






TACOMA CENTRAL BUSINESS DISTRICT

October 2017





OFFICE Properties

Building Photo	Building Address	Suite/Floor	± Available SF	Rate/SF/YR Price	Comments	Contact
	Tacoma Art Museum Building 1123 Pacific Ave Tacoma, WA		26,804 25,000 (Div. to 6,000)	\$5,500,000 \$16.00 NNN	<ul style="list-style-type: none"> Newly renovated building with historic Class A finishes Can supply 3/1000 parking ratio Within walking distance of public transportation and other amenities 	Tom Brown 253.779.2427 Eric Cederstrand 253.779.2428
	Tacoma Data Center 109 S 15th St Tacoma, WA		21,994	\$5,995,000	<ul style="list-style-type: none"> UNDER CONTRACT Investment opportunity Cap rate 6.75%; NOI \$405,000 Modern data center near UW-Tacoma 	Eric Cederstrand 253.779.2428 Tom Brown 253.779.2427
	Sussman Building 2156 Pacific Ave Tacoma, WA		21,330 (Div. to 7,000)	\$18.00 NNN	<ul style="list-style-type: none"> NEW Great downtown location Easy access to freeway and bus transit Single user or can demise Private adjacent parking lot (46 stalls) 	Tom Brown 253.779.2427 Eric Cederstrand 253.779.2428
	The Drake 734-736 Pacific Ave Tacoma, WA		16,000 Div. to 5,000	<u>Sale Price</u> \$2,600,000 <u>Lease Rate</u> \$12.00-\$16.00	<ul style="list-style-type: none"> SALE PENDING New street upgrades with street lights, landscaping and sidewalks Roof and structural improvements New fire sprinkler system throughout Full kitchen and bar on all three floors 	Tom Brown 253.779.2427 Eric Cederstrand 253.779.2428
	Former Tacoma Design Center 102 S 26th St Tacoma, WA		15,800	\$14.00 NNN	<ul style="list-style-type: none"> Landlord offering BTS for the right tenant 12' ceilings; 2 grade-level doors Surface parking lot with 27 parking stalls Corner of Pacific Ave & 26th St Easy access to both I-5 and Hwy-705 Conveniently located along Light Rail route 	Eric Cederstrand Tom Brown Amanda Bruce 253.779.8400

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	Tacoma Financial Center 1145 Broadway Plaza Tacoma, WA	800	12,000*	\$27.00 FS	<ul style="list-style-type: none"> • 15 story building • Ample parking • Located in the heart of downtown Tacoma Views of Mt. Rainier, the Olympics and Cascade mountain ranges and Commencement Bay *Can be contiguous up to 24,000 SF	Bruce Valentine 253.779.2400 Denise Davis 253.779.2423
		700	12,000*			
		104	2,477			
		115	1,608	LEASED		
		1380	1,450	\$27.00 FS		
		101	1,009			
		1080	1,000			
	1362	887				
	Payless Building 930 Broadway Tacoma, WA		7,794	\$24.00 MG	<ul style="list-style-type: none"> • Best creative office in Tacoma • Modern open Danish architecture and fixtures • Private parking garage • Adjacent to Farmers Market, bus and light rail • Located in the Theater District 	Tom Brown 253.779.2427 Eric Cederstrand 253.779.2428
	On Broadway Building 1142 Broadway Tacoma, WA	3 rd Flr	7,408 – 2,555	\$20-\$22 FS	<ul style="list-style-type: none"> • Class A finishes • Desirable location • Full floor opportunity • Easy access to I-705, I-5 & Tacoma light rail • Suites 220, 310 and 400 can be combined internally • Full 5% to OSB 	Michael Roy 206.787.1470 Nick Ratzke 253.779.2414
		2 nd Flr	2,883 - 986	\$16-\$18 FS		
		400	2,861	\$22.00 FS		
	Mecca Building 760 Commerce Tacoma, WA		5,500 to 2,765	Call for lease rates	<ul style="list-style-type: none"> • 5 privates, conference room, open bullpen area, reception and kitchen • Tenant pays electricity, janitorial, trash • Professional space with quality finishes • Lots of natural light with high ceilings 	Briana Hickey 253.779.2424 Nick Ratzke 253.779.2414

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	Commerce Building 950 Pacific Avenue Tacoma, WA	525	5,134	\$20.00 FS	<ul style="list-style-type: none"> • Espresso Café and on-site banking • Excellent downtown office space • Parking available through outside vendor • Street level visibility • Views of the City & Commencement Bay 	Denise Davis 253.779.2423
		700	1,727			
		910	932			
		1020	898			
	Commencement Bank Building 1102 Commerce St Tacoma, WA	4 th Flr	3,632	\$24.00 FS	<ul style="list-style-type: none"> • Totally built-out space with quality finishes • Lots of windows with great views • New Commencement Bank headquarters • On-site parking in adjacent 10,000 SF lot • New HVAC in entire building • Located on Tacoma's Link Light Rail line with stop in front of building 	Tom Brown 253.779.2427 Eric Cederstrand 253.779.2428
	620 Earnest S Brazill St Tacoma, WA		± 2,766 Div. to 600	<u>Entire Building</u> \$2,500/mo <u>Office Suites</u> Start \$500/mo	<ul style="list-style-type: none"> • On-site paved parking lot with 15 stalls • Updated HVAC and interior finishes • Modified gross lease • Located near the Pierce County Courthouse and Bates Technical College 	Tom Brown 253.779.2427 Eric Cederstrand 253.779.2428
	2716 S C Street Tacoma, WA		2,250	\$18.00 MG	<ul style="list-style-type: none"> • Views of downtown and Foss Waterway • Recently renovated • Free front door parking greater than 5/1,000 • Quick access to I-5 and Downtown 	Denise Davis 253.779.2423
	Financier Building 1517 S Fawcett Ave Tacoma, WA	2 nd Flr	1,748	\$14.00 FS	<ul style="list-style-type: none"> • Ample on-site parking (3+/1000) • Located in the heart of Tacoma CBD • Close to UW-Tacoma campus & hospitals 	Trevor Kovich 253.779.2408

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	6430 Tacoma Mall Blvd Tacoma, WA	102 - 1 st Flr	1,388	\$18.00 Gross	<ul style="list-style-type: none"> • NEW • Convenient mixed use 2-story building • Great location close to Tacoma Mall with convenient access to I-5 • Building signage opportunities with great visibility • Ample parking in back of building • ADA access 	Debbie Gallinatti 253.779.2430
		1 - 2 nd Flr	1,388			
		3 - 2 nd Flr	1,265			
	First Tower 621 Tacoma Ave S Tacoma, WA	311	1,278	\$14-\$16 Gross	<ul style="list-style-type: none"> • All new interior • Individual HVAC controls • Tenant signage on building (at tenant's expense) • Completely ADA-accessible • Public bus stop at door, Secure bike parking • Close to Wright Park, restaurants, museums, Grand Cinema, County and City government 	Debbie Gallinatti 253.779.2430
		302	943			
		503	943			
		312	443			
		313	163			