

±110,440 RSF OFFICE FOR LEASE

1423 PACIFIC

1411-1423 PACIFIC AVENUE, TACOMA, WA 98402

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



1423 PACIFIC HISTORIC CLASS-A ICON

At ±110,440 RSF, 1423 PACIFIC is a historic icon of Tacoma. Designed by the nationally renowned architect, Frederick Heath, the 10-story tower was the tallest building in Tacoma upon its completion in 1908. In 1999, new ownership saw to the full restoration, including a complete seismic retrofit, along with many safety and mechanical upgrades. Meticulous attention to detail can be seen throughout this iconic building.

Now available for the first time in over 20 years, this is your opportunity to occupy a true Historic Class-A building.

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BUILDING AMENITIES

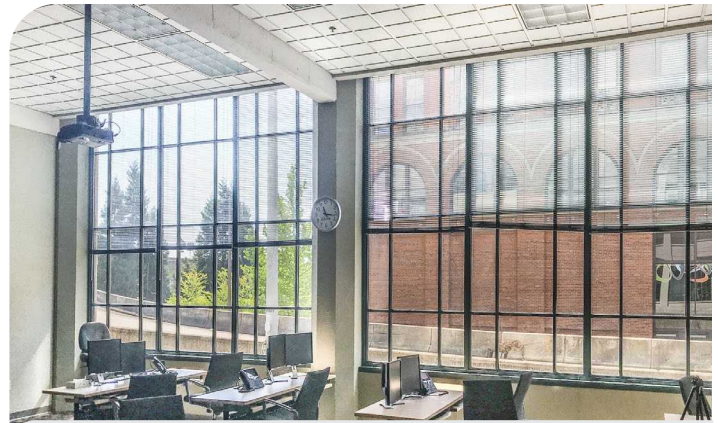
- On-site covered and secured parking available
- On-site gym with locker rooms and showers
- On-site cafe
- Fiber Internet
- High-end buildout
- Expansive windows surrounding each floor, providing abundant natural lighting and unimpeded water, mountain and city views
- Modernized elevators and HVAC system



FITNESS CENTER ENTRY



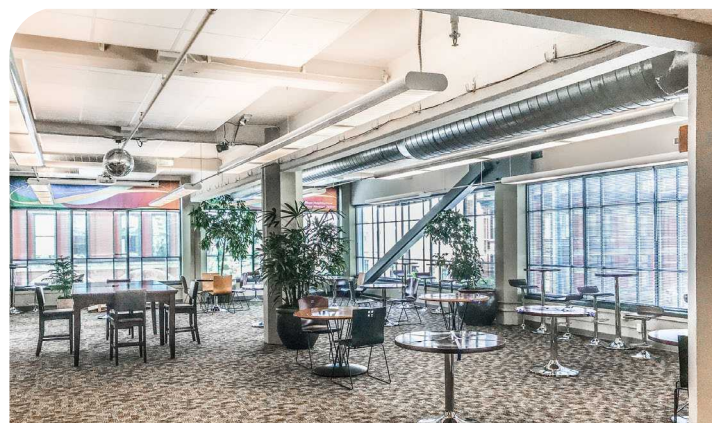
10TH FLOOR BOARD ROOM



3RD FLOOR TRAINING ROOM



LOBBY



3RD FLOOR LOUNGE

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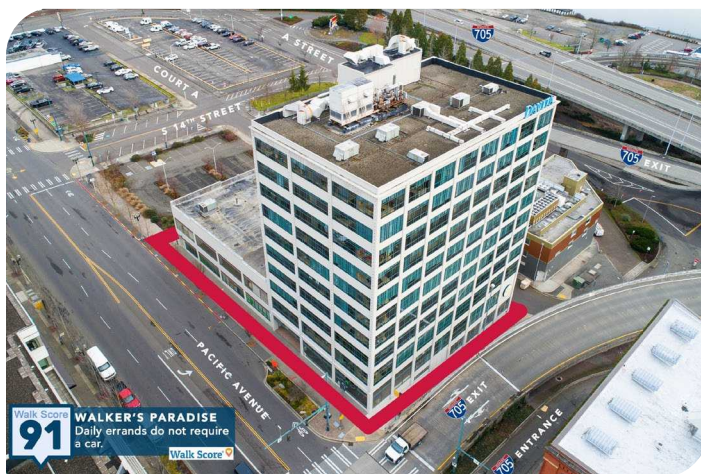
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LOCATION HIGHLIGHTS

