



NINE
ZERO
NINE

A STREET
BUILDING



NOW LEASING  NEIL WALTER
COMPANY



PROPERTY OVERVIEW

909 A Street is a $\pm 211,000$ 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



Eleven (11) floors of Class A office space
totaling $\pm 211,000$ RSF located at the
corner of 9th and A Streets in Tacoma



Efficient $\pm 19,358$ 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 St 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



Substantial level of local, state and federal economic incentives available within Tacoma's CBD
(Details provided upon request)



Food service with onsite Café



Exclusive access to neighboring A St 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.

Floors 4-11 have floor plates containing $\pm 19,358$ RSF with an efficient open flexible space and conference rooms.

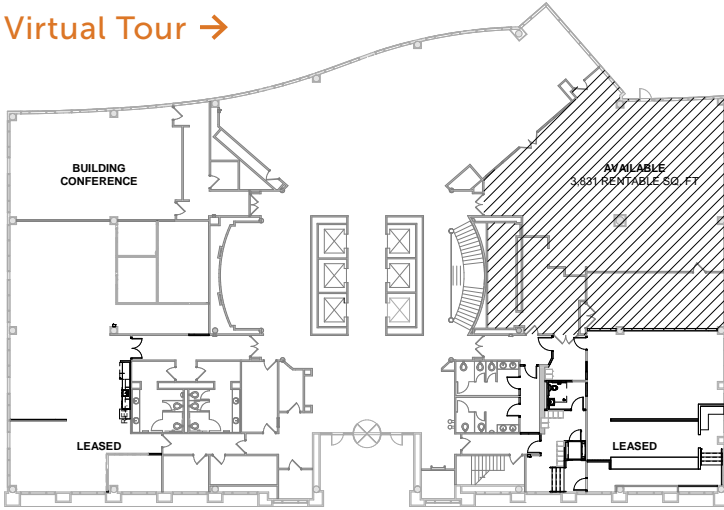




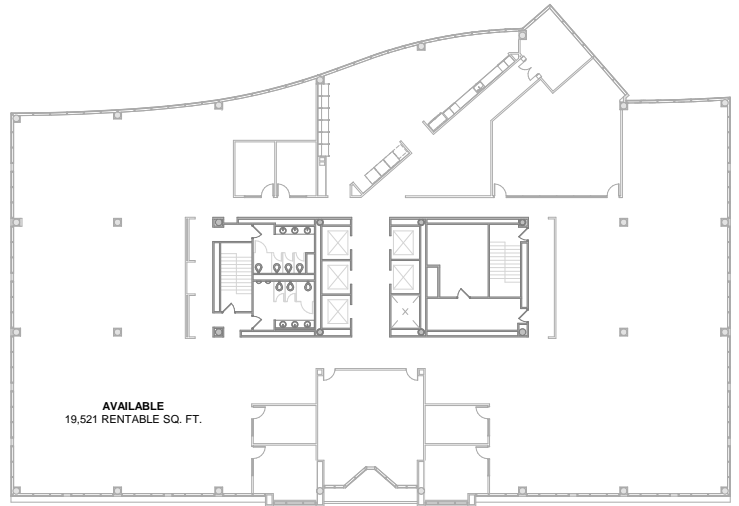
FLOORPLANS - LOBBY & FLOORS 3-6

LOBBY

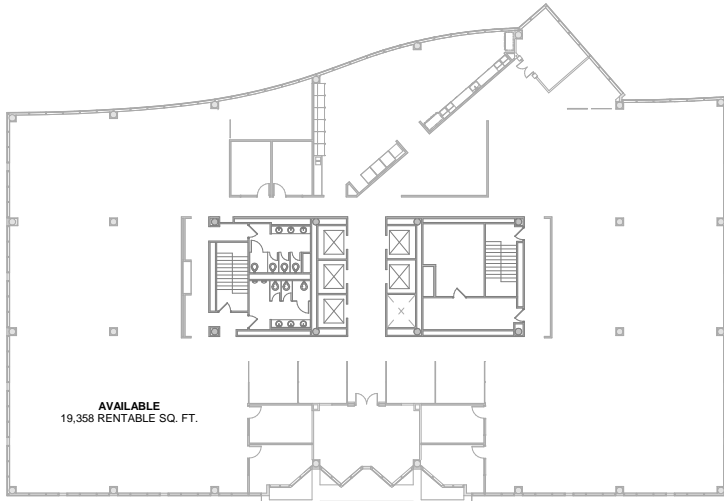
[Virtual Tour →](#)



