

FOR SALE OR LEASE!

Offered at \$499000 or Lease for \$4,000 per month NNN 3108 South Union Tacoma, WA 98409



Conveniently located in a high-visibility corridor near Highway 16 and I-5, this standalone commercial building offers excellent accessibility and exposure for your business. Offered below assessed value, it presents a rare opportunity to own or lease in a prime location. The building features 2,605 square feet across 2 finished floors, providing flexible space for a variety of business uses. The layout includes a reception area, two private offices with room for more, storage and kitchenette space. There are also 2 restrooms plus a large open room with bamboo flooring under the carpet that can be closed off for privacy—ideal for meetings, classes, collaborative workspace, or flexible office configurations. More open spaces downstairs allow for easy customization to suit your operational needs. Updated over time with electrical and plumbing improvements. Gas heat, fresh paint and new carpet create a clean and comfortable work environment ready for immediate occupancy. Add'l conveniences include three separate entrances, offering flexibility for multiple teams or client access. The property is easily accessible via two separate driveways and provides 10+ on-site parking spaces, a valuable amenity for employees and customers. With strong visibility, convenient freeway access, and versatile interior space, this property is ideal for professional offices, service businesses, or owner-occupants seeking to invest in their own location while building long-term equity.

FEATURES

- Square Feet: 2,605
- Year Built: 1973
- Neighborhood: Tacoma
- Acres: 0.19

- Parking: 10 car garage
- Style: Comm Bldg Und 10K
- Utilities: Energy Source Electric, Energy Source Natural Gas, Sewer



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