
NINE
ZERO
NINE
A STREET
BUILDING
NOW LEASING
NEIL WALTER
COMPANY



PROPERTY OVERVIEW

909 A Street is a ±219,050 RSF landmark building located in the heart of the Central Business District and is considered the diamond of Tacoma. Formerly the home of Russell Investments and State Farm this prestigious property is being offered for lease and presents a rare opportunity for companies looking for Class A space in the South Sound.

This exquisite building features a grand entryway opening into a circular lobby with marble, granite and cherry wood finishes.

PROPERTY FEATURES

- Large Multipurpose Conference/ Training room
- Twelve (12) floors of Class A office space totaling ±219,050 RSF located at the corner of 9th and A Streets in Tacoma
- Efficient ±19,358 RSF floor plate
- Secure building with card key access and Concierge in Lobby
- 1 per 1,000 controlled gated access parking available in two level building garage





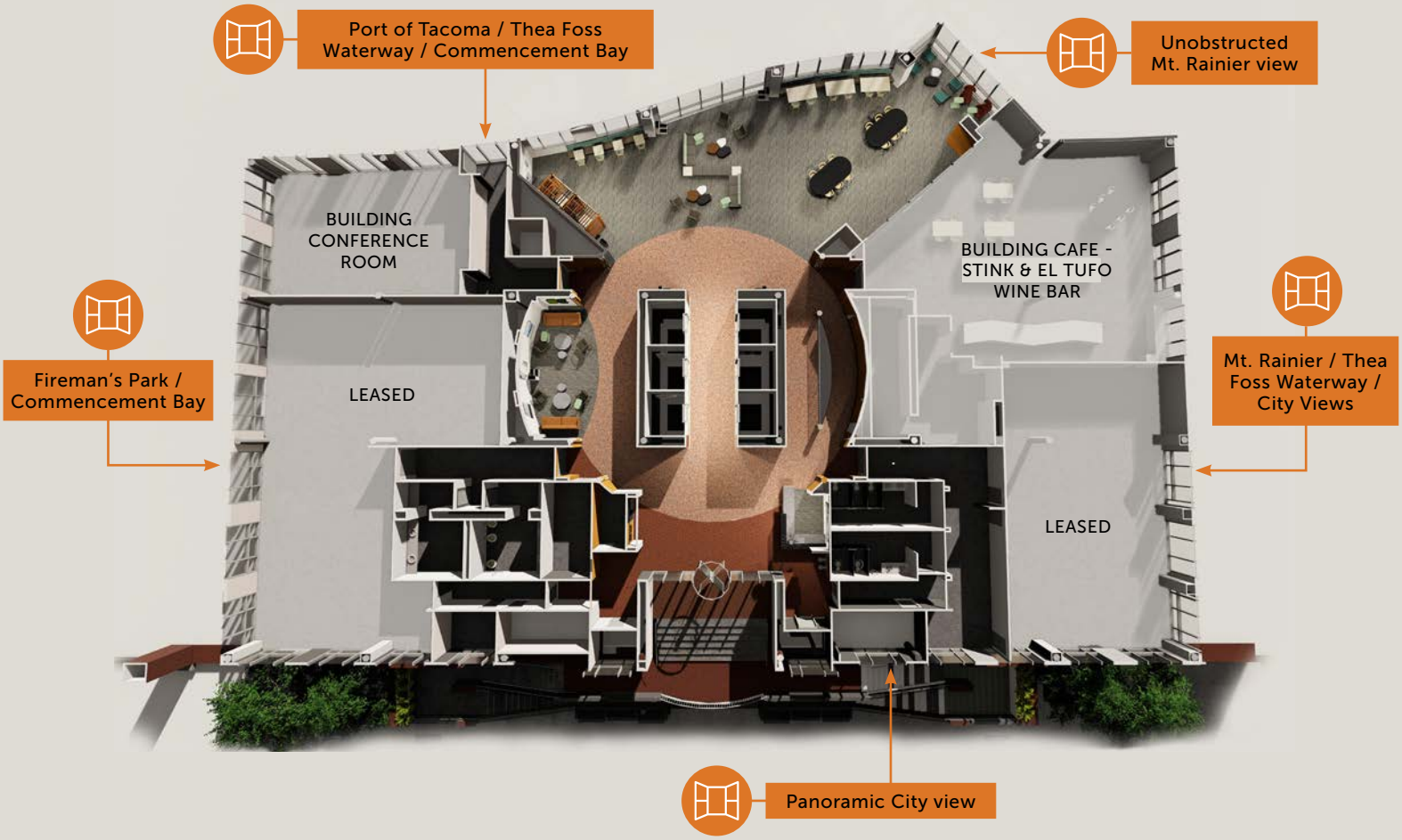


PROPERTY FEATURES

- Additional parking available in adjacent City of Tacoma A Street garage
- Unparalleled views of Commencement Bay, Mount Rainier, Olympic Mountains and downtown Tacoma
- Convenient access to Interstates 5 and 705, Tacoma's Link Light Rail and city buses
- Economic incentives available within Tacoma's CBD
- Food service with onsite Café
- Exclusive access to neighboring A Street fitness center







SAMPLE FLOOR LAYOUT

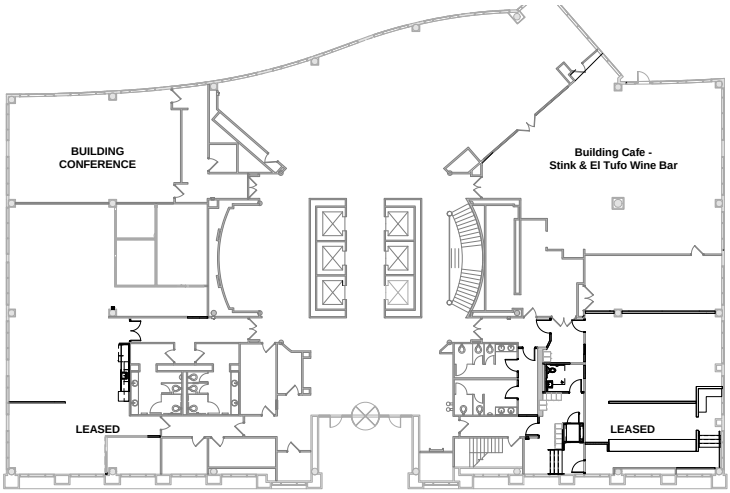
Floor plans have been designed to accommodate both the full floor tenant or multi-tenant floor. Each floor has architecturally enhanced features including dimensional overhead lighting, raised floors for easy voice and data access modern open feel with social hubs.