THIRD FLOOR

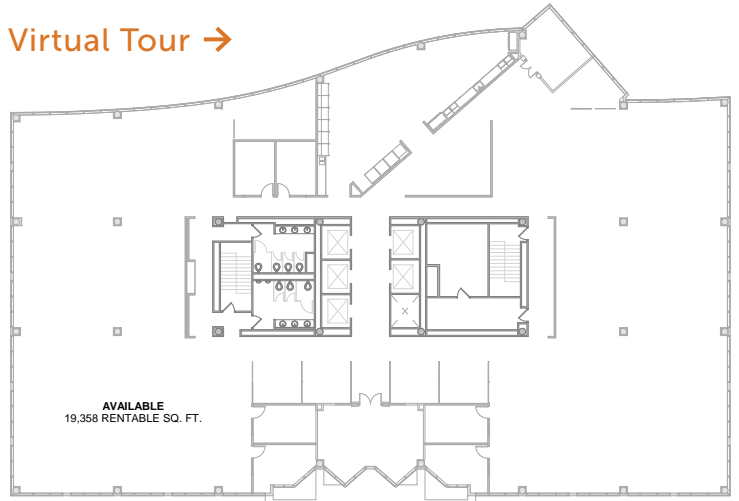


FOURTH FLOOR



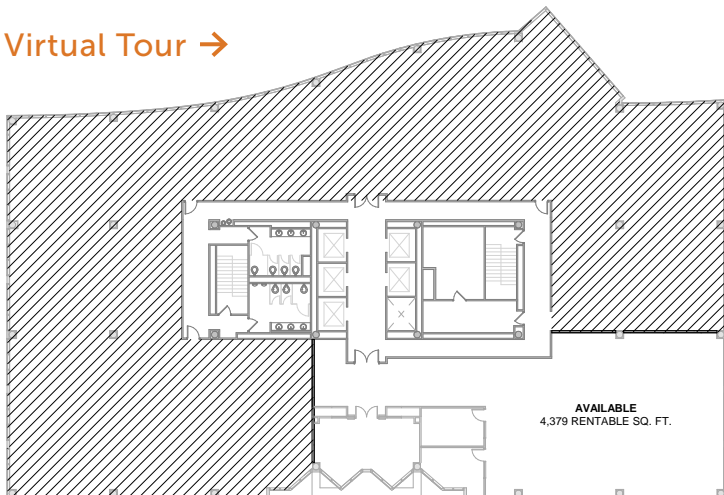
FIFTH FLOOR

[Virtual Tour →](#)



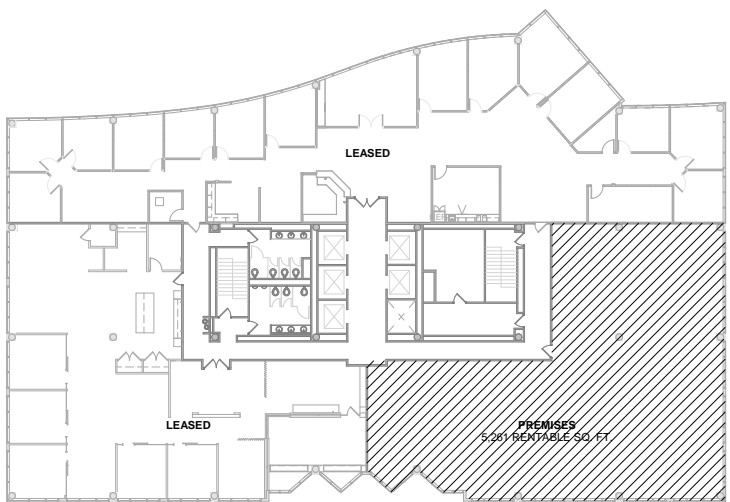
SIXTH FLOOR

[Virtual Tour →](#)