1423 PACIFIC is located in the heart of Downtown Tacoma.

- **Drive:** Directly adjacent to the I-705 entrance and 2 exits, and within 1/4 mile of bi-directional access to and from I-5.
- **Ride:** 1-block from the Convention Center Light Rail Station; access from Sounder Light Rail via Tacoma Link Light Rail
- **Walk:** WalkScore of 91. Nearby trails include the Prairie Line Trail into Tacoma's Brewery District, and the Thea Foss Esplanade along the Waterway.



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BUILDING FROM 14TH & PACIFIC AVENUE

AVAILABLE SPACE

Each floor at 1423 PACIFIC has its own kitchenette and restrooms, making the building ideal for a variety of tenant sizes, from a single-floor to the entire building.

- +/-110,400 RSF available, divisible to 3,625 SF
- Floor 1: 18,567 SF
- Floor 2: 21,220 SF
- Floors 3-10: 8,832 SF ach

RATE

- \$26 - \$30 PSF Full-Service



MT. RAINIER FROM THE 10TH FLOOR

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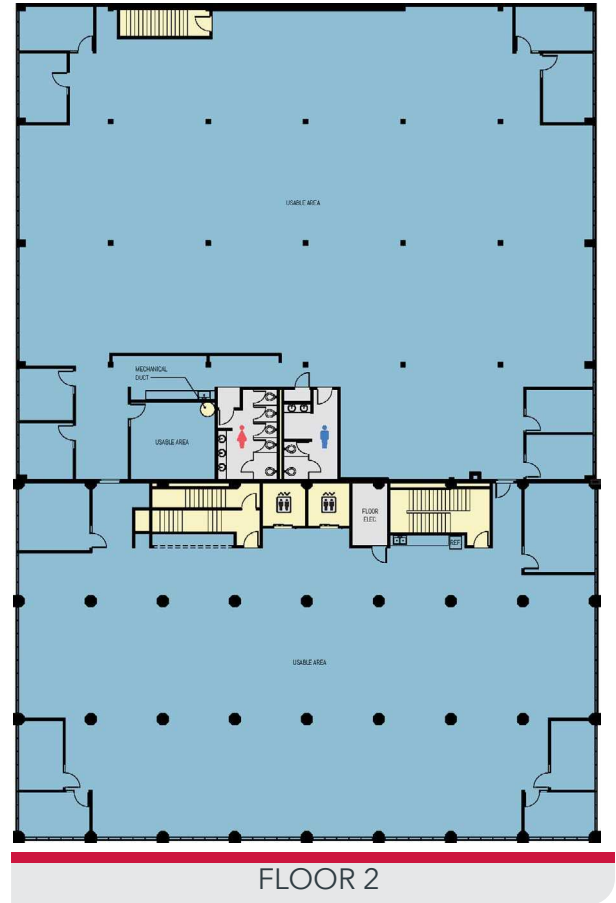
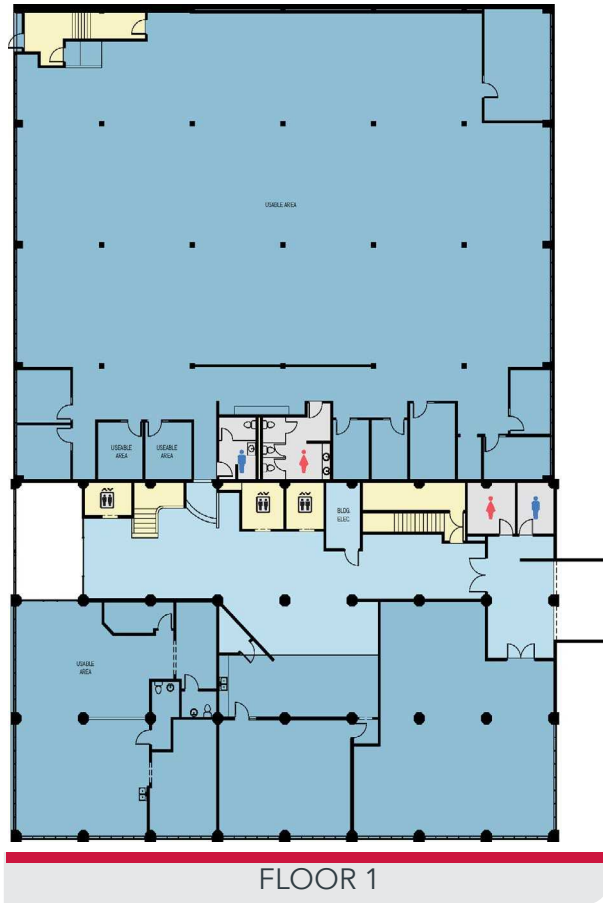
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FLOOR PLANS