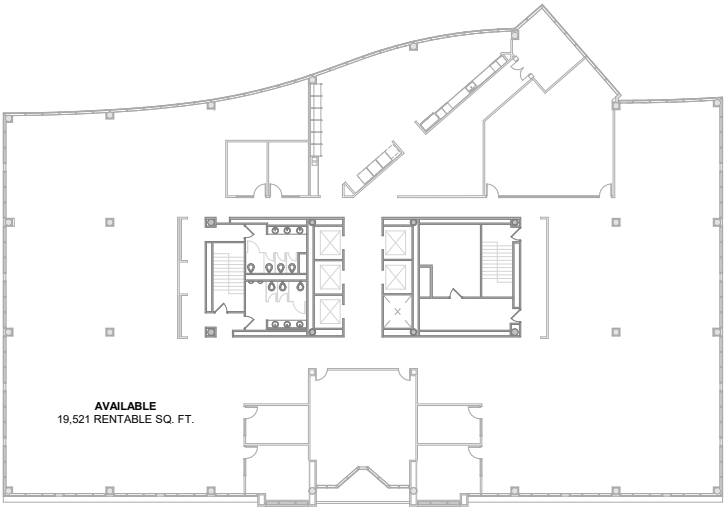


FLOORPLANS - LOBBY & FLOORS 3-6

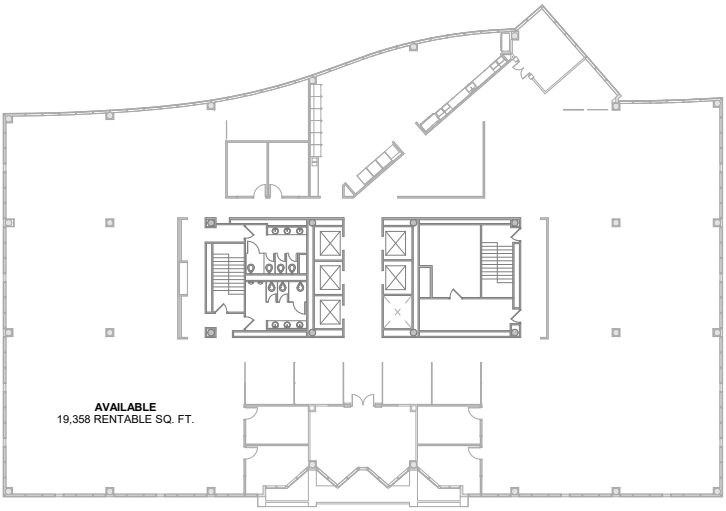
LOBBY



THIRD FLOOR

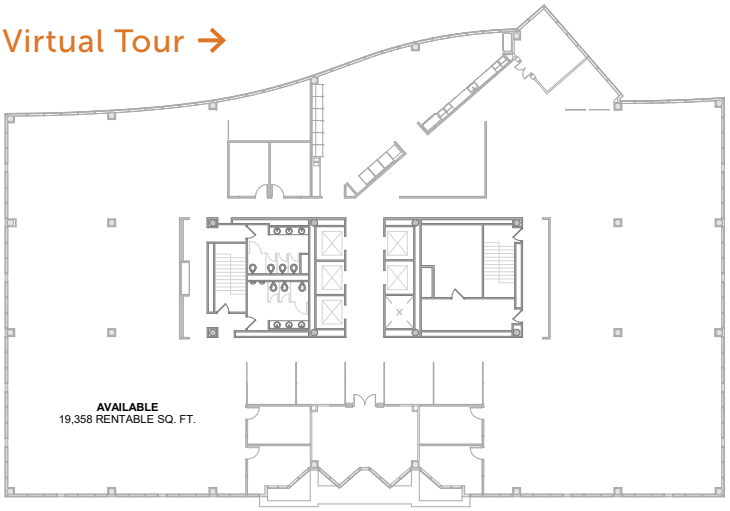


FOURTH FLOOR



FIFTH FLOOR

Virtual Tour →





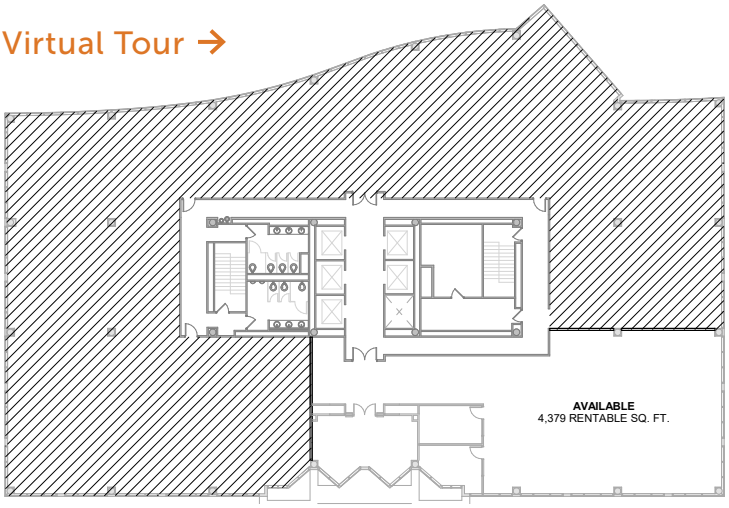
FLOOR PLANS



FLOORS 6-11

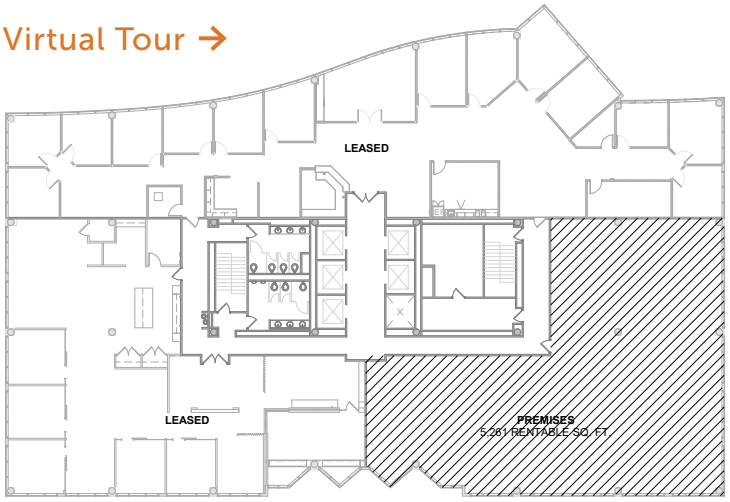
SIXTH FLOOR

Virtual Tour →



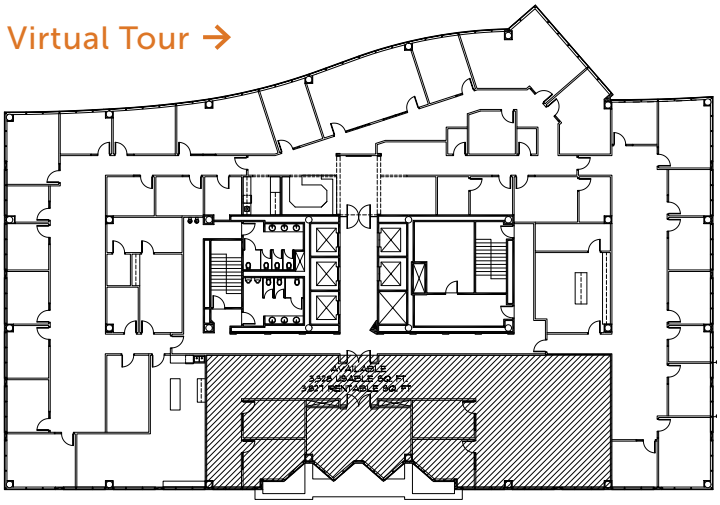
EIGHTH FLOOR

Virtual Tour →



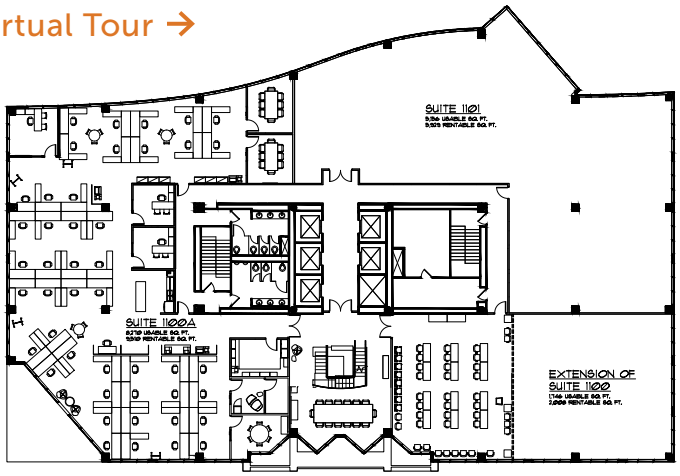
