




# OFFICE SPACE AVAILABLE

## Tacoma Central Business District



January 2012



Building Photo	Building/Address	Suite/Floor	± Available SF	Rate PSF/Price	Comments	Contact
	<b>Historic Post Office Court &amp; Custom House</b> 1102 A St Tacoma, WA		50,000 Div to 1,000 17,500 SF Floorplates	<u>Sale Price</u> \$5,000,000 <u>Lease Rate</u> \$9.00-\$16.00 NNN	<ul style="list-style-type: none"> <li>• 4-story building with basement</li> <li>• Up to 10,000 SF ground floor retail</li> <li>• USPS existing retail tenant</li> <li>• 200 parking stalls within 1/2 block radius</li> <li>• Easy access to I-705</li> </ul>	Theron Meier Briana Hickey Scott Price  253.779.8400
	<b>1102 Commerce Street</b> Tacoma, WA	Entire Bldg  Suite 200	34,110  3,087	\$4,195,000  \$19.50 FS	<ul style="list-style-type: none"> <li>• On-site parking available in adjacent lot</li> <li>• 7 privates, conference rooms, work room, kitchen and bathrooms</li> </ul>	Tom Brown 253.779.2427  Eric Cederstrand 253.779.2428
	<b>Tacoma Financial Center</b> 1145 Broadway Plaza Tacoma, WA	Floors 2, 3, 4  200 400 600 1000 605 150 1380 1405 1PAV 120	43,752  31,752 (2 flrs)  12,000 6,916 5,636  2,111 1,962 1,450 1,450 951 928	\$24.00 Full Service	<ul style="list-style-type: none"> <li>• 15 story building</li> <li>• Ample parking</li> <li>• Located in the heart of downtown Tacoma</li> <li>• Views of Mt. Rainier, the Olympics and Cascade mountain ranges and Commencement Bay</li> </ul>	Bruce Valentine 253.779.2400  Denise Davis 253.779.2423

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	<b>909 A Street</b> Tacoma, WA	1 <sup>st</sup> Floor	15,000	\$19.75 NNN	<ul style="list-style-type: none"> <li>• Twelve floors – +/- 219,000 SF of Class A office space located at the corner of 9<sup>th</sup> and A Street</li> <li>• Efficient ±19,000 RSF floor plates</li> <li>• On-site secure parking with 1/1000 RSF ratio</li> <li>• Secure building with key card access</li> <li>• Grand entryway opening into a circular lobby with marble, granite and cherry wood finishes</li> <li>• Unparalleled views of Commencement Bay, Mount Rainier and the Olympic Mountains</li> </ul>	Tom Brown 253.779.2427
		2 <sup>nd</sup> Floor	19,100	\$18.75 NNN		Eric Cederstrand 253.779.2428
		3 <sup>rd</sup> Floor	19,200	\$18.75 NNN		Mike Hickey 253.779.2401
		4 <sup>th</sup> Floor	19,000	\$18.75 NNN		Denise Davis 253.779.2423
		5 <sup>th</sup> Floor	19,000	\$18.75 NNN		
		6 <sup>th</sup> Floor	19,000	\$18.75 NNN		
		7 <sup>th</sup> Floor	19,000	\$18.75 NNN		
		8 <sup>th</sup> Floor	19,000	\$18.75 NNN		
		9 <sup>th</sup> floor	19,000	\$18.75 NNN		
		10 <sup>th</sup> Floor	19,000	\$18.75 NNN		
		11 <sup>th</sup> Floor	18,600	\$21.50 NNN		
		12 <sup>th</sup> Floor	14,000	\$21.50 NNN		
	<b>Russell Fitness Center</b> 914 A Street Tacoma, WA		12,000	\$1,100,000	<ul style="list-style-type: none"> <li>• <b>UNDER CONTRACT</b></li> <li>• 6,000 SF ground floor fitness center</li> <li>• 6,000 SF upper level storage with drive-in capability</li> <li>• Excellent opportunity for office conversion</li> <li>• Subject to underlying ground lease</li> <li>• Exercise equipment may be available</li> </ul>	Tom Brown 253.779.2427  Eric Cederstrand 253.779.2428