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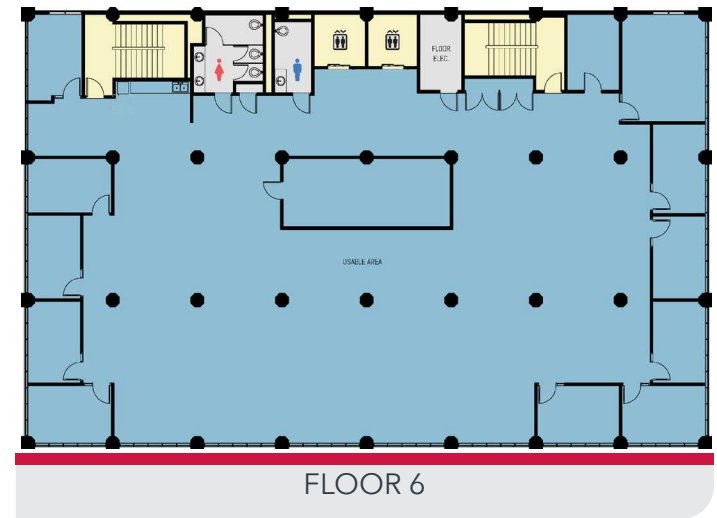
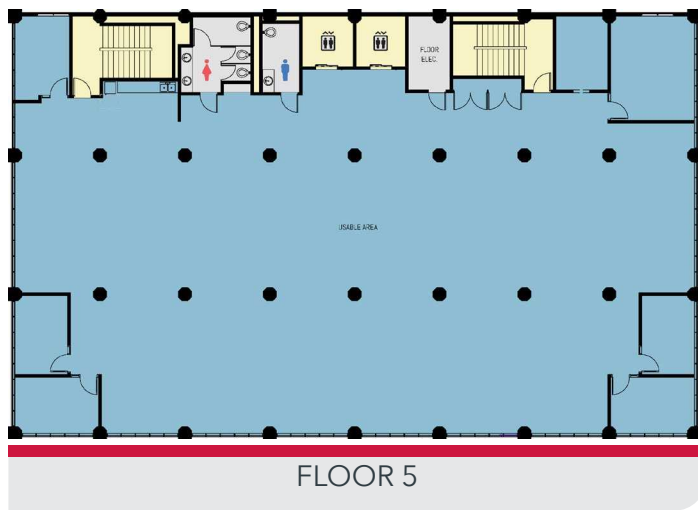
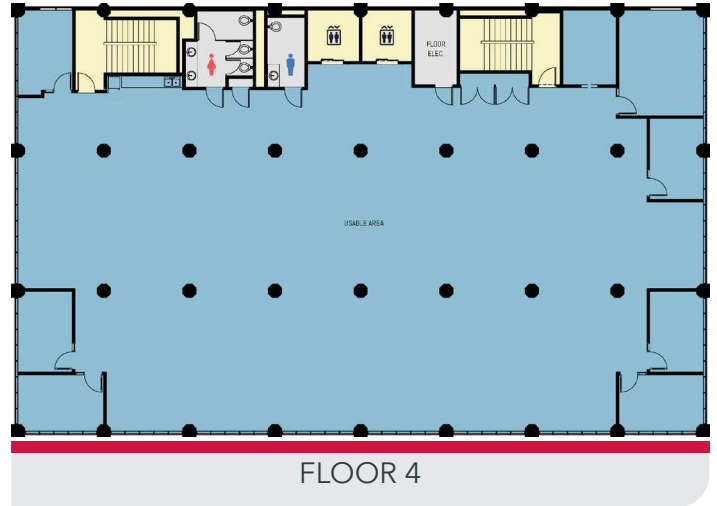
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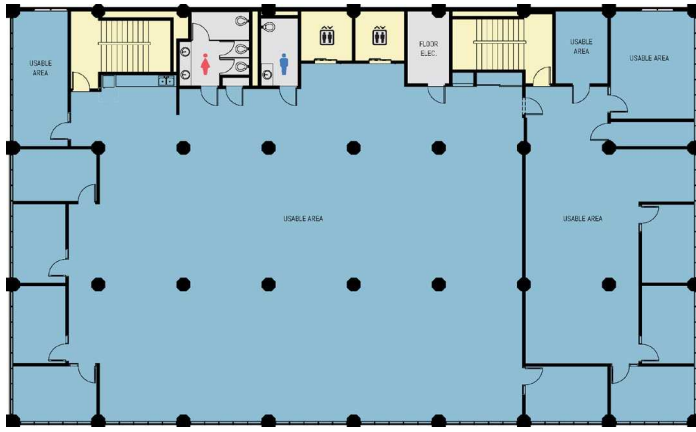
