

# FOR SALE: \$3,500,000

POINT RUSTON // BUILDING 5 // PARTIALLY CONSTRUCTED OFFICE BUILDING  
4924 MAIN ST, TACOMA, WA 98407 // OFFERING MEMORANDUM



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Established in 2010

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# INVESTMENT SUMMARY

POINT RUSTON // BUILDING 5

LOCATED WITHIN THE HIGHLY DESIRABLE POINT RUSTON COMMUNITY



Address

4924 Main St, Tacoma, WA 98407



Offering Price

\$3,500,000



Building Area  
(Partially Constructed)

Gross Building Area (SF) 25,735 SF  
Rentable Area (SF) 22,000 SF



Building Construction

3-Story Building.  
Constructed to 2nd Floor Deck & Walls



Land Area

39,152 SF (Building Site)  
49,981 SF (Land/Parking)



Building Price Per  
Gross Square Foot

\$136.00



Zoning

S-15 (Building Existing Permit Still in Place)  
TAC (Land/Parking)



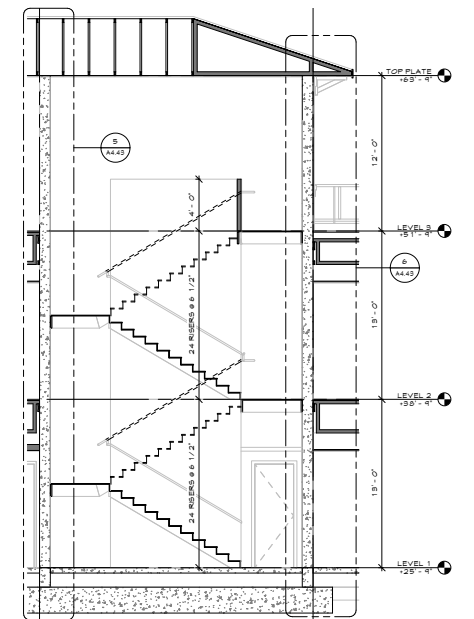
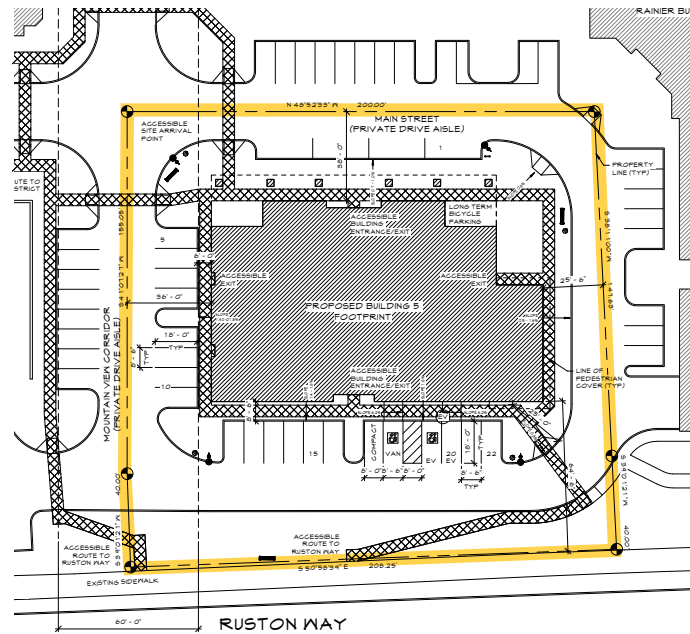
Parcel Number

89500-3320 (Building Site)  
355500-0440 (Land/Parking)

**GREAT OPPORTUNITY FOR A OWNER/USER,  
MEDICAL, AND GENERAL OFFICE TENANTS**

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# PROPERTY CONSTRUCTION PLAN



# BUILDING PHOTOS



# PROPERTY AERIALS



# POINT RUSTON COMMUNITY MASTER PLAN



Map Source: JLL



# MARKET OVERVIEW

## ABOUT TACOMA

Tacoma, Washington, nestled on the Puget Sound with a majestic Mount Rainier as its backdrop, is a city experiencing a dynamic transformation. Beyond its natural beauty, Tacoma offers a strategic location, a skilled and educated workforce (thanks to universities like the University of Washington Tacoma and The Evergreen State College Tacoma campus), and a flourishing business environment. With a population exceeding 219,346 and a median household income surpassing \$80,784 (according to 2022 U.S. Census Bureau's American Community Survey), Tacoma presents a compelling proposition for businesses and residents alike.

