

CORNERSTONE PLAZA

PARKING GARAGE PORTFOLIO



NEIL WALTER
COMPANY

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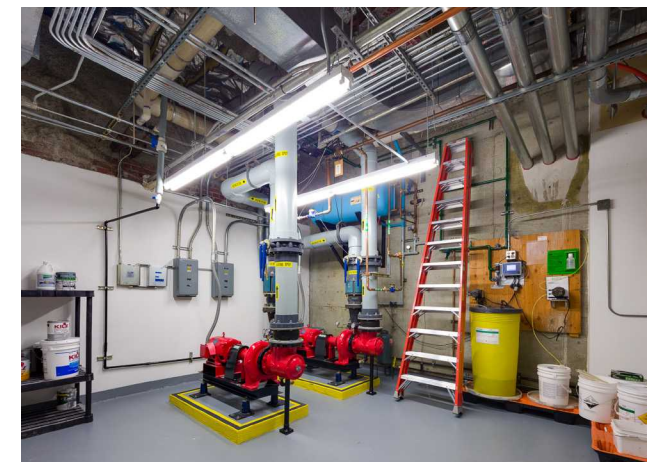
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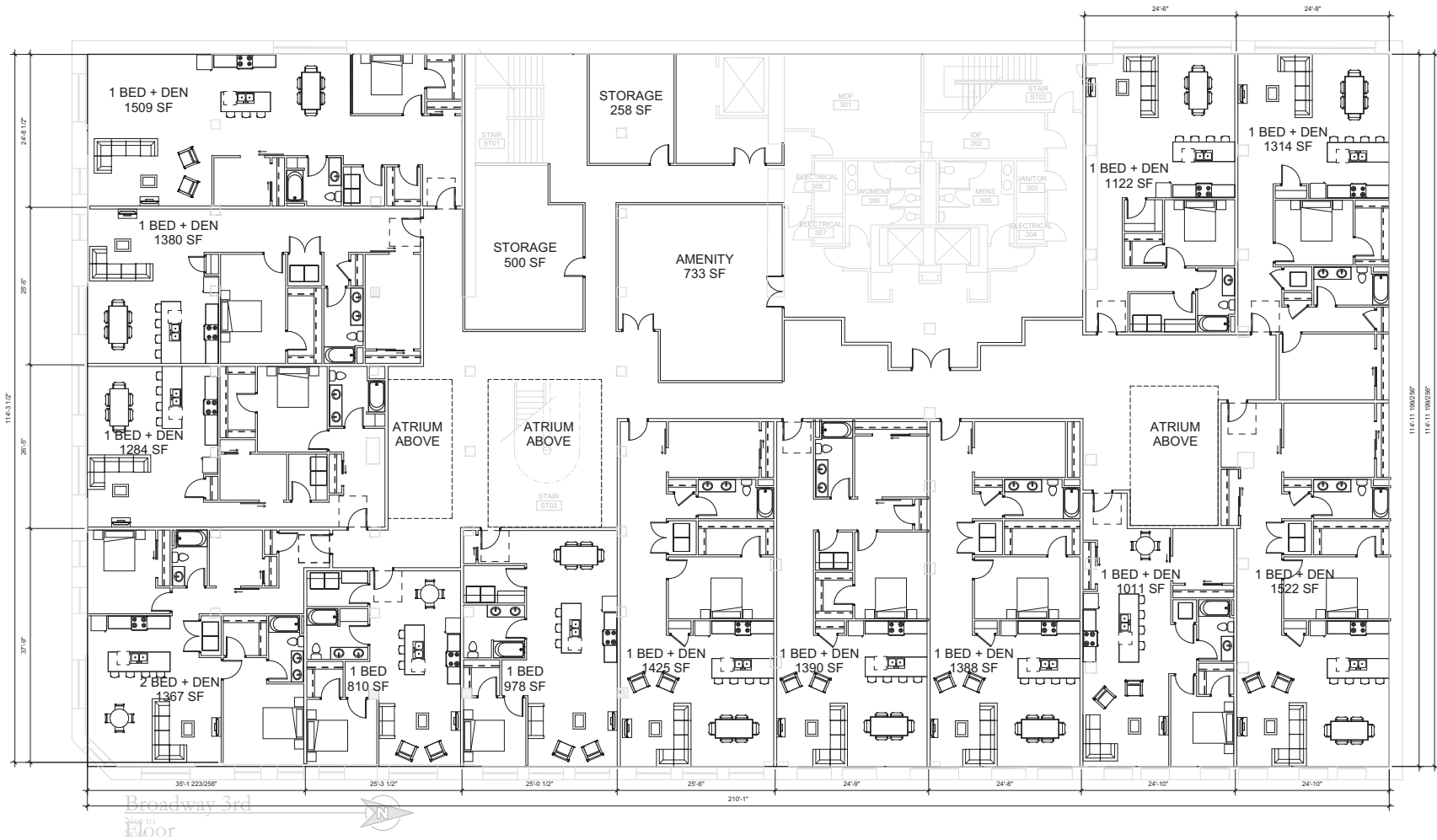
PROPERTY DESCRIPTION