NINTH FLOOR

Virtual Tour →

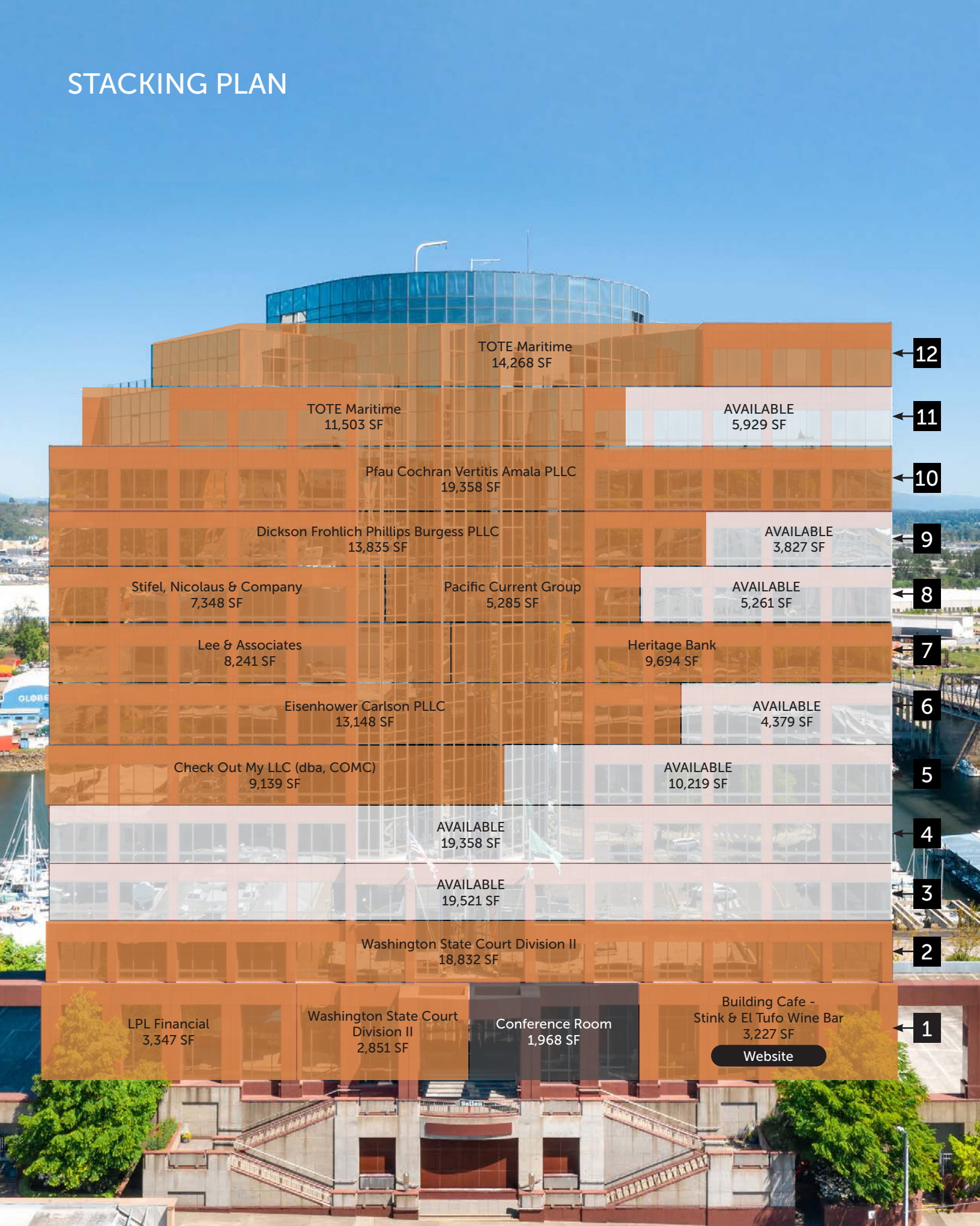


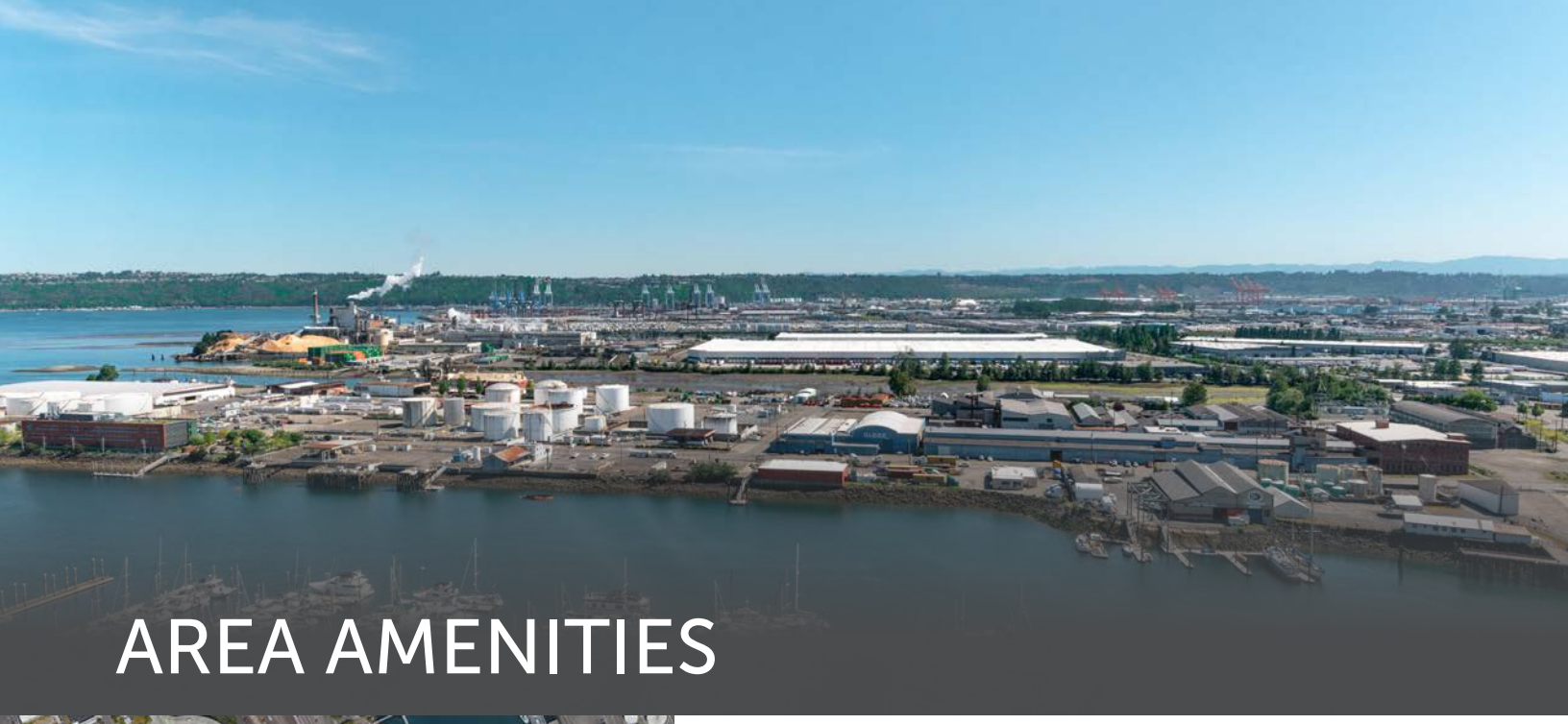
ELEVENTH FLOOR

Virtual Tour →

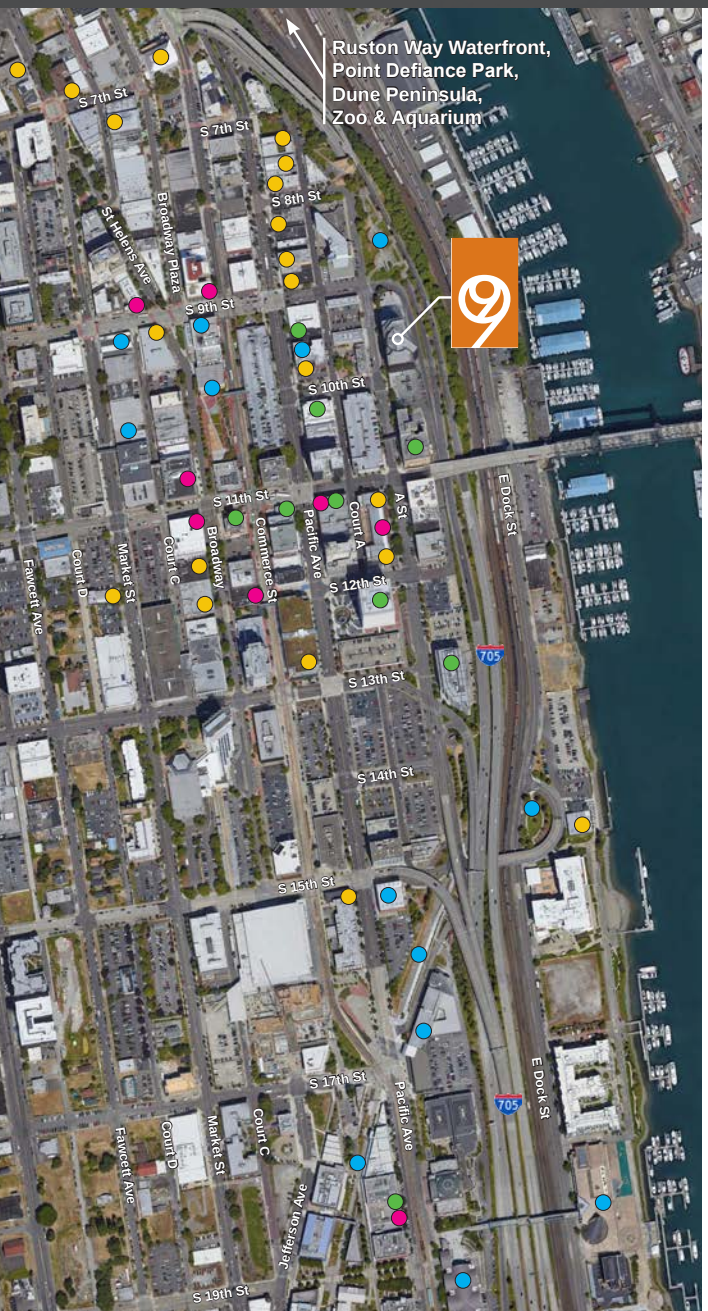


STACKING PLAN





AREA AMENITIES



RESTAURANTS

- McMenamins Elk's Temple
- The Matador
- Thai Pepper
- Over The Moon Cafe
- Meconi's Pub
- Dystopian Brewery
- Steel Creek American Whiskey Co.
- Fujiya Japanese
- Pacific Grill
- Fresh Rolls
- Old Spaghetti Factory