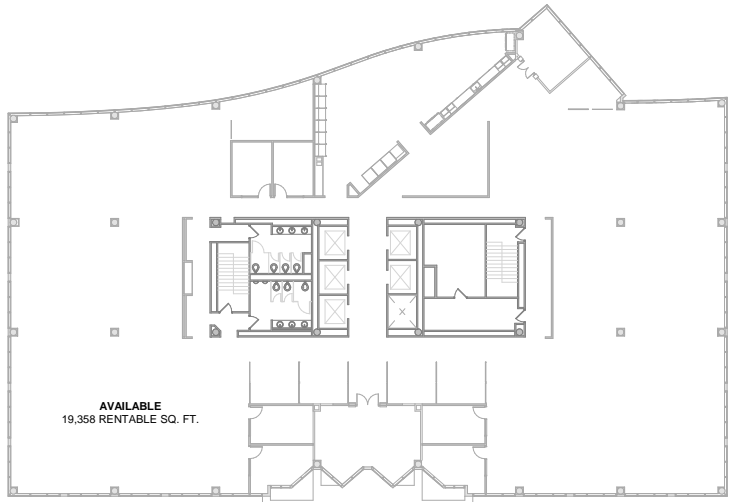




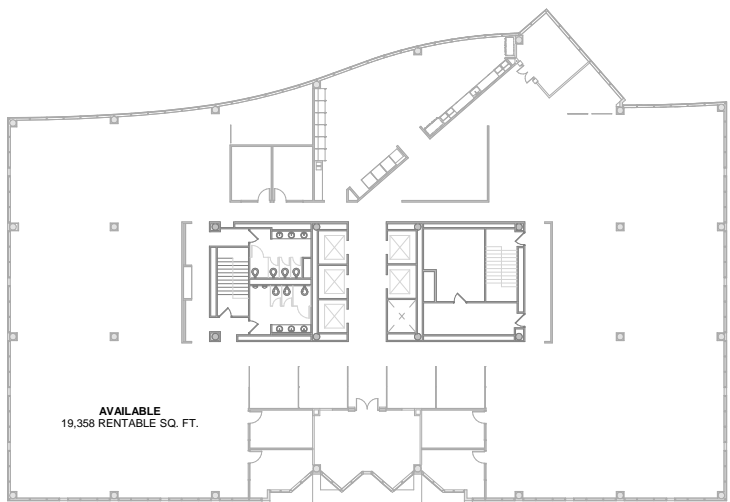
EIGHTH FLOOR