### A HUB OF OPPORTUNITY AND INNOVATION

Tacoma is a thriving economic hub strategically positioned just 32 miles from Seattle, offering businesses access to a vast talent pool and major markets while providing a more cost-effective operating environment. The city cultivates a business-friendly climate with competitive tax rates, efficient permitting, and dedicated economic development support. Tacoma's diverse economy thrives with a robust manufacturing sector, including aerospace and food processing, a thriving port driving international trade, and a burgeoning tech scene featuring innovative startups and established companies in software, cybersecurity, and clean technology.

### POINT RUSTON: WHERE WATERFRONT LIVING MEETS URBAN VIBRANCY

Point Ruston is the crown jewel of Tacoma's waterfront renaissance. This 168-acre development seamlessly blends luxury living, world-class shopping, and dynamic workspaces into a vibrant coastal community. Imagine inspiring days in modern offices overlooking the sparkling Puget Sound, followed by leisurely strolls or boat rides along the waterfront or indulging in the finest dining. Point Ruston offers a lifestyle where

work-life balance is possible, surrounded by breathtaking views and a palmy urban atmosphere. Whether you're a business seeking a strategic location or an individual yearning for an extraordinary waterfront experience, Point Ruston is the epitome of modern coastal living.



### BEYOND BUSINESS: A CITY RICH IN CULTURE AND RECREATION

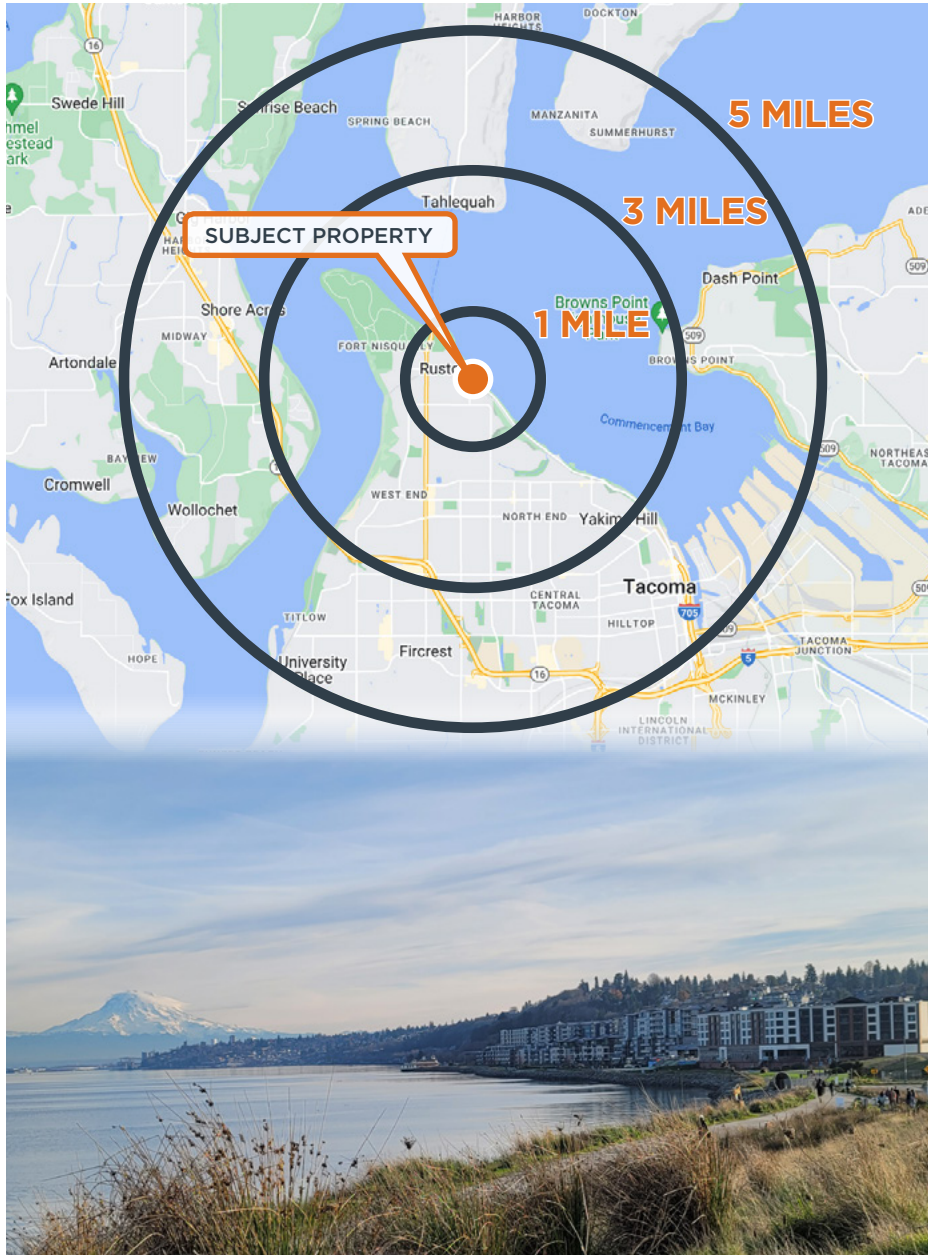
Tacoma offers a wealth of experiences beyond the professional realm. Tacoma's vibrant arts scene is driving economic growth and attracting talent in fields like music, visual arts, and design. The city's rich history and cultural attractions offer opportunities for tourism-related businesses and experiences. Historical landmarks like Fort Worden State Park add to the city's charm. Nature lovers can find solace in nearby Mount Rainier National Park, while excellent transportation infrastructure ensures seamless connectivity throughout the region.