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	<b>Russell Annex</b> 101 S 10th St Tacoma, WA		11,240	\$2,000,000	<ul style="list-style-type: none"> <li>Freestanding building with drive-thru window</li> <li>On-site parking</li> <li>+/- 4,760 SF floor plate on main level</li> <li>4,560 SF of finished basement</li> <li>1,920 SF on the mezzanine level</li> </ul>	<p>Tom Brown 253.779.2427</p> <p>Eric Cederstrand 253.779.2428</p>
	<b>PFF Building</b> 1114 Pacific Avenue Tacoma, WA		10,500 Divisible to 4,500-6,000	\$14.00-\$16.00 NNN	<ul style="list-style-type: none"> <li>Ground floor office space</li> <li>New storefronts, awnings and restrooms</li> <li>Direct elevator access to 8 story parking garage</li> <li>Incredible signage opportunity – large tenant will have naming rights to the building</li> </ul>	<p>Tom Brown 253.779.2427</p> <p>Eric Cederstrand 253.779.2428</p>
	<b>Columbia Bank Building</b> 1102 Broadway Tacoma, WA	Suite 200	10,487	\$18.00-\$21.00 Gross	<ul style="list-style-type: none"> <li>Tacoma CBD office building</li> <li>Ample parking</li> <li>Excellent amenities</li> <li>High end build-out</li> </ul>	<p>Bruce Valentine 253.779.2400</p> <p>Denise Davis 253.779.2423</p>
		Suite 201	5,096			
		Suite 401	4,228			
		Suite 501	3,300			
		Suite 301	2,000			
		Suite 402	1,411			

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	<b>Commerce Building</b> 950 Pacific Avenue Tacoma, WA 98402	Suite 105	6,300	\$18.00 MG	<ul style="list-style-type: none"> <li>• Espresso Café and on-site banking</li> <li>• Excellent downtown office space</li> <li>• Parking available through outside vendor</li> <li>• Street level visibility</li> <li>• Views of the City &amp; Commencement Bay</li> </ul>	Denise Davis 253.779.2423
		Suite 905	3,470	\$18.00 FS		
		Suite 1220	3,286	\$18.00 FS		Briana Hickey 253.779.2424
		Suite 1101	3,230	\$18.00 FS		
		Suite 200	2,948	\$18.00 SF		
		Suite 630	1,934	\$18.00 FS		
		Suite 1075	1,667	\$18.00 FS		
		Suite 205	1,630	\$18.00 FS		
		Suite 725	1,444	\$18.00 FS		
		Suite 1025	1,415	\$18.00 FS		
		Suite 520	1,334	\$18.00 FS		
		Suite 710	1,200	\$18.00 FS		
		Suite 510	1,198	\$18.00 FS		
		Suite 1230	1,185	\$18.00 SF		
		Suite 640	437	\$18.00 FS		
Suite 655	385	\$18.00 FS				
Suite 610	296	\$18.00 FS				
Suite 210	266	\$18.00 FS				

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	<b>Ninth &amp; Broadway Bldg</b> 302 South 9th Street Tacoma, WA	201	7,529	\$19.00 Full Service	<ul style="list-style-type: none"> <li>Professional office space with upscale finishes</li> <li>Private secure garage</li> <li>One block from a Link Light Rail Station, Tully's Coffee and area restaurants</li> </ul>	Tom Brown 253.779.2427  Eric Cederstrand 253.779.2428
	<b>Horizon Pacific Center</b> 2106 Pacific Avenue Tacoma, WA	5 <sup>th</sup> Floor	7,119	\$20.43 Modified Gross	<ul style="list-style-type: none"> <li>Dynamic work environment accommodates a 35-40 person office</li> <li>3 private offices, 2 conference rooms, work stations and reception area</li> <li>Near University of WA Tacoma with convenient access to I-5 and I-705</li> </ul>	Tom Brown 253.779.2427  Eric Cederstrand 253.779.2428
	<b>Perkins Building</b> 1101 A St Tacoma, WA	C-3&4	6,760	\$600,000	<ul style="list-style-type: none"> <li>Possible work/live location with views of waterway, Mt Rainier and downtown</li> <li>Unique opportunity in this restored, mixed-use building</li> <li>Owner financing available</li> </ul>	Denise Davis 253.779.2423  Bruce Valentine 253.779.2400
	<b>622-632 St Helens Ave</b> Tacoma, WA	622-632	±6,000 SF	\$1,450,000	<ul style="list-style-type: none"> <li>New storefronts and paint; bathrooms, electrical, HVAC and sheetrock</li> <li>T.I. allowance negotiable</li> <li>Ideal for retail, professional office, or bar/restaurant use</li> </ul>	Tom Brown 253.779.2427  Eric Cederstrand 253.779.2428
	<b>Thea's Landing</b> 1705 Dock Street Tacoma, WA	1707	±5,000	\$18.00 NNN  NNNs estimated at \$4.20/SF	<ul style="list-style-type: none"> <li>Waterfront office space</li> <li>Medical office &amp; prof service suites</li> <li>Easy access to/from I-5 &amp; downtown Tacoma</li> <li>On-site parking available</li> </ul>	Tom Brown 253.79.2427  Eric Cederstrand 253.779.2428

