














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	\$5,500,000	<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
			25,000 (Div. to 6,000)	\$16.00 NNN		Eric Cederstrand 253.779.2428
	Columbia Bank Center 1301 A St Tacoma, WA	5 th Flr	21,308	Call for rate	<ul style="list-style-type: none"> Newer construction featuring efficient mechanical and technological infrastructure Large windows throughout Class A build out Ample on-site and off-site parking Professionally managed 3rd Floor divisible to 4,000 SF 	Chris Highsmith 253.779.2402
		4 th Flr	21,307			Mike Hickey 253.779.2401
		2 nd Flr	20,586			
		3 rd Flr	9,803 Div 3,000			
		650	3,008	Call for rate	<ul style="list-style-type: none"> Sublease space; 10-12 offices 	
	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 Cnr Pacific Ave & 26th St, Easy freeway access Conveniently located along Light Rail route 	Eric Cederstrand Tom Brown Amanda Bruce 253.779.8400
	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 	Bruce Valentine 253.779.2400
		100	7,338 NEW			Denise Davis 253.779.2423
		600	6,916 NEW			
		104	2,477			
		150	1,962 NEW			
		101	1,009			
		1080	1,000			
		1362	537			

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	6430 Tacoma Mall Blvd Tacoma, WA	Building	9,070	<u>Sale</u> \$1,599,000	<ul style="list-style-type: none"> • 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
		102 / 1 st Flr	1,388	<u>Lease</u> \$18.00 Gross		
		1 / 2 nd Flr	1,388			
		3 / 2 nd Flr	1,265			
	Sussman Building 2156 Pacific Ave Tacoma, WA	3 rd Flr	7,000	\$18.00 NNN	<ul style="list-style-type: none"> • 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
	Commerce Building 950 Pacific Avenue Tacoma, WA	800	6,913	\$21.50 FS	<ul style="list-style-type: none"> • Class A tenant improvements • Expansive views of Puget Sound • Covered skybridge to City parking garage • Fiber optics in building • Central downtown location • Pacific Avenue exposure 	Denise Davis 253.779.2423 Briana Hickey 253.779.2424
		1220	3,286			
		900	3,443			
		515/520	1,614			
		515	1,002			
		1020	898			
		207	641 NEW			
		520	612			
625	322					
	1201 Pacific Ave Tacoma, WA	2050	4,300	\$30.00 FS	<ul style="list-style-type: none"> • Prime 20th floor in Tacoma's largest Class A office tower • Efficient office layout with large window-lined private offices • Convenient freeway access to I-5, I-705 & SR-509 • Spectacular views of Mt. Rainier, Puget Sound and Thea Foss Waterway 	Briana Hickey 253.779.2424 Mike Hickey 253.779.2401 Chris Highsmith 253.779.2402

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	Kress Building 932 Broadway Tacoma, WA	Atrium	3,000-1,000	\$13.50 Gross	<ul style="list-style-type: none"> • NEW • Secured parking available • Updated lobby restoration • Transportation hub across the street • Located on Broadway in the center of the Farmer's Market 	Tom Brown Eric Cederstrand Amanda Bruce 253.779.8400
	On Broadway Building 1142 Broadway Tacoma, WA	220	2,883	\$16.00 FS	<ul style="list-style-type: none"> • Class A finishes • Desirable location • 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
		400	2,861	\$22.00 FS		Nick Ratzke 253.779.2414
		210	986	\$16.00 FS		
	Atrium Court Office Condos 705 S 9 th St Tacoma, WA	305 306	2,370	\$650,000	<ul style="list-style-type: none"> • Current Build-out: 8 offices, 3 bathrooms, storage room, break room and reception area • 4 shared conf rooms in building, secured after-hours access, elevator, quality building finishes, beautiful view, opportunity for additional parking • Located near courthouse, Tacoma CBD and I-5 access 	Amanda Bruce 253.779.2434 Nick Ratzke 253.779.2414
	225 Tacoma Ave S Tacoma, WA		2,300	<u>Sale</u> \$650,000 <u>Lease</u> \$25.75/SF	<ul style="list-style-type: none"> • Perfect Owner/User Office Building in Tacoma's Stadium District • 5 Private offices, 2 conference rooms, 3 restrooms (1 ADA accessible) • In Stadium District and next to Wright Park • 6 Dedicated parking spaces • Complete building remodel - including mechanical systems 	Joel Jones 253.779.2422 Pam Amann 253.779.2431

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	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
		503	943			
		502	209 NEW			
		312	163 NEW			
		313	163			