A CITY ON THE RISE WHERE BUSINESS  
THRIVES AND ADVENTURE AWAITS

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# MARKET OVERVIEW

## DEMOGRAPHICS: 1, 3 & 5 MILE RADIUS



RADIUS	1 MILE	3 MILES	5 MILES
<b>POPULATION:</b>			
2010 Population	7,662	51,065	140,458
2023 Population	8,288	51,510	145,564
2028 Population Projection	8,702	52,935	150,854
Annual Growth 2010-2023	0.6%	0.1%	0.3%
Annual Growth 2023-2028	1.0%	0.6%	0.7%
Median Age	43.6	42.2	40.7
<b>HOUSEHOLDS</b>			
2023 Households	3,666	21,980	63,347
2028 Household Projection	3,863	22,641	65,845
Annual Growth 2010-2023	0.9%	0.4%	0.6%
Annual Growth 2023-2028	1.1%	0.6%	0.8%
Owner Occupied Households	2,667	13,951	33,253
Renter Occupied Households	1,196	8,690	32,592
Total Specified Consumer Spending (\$)	\$147.1M	\$847.9M	\$2.2B
<b>AVG HOUSEHOLD INCOME</b>	<b>\$130,445</b>	<b>\$124,770</b>	<b>\$110,942</b>
<b>MEDIAN HOUSEHOLD INCOME</b>	<b>\$110,078</b>	<b>\$103,392</b>	<b>\$87,709</b>
< \$25,000	244	2,049	8,531
\$25,000 - 50,000	351	2,818	9,620
\$50,000 - 75,000	420	2,792	9,419
\$75,000 - 100,000	625	2,975	8,072
\$100,000 - 125,000	480	2,631	6,694
\$125,000 - 150,000	378	1,919	5,304
\$150,000 - 200,000	654	3,647	8,110
\$200,000+	515	3,151	7,597





**ORION Commercial Partners maximizes real estate value through comprehensive project acquisition/disposition, property/asset management, and leasing services. We are a progressive real estate services and investment firm constantly seeking a perfect alignment of interests between us as the service provider and our clients. ORION delivers a**

**UNIFIED TEAM APPROACH**

**to fulfill our client's objectives. Creativity, accountability and focused attention are the hallmarks of our business.**

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