The portfolio consists of two buildings totaling 152,552 SF of office space and 505 parking stalls in the heart of downtown Tacoma. The Cornerstone building is comprised of four floors totaling 103,109 SF including some small mezzanine area. The Market Street Garage consists of 49,443 SF of office space and 505 parking stalls. Land area for the Cornerstone building is approximately 33,000 SF and for the Market Street Garage, approximately 43,000 SF. Both buildings are fully occupied and well maintained, with quality finishes and nice build out.

	1148 BROADWAY	1149 MARKET STREET
Use	Office	Office & Parking Garage
Zoning	DCC (Downtown Commercial Core)	DCC (Downtown Commercial Core)
Gross Building Area	103,109	218,639
Rentable Building Area	103,109	49,443
Condition	Good	Good
Year Built	1892 / 1985 Complete building renovation	1951 / 1985 Complete building renovation
Stories	4	5
Site Area	33,219	43,789
Floor Area Ratio	3.09	4.99
Parking	None	505 Stalls
Foundation	Concrete Slab	Concrete Slab
Structural Frame	Wood/Steel	Reinforced Concrete
Exterior Walls	Concrete/Masonry	Concrete
Roof	Flat, Built-Up	Flat, Built-Up
Floors	Wood	Concrete
HVAC	Hydronic Heat Pump	Gas Furnace/AC Roof Units
Elevators	Yes	Yes
Fire Sprinklers	Yes	Partial, 1st Floor



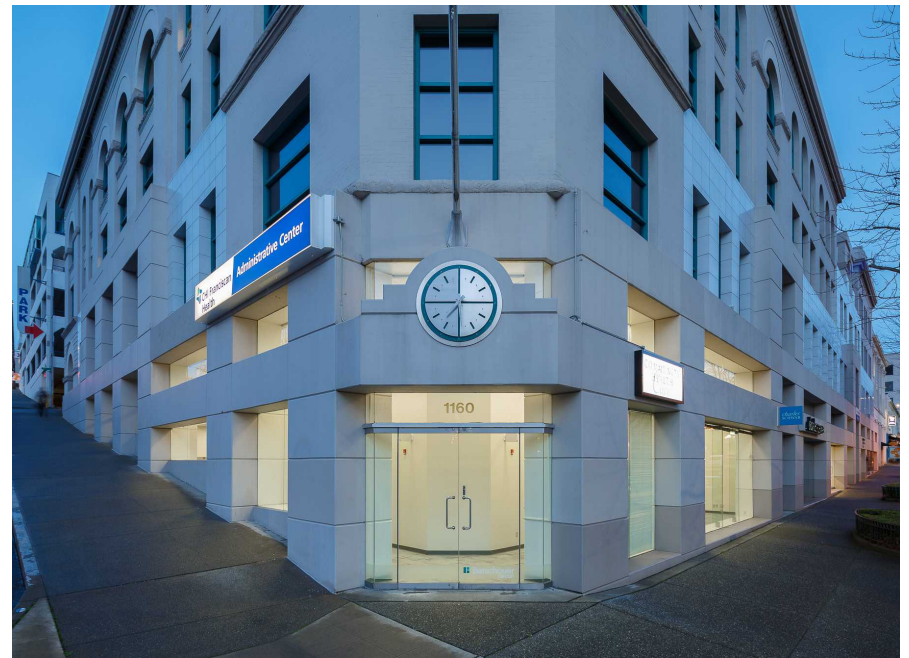
THIRD FLOOR POTENTIAL MULTIFAMILY LAYOUT - 1148 BROADWAY



FOURTH FLOOR POTENTIAL MULTIFAMILY LAYOUT - 1148 BROADWAY



1148 BROADWAY - PHOTOS



1149 MARKET STREET - PHOTOS



AERIAL MAP

