






# OFFICE SPACE Tacoma CBD

Last Updated  
8/8/2019

Building Photo	Building Address	Suite/Floor	± Available SF	Rate/SF/YR Price	Comments	Contact
	<b>909 A Street Building</b> 909 A St Tacoma, WA	12 Floors	219,000 Divisible		<ul style="list-style-type: none"> <li>Major renovation modernization design development in process for multi-tenant</li> <li>Multi-tenant floor configurations with efficient ±19,556 RSF floor plates</li> <li>2.5/1,000 controlled access parking available</li> <li>Secure building with cardkey access and Concierge in Lobby</li> </ul>	Eric Cederstrand Mike Hickey Chris Highsmith Blake Goldberg  253.779.8400
	<b>Tacoma Art Museum Building</b> 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"> <li>Newly renovated building with historic Class A finishes</li> <li>Can supply 3/1000 parking ratio</li> <li>Within walking distance of public transportation and other amenities</li> </ul>	Eric Cederstrand 253.779.2428  Tom Brown Lee & Associates 253.444.3024
	<b>Columbia Bank Center</b> 1301 A St Tacoma, WA	4 <sup>th</sup> Flr  2 <sup>nd</sup> Flr  3 <sup>rd</sup> Flr  5 <sup>th</sup> Flr  650	21,307  9,964 (Div to 4,000)  9,803  6,448  3,008	\$30.00 FS      \$30.00 SF	<ul style="list-style-type: none"> <li>Newer construction featuring efficient mechanical and technological infrastructure</li> <li>Large windows throughout</li> <li>Class A build out</li> <li>Ample on/off-site parking (up to 5/1,000 RSF)</li> <li>Professionally managed</li> <li>2nd Floor divisible to 4,000 SF</li> </ul>	Chris Highsmith 253.779.2402  Mike Hickey 253.779.2401  Sublease space; 10-12 offices
	<b>717 Tacoma Ave S</b> Tacoma, WA		21,040	\$3,000,000	<ul style="list-style-type: none"> <li><b>NEW</b></li> <li>Fully leased Stadium District office/multifamily investment offering</li> <li>Unique, well-located, mixed use building</li> <li>Approx 19,000 SF of office space over 4 suites</li> <li>Two apartments totaling approx 2,600 SF</li> <li>Views of Thea Foss waterway and Commencement Bay</li> <li>Surface parking adjacent to the building</li> <li>Recently renovated</li> <li>Strong tenant base, with upside in rental rates</li> </ul>	Theron Meier 253.779.2426  Joe Jarzynka 206 293 7858




# OFFICE SPACE Tacoma CBD

Last Updated  
8/8/2019

Building Photo	Building Address	Suite/Floor	± Available SF	Rate/SF/YR Price	Comments	Contact
	<b>Tacoma Financial Center</b> 1145 Broadway Plaza Tacoma, WA	800	12,000	\$28.00 FS	<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
		100	7,338			Denise Davis 253.779.2423
		600	6,916			
		104	2,477			
	<b>Sussman Building</b> 2156 Pacific Ave Tacoma, WA	3 <sup>rd</sup> Flr	7,000	\$18.00 NNN	<ul style="list-style-type: none"> <li>• Great downtown location</li> <li>• Easy access to freeway and bus transit</li> <li>• Single user or can demise</li> <li>• Private adjacent parking lot (46 stalls)</li> </ul>	Eric Cederstrand 253.779.2428  Tom Brown Lee & Associates 253.444.3024
	<b>1201 Pacific Ave</b> Tacoma, WA	2050	4,300	\$30.00 FS	<ul style="list-style-type: none"> <li>• Prime 20<sup>th</sup> floor in Tacoma's largest Class A office tower</li> <li>• Efficient office layout with large window-lined private offices</li> <li>• Convenient freeway access to I-5, I-705 &amp; SR-509</li> <li>• Spectacular views of Mt. Rainier, Puget Sound and Thea Foss Waterway</li> </ul>	Briana Hickey 253.779.2424  Mike Hickey 253.779.2401  Chris Highsmith 253.779.2402
	<b>Kress Building</b> 932 Broadway Tacoma, WA	Atrium	3,000-1,000	\$13.50 Gross	<ul style="list-style-type: none"> <li>• Secured parking available</li> <li>• Updated lobby restoration</li> <li>• Transportation hub across the street</li> <li>• Located on Broadway in the center of the Farmer's Market</li> </ul>	Eric Cederstrand Amanda Bruce 253.779.8400  Tom Brown Lee & Associates 253.444.3024
	<b>On Broadway Building</b> 1142 Broadway Tacoma, WA	220	2,883	\$16.00 FS	<ul style="list-style-type: none"> <li>• Class A finishes</li> <li>• Desirable location</li> <li>• Easy access to I-705, I-5 &amp; Tacoma light rail</li> <li>• Suites 220, 310 and 400 can be combined internally</li> <li>• Full 5% to OSB</li> </ul>	Michael Roy 206.787.1470
		400	2,861	\$22.00 FS		Nick Ratzke 253.779.2414

# OFFICE SPACE Tacoma CBD

Last Updated  
8/8/2019

Building Photo	Building Address	Suite/Floor	± Available SF	Rate/SF/YR Price	Comments	Contact
	<b>First Tower</b> 621 Tacoma Ave S Tacoma, WA	311	1,278	\$14-\$16 Gross	<ul style="list-style-type: none"> <li>All new interior</li> <li>Individual HVAC controls</li> <li>Tenant signage on building (at tenant's expense)</li> <li>Completely ADA-accessible</li> <li>Public bus stop at door, Secure bike parking</li> <li>Close to Wright Park, restaurants, museums, Grand Cinema, County and City government</li> </ul>	Debbie Gallinatti 253.779.2430
		503	943			
		502	209			
		312	163			
		313	163			
	<b>Neptune Office Bldg</b> 1121 E 26 <sup>th</sup> St Tacoma, WA		900	\$1,000/Month Gross	<ul style="list-style-type: none"> <li>Open office concept</li> <li>Private bathroom &amp; kitchenette</li> <li>Great access to I-5</li> <li>Private entrance</li> <li>Views of Commencement Bay</li> </ul>	Nick Ratzke 253.779.2414
	<b>Commerce Building</b> 950 Pacific Avenue Tacoma, WA	1020	898	\$21.50 FS	<ul style="list-style-type: none"> <li>Class A tenant improvements</li> <li>Expansive views of Puget Sound</li> <li>Covered skybridge to City parking garage</li> <li>Fiber optics in building</li> <li>Central downtown location</li> <li>Pacific Avenue exposure</li> </ul>	Denise Davis 253.779.2423  Briana Hickey 253.779.2424
		520	612			
		207	530			
		640	437-587			