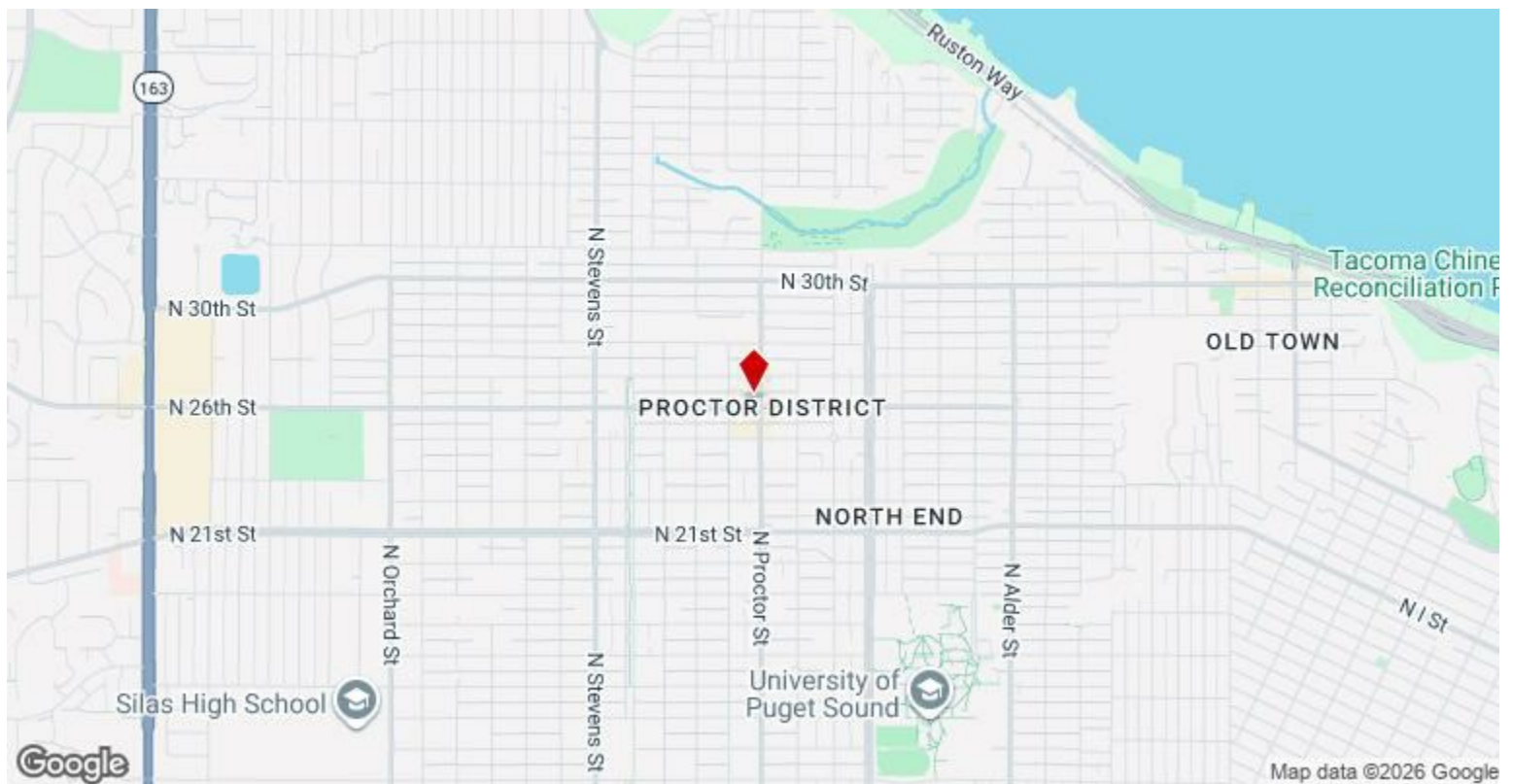
2nd Floor Ste 201

| | |
|-----------------|-----------------------|
| Space Available | 1,080 SF |
| Rental Rate | \$23.00 /SF/YR |
| Date Available | Now |
| Service Type | Full Service |
| Built Out As | Professional Services |
| Space Type | Sublet |
| Space Use | Office |

Second-floor office sublease in Tacoma's Proctor District offering approximately 1,080 SF within a professionally maintained suite. The configuration includes two private offices, a reception area, and access to a shared conference room and kitchen. Amenities include central HVAC, ADA accessibility, and abundant natural light. Utilities and building services are included under a full-service structure.