- The Forum
- Pita Pit
- Domino's
- Subway
- Puget Sound Pizza
- Infinite Soups
- En Rama
- Happy Belly
- The Fish Peddler

BANKS

- Key Bank
- Wells Fargo
- Commencement
- Columbia
- Bank of America
- Banner
- Chase

COFFEE SHOPS

- Simply Espresso
- DiLoreto's Café
- Original House of Donuts
- Starbucks
- Tower Coffee
- Mad Hat Tea Co.
- Lift Bridge Coffee
- Sundance Cafe

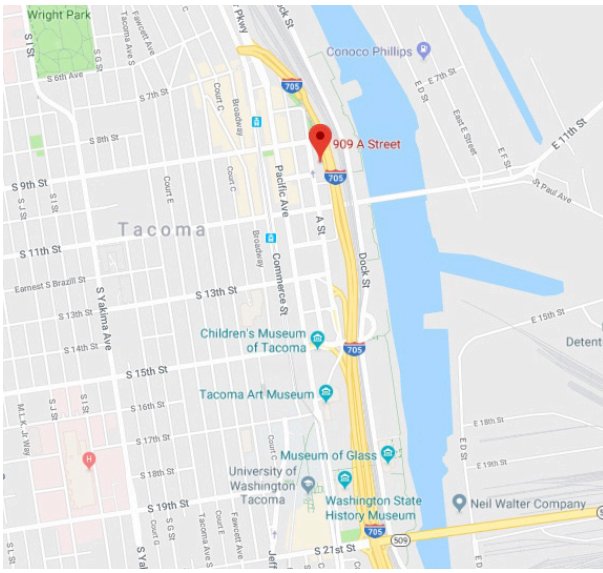
CULTURE & ARTS

- Tacoma Art Museum
- Children's Museum of Tacoma
- Museum of Glass
- Broadway Farmers Market
- Pantages Theater
- Rialto Theater
- Theater on the Square
- Tacoma Historical Society
- Tacoma Comedy Club
- Fireman's Park
- Prairie Line Trail

NINE ZERO NINE
A STREET BUILDING

Only in the City of Destiny will you find such a rare Class A office opportunity. 909 A Street takes sophistication and style to the next level, while creating efficient and functional work space for your employees. Contact us to arrange a tour of the "diamond" of Tacoma. Major renovation modernization design development in process for multi-tenant, multi-tenant floor configurations.







CONTACT US

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All square footage references are approximate. The information contained herein is from sources deemed reliable. It is provided without representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation of all matters.