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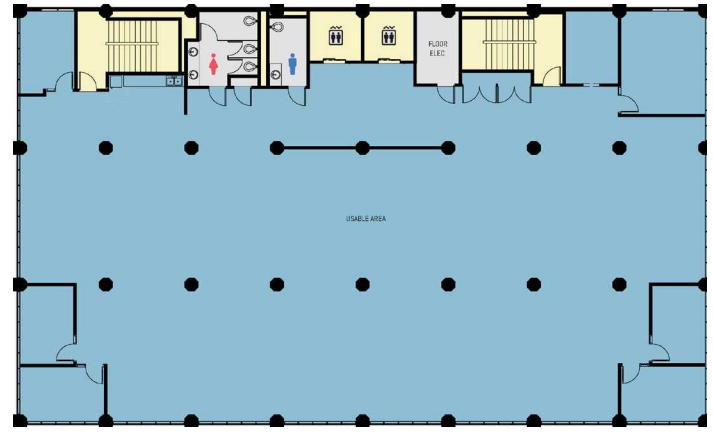
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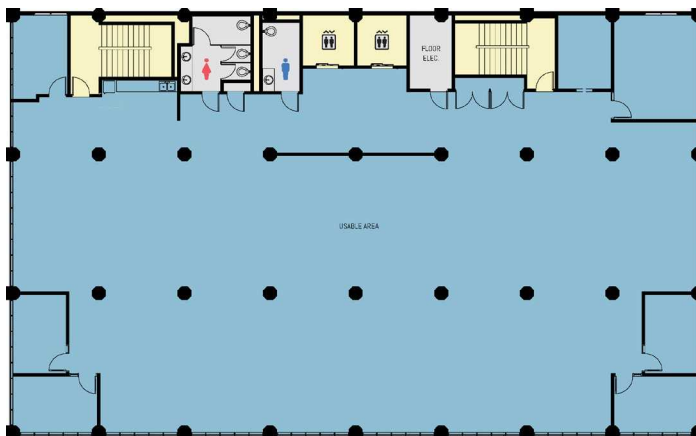
FLOOR PLANS



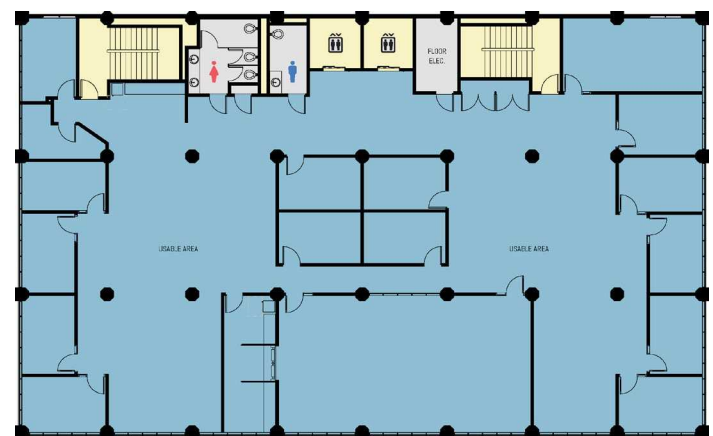
FLOOR 7



FLOOR 8



FLOOR 9



FLOOR 10

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