Major Tenant Information

| Tenant | SF Occupied | Lease Expired |
|--------------------------------------|--------------------|----------------------|
| Ackermann & Tilajef Pc | - | |
| Cueva Law Office | - | |
| Drager Architecture | - | |
| Megs & Mo | - | January 2015 |
| Origin Medicine | - | |
| Pivotal Forensic Accounting & Audits | - | |
| Starbucks | - | |
| Toast Mi | - | |
| Valo Wine - Tasting Room | - | |

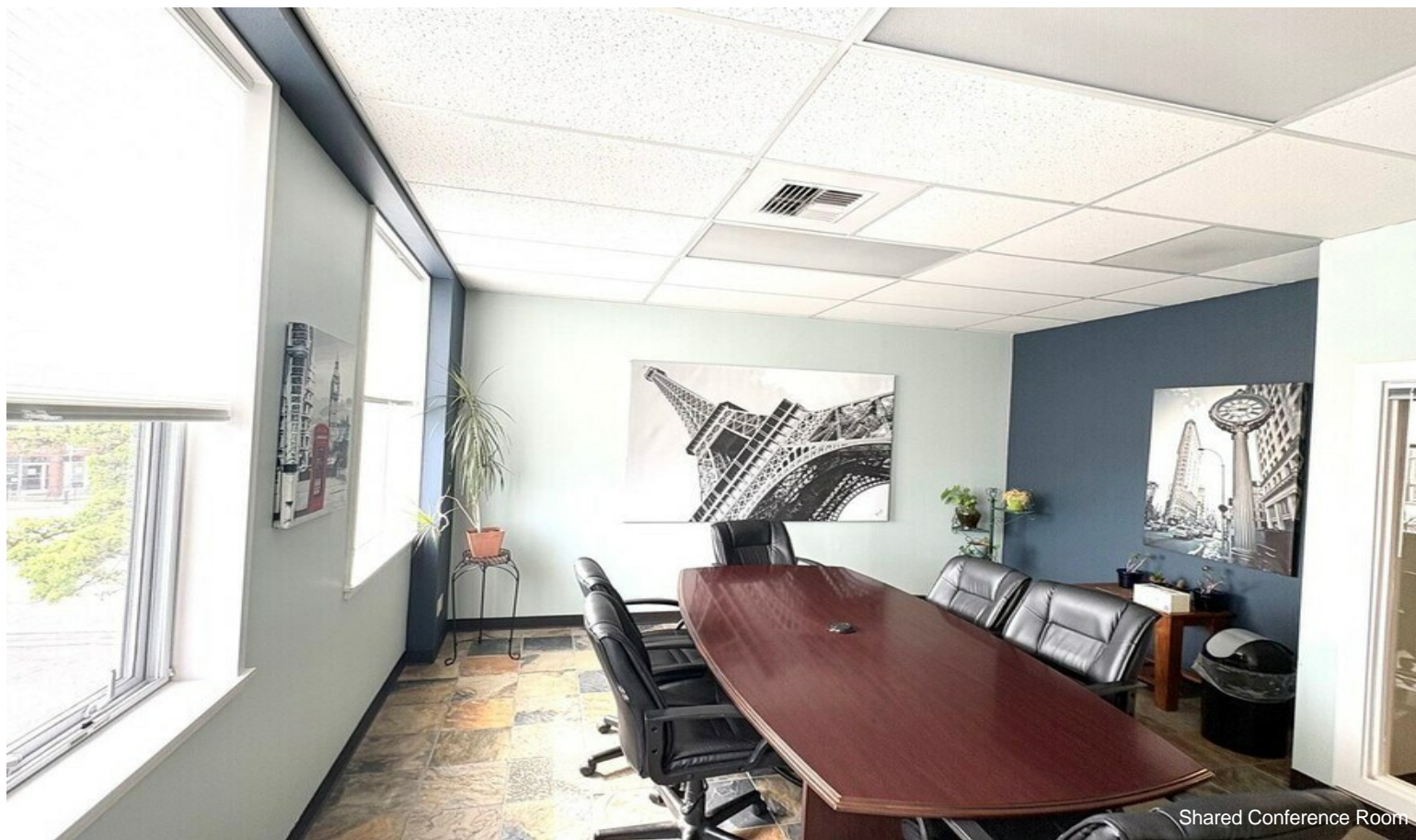


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The property is ADA accessible, features an interior lobby entry with elevator service, and offers a secure environment with on-site cameras. Natural light fills the private offices and conference room, creating a welcoming atmosphere. All utilities, building services, and property expenses are included under a full-service gross structure. Surface parking for 26 vehicles is available, and the site benefits from walkable retail, dining, and essential services in the Proctor District. Main tenant has been established since 2011, supporting a stable operating environment with opportunities for professional cross-referrals.

Property Photos



Property Photos



Private Office 2



Entrance to Conference Room

Property Photos



Property Photos



Shared Entrance to Kitchen



Property Photos

