







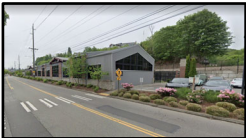
# OFFICE SPACE Tacoma CBD

Last Updated  
10/7/2020

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 John DeHan Blake Goldberg  253.779.8400
	<b>Tacoma Art Museum Building</b> 1123 Pacific Ave Tacoma, WA		26,804  25,000 (Div. to 6,000)	\$4,975,000  \$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>Tacoma Financial Center</b> 1145 Broadway Plaza Tacoma, WA	800 100 600 1330 104 1450	12,000 7,338 6,916 3,631 2,477 1,400	\$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 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
	<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>The Holman Building</b> 4041 Ruston Way Tacoma, WA	100	3,319	Call for rates	<ul style="list-style-type: none"> <li>6 private offices; kitchenette, conference room</li> <li>Expansive marine views</li> <li>High quality construction and tenant improvements</li> </ul>	Joel Jones Briana Hickey Mike Hickey  253.779.8400



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	<b>938 Broadway Building</b> 938 Broadway Tacoma, WA	1 <sup>st</sup> Flr	3,000	\$22-\$24 MG	• Retail/Office space	Briana Hickey 253.779.2424
		2 <sup>nd</sup> Flr	3,000		• Office space	
		3 <sup>rd</sup> Flr	3,000		• Live/work loft	
	<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> </ul>	Michael Roy 206.787.1470
		310	2,555	\$22.00 FS	<ul style="list-style-type: none"> <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>	Nick Ratzke 253.779.2414
	<b>732 Broadway</b> Tacoma, WA	301	2,650	\$525,000 \$14.00 NNN	<ul style="list-style-type: none"> <li>• <b>NEW FOR SALE/LEASE</b></li> <li>• Ready to go build out with 6 offices, conf room, restrooms and small kitchen</li> <li>• View of Mt. Rainier</li> <li>• A block away from McMenamins and other restaurants</li> </ul>	Cameron Valentine 253.779.2427
	<b>3110 Ruston Way</b> Tacoma, WA	C	2,075	\$24.00 NNN	<ul style="list-style-type: none"> <li>• Rare Ruston Way office location</li> <li>• Immaculate space with Class A finishes</li> <li>• 3 offices, workstation area, large conference room and reception area</li> <li>• Ample free parking</li> </ul>	Chris Highsmith 253.779.2402

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	<b>Dock Building</b> 535 Dock St Tacoma, WA	204	1,477 Avail 1/1/21	\$22.00 MG	<ul style="list-style-type: none"> <li>• Located on Thea Foss Waterway</li> <li>• Beautiful decks over water</li> <li>• Restaurant located in building</li> <li>• Excellent I-5 &amp; I-705 access</li> </ul>	Denise Davis 253.779.2423
		202	621			Briana Hickey 253.779.2424
	<b>Park Place Building</b> 711 Court A Tacoma, WA	206	1,100	\$22.00 FS	<ul style="list-style-type: none"> <li>• <b>LEASED</b></li> </ul>	Briana Hickey 253.779.2424
		202	900	\$22.00 FS	<ul style="list-style-type: none"> <li>• Water and park views</li> </ul>	