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	<b>The Dock</b> 535 Dock St Tacoma, WA	Suite 104	3,455	\$19.00 Mod Gross	<ul style="list-style-type: none"> <li>• Ample parking</li> <li>• Located on the Thea Foss Waterway</li> <li>• Spaces enjoy views of Thea's Park</li> <li>• Restaurant located in building</li> <li>• Excellent I-5 and I-705 access</li> </ul>	Denise Davis 253.779.2423
		Suite 210	1,965			
		Suite 101	1,255			
		Suite 107	1,042			
		Suite 202	621			
	<b>Bowes Building</b> 100 S 9 <sup>th</sup> St Tacoma, WA	Suite 200	3,000	\$12.00 NNN	<ul style="list-style-type: none"> <li>• Historic building</li> <li>• Renovated lobby, elevator and restrooms</li> <li>• Designed-to-suit office</li> <li>• Located in the heart of Tacoma CBD</li> <li>• Easy access to SR-705</li> <li>• Parking now available</li> </ul>	Joel Jones 253.779.2422
		Suite 300	3,000	\$12.00 NNN		
	<b>620 Ernest S Brazil St</b> Tacoma, WA		± 2,766 Div. to 600	<u>Entire Building</u> \$2,500/mo	<ul style="list-style-type: none"> <li>• On-site paved parking lot with 15 stalls</li> <li>• Updated HVAC and interior finishes</li> <li>• Modified gross lease</li> <li>• Located near the Pierce County Courthouse and Bates Technical College</li> </ul>	Tom Brown 253.779.2427
				<u>Office Suites</u> Starting at \$500/mo		
	<b>Gayle Rieber Studio</b> 1121 A Street Tacoma, WA		2,296	\$395,000  \$2,800/mo Modified Gross	<ul style="list-style-type: none"> <li>• Large storefront windows</li> <li>• Great ownership opportunity</li> <li>• Will consider lease w/ purchase option</li> <li>• Immediate access to/from I-705 via A Street</li> <li>• Across the street from Historical Post Office</li> </ul>	Debbie Gallinatti 253.779.2430  Denise Davis 253.779.2423

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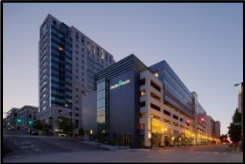
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	<b>Stadium Place</b> 1 Tacoma Ave N Tacoma, WA	200	1,920	\$19.00 Modified Gross	<ul style="list-style-type: none"> <li>• Commencement Bay, Port of Tacoma and mountain views</li> <li>• Class A finishes</li> <li>• Privates and open space</li> <li>• Covered parking</li> </ul>	Denise Davis 253.779.2423
	<b>Meconi's Pub and Eatery Building</b> 709 Pacific Ave Tacoma, WA	2 <sup>nd</sup> Floor	1,600	\$14.00 NNN	<ul style="list-style-type: none"> <li>• Located above Meconi's Pub &amp; Eatery with separate entrance</li> <li>• Newly finished space with abundant natural light</li> <li>• Suite includes a private room that can be used as office or small conference room</li> <li>• Full bathroom with shower</li> </ul>	Briana Hickey 253.779.2424  Stephanie Clabaugh 253.779.2403
	<b>First Tower</b> 621 Tacoma Ave S Tacoma, WA	Suite 311	1,431	\$10.00 Gross	<ul style="list-style-type: none"> <li>• Tenant must have non-profit status</li> <li>• Complete building renovation</li> <li>• Conference room, kitchen, meeting rooms and congregational room (seats 220) available at additional cost</li> <li>• Fantastic views!</li> </ul>	Joel Jones 253.779.2422  Debbie Gallinatti 253.779.2430
	<b>1712 6<sup>th</sup> Ave</b> Tacoma, WA	Suite A	1,300	\$9.00 NNN	<ul style="list-style-type: none"> <li>• Office building investment opportunity</li> <li>• Located in the bustling 6th Ave District</li> <li>• Near restaurants</li> <li>• Easy access to Hwy-16</li> </ul>	Theron Meier 253.779.2426
		Suite D	1,000			
	<b>Park Place</b> 711 Court A Tacoma, WA	Suite 202	1,000	\$17.00 Gross	<ul style="list-style-type: none"> <li>• Conveniently located in the heart of the downtown core</li> <li>• New restrooms and lobby upgrades</li> <li>• Easy access to I-705 and I-5</li> <li>• Located near various dining &amp; shopping</li> </ul>	Stephanie Clabaugh 253.779.2403  Briana Hickey 253.779.2424

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	<b>Pacific Plaza</b> 1250 Pacific Avenue Tacoma, WA	Suite 700 Executive Office Suites	75-125 each	\$500/mo	<ul style="list-style-type: none"> <li>• 10 workstations</li> <li>• Immaculate executive office space</li> <li>• Various size options</li> <li>• Parking available inside building</li> <li>• Access to receptionist, conference rooms, phones and call transferring</li> </ul>	Chris Highsmith 253.779.2402  Mike Hickey 253.779.2401