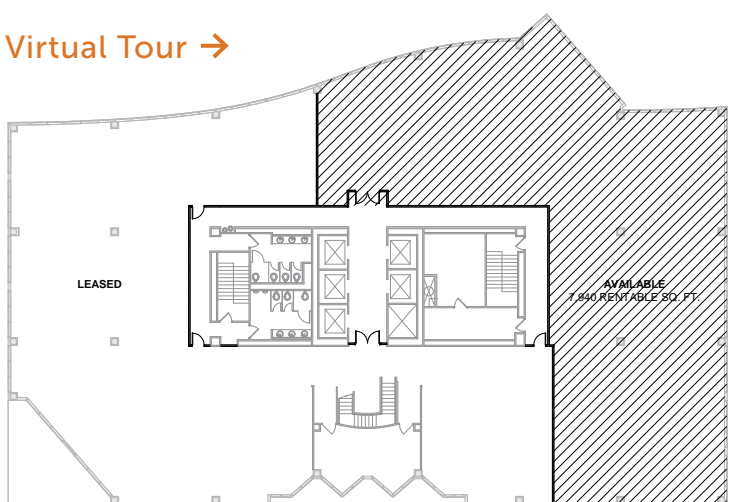
NINTH FLOOR



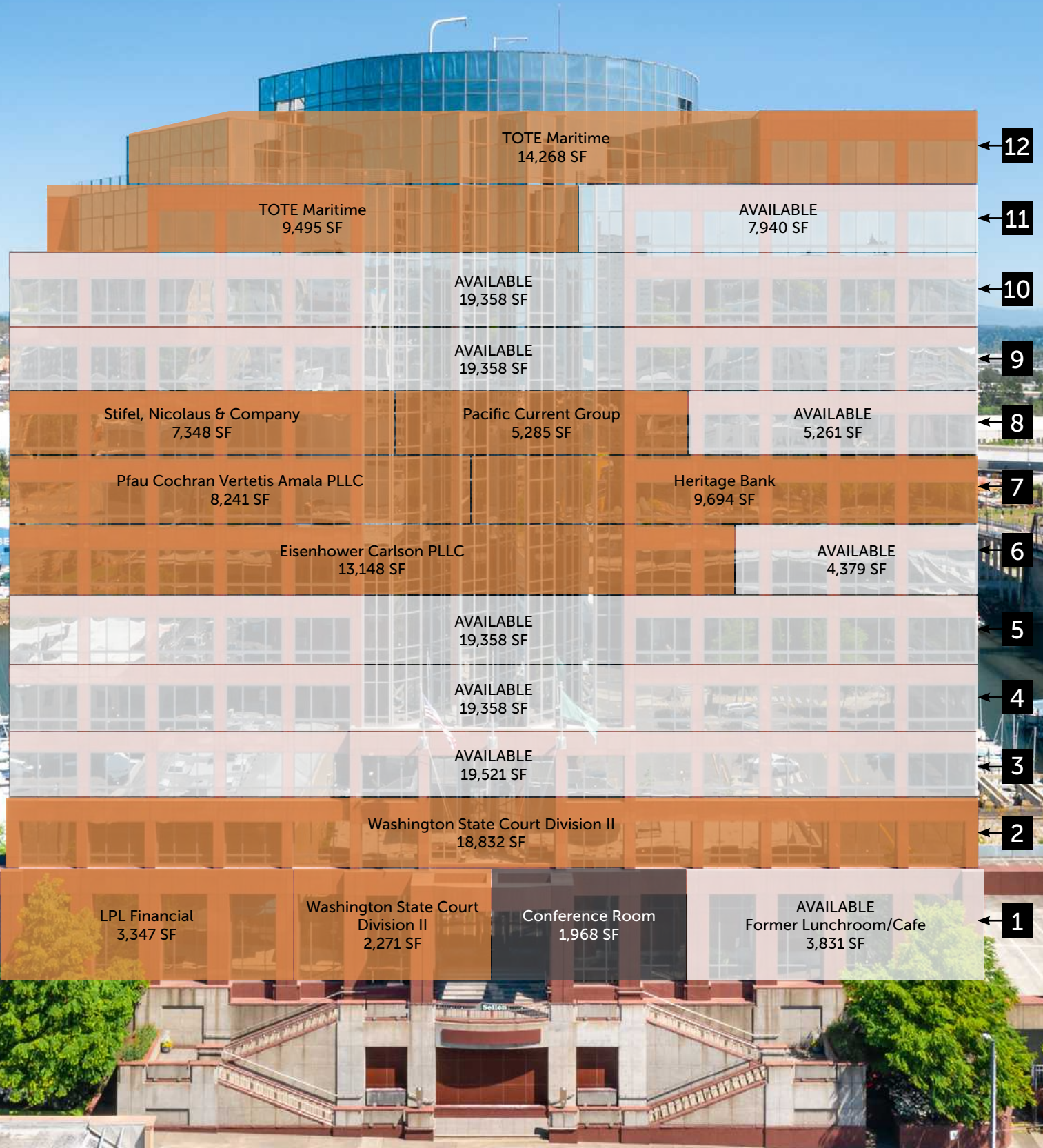
TENTH FLOOR



ELEVENTH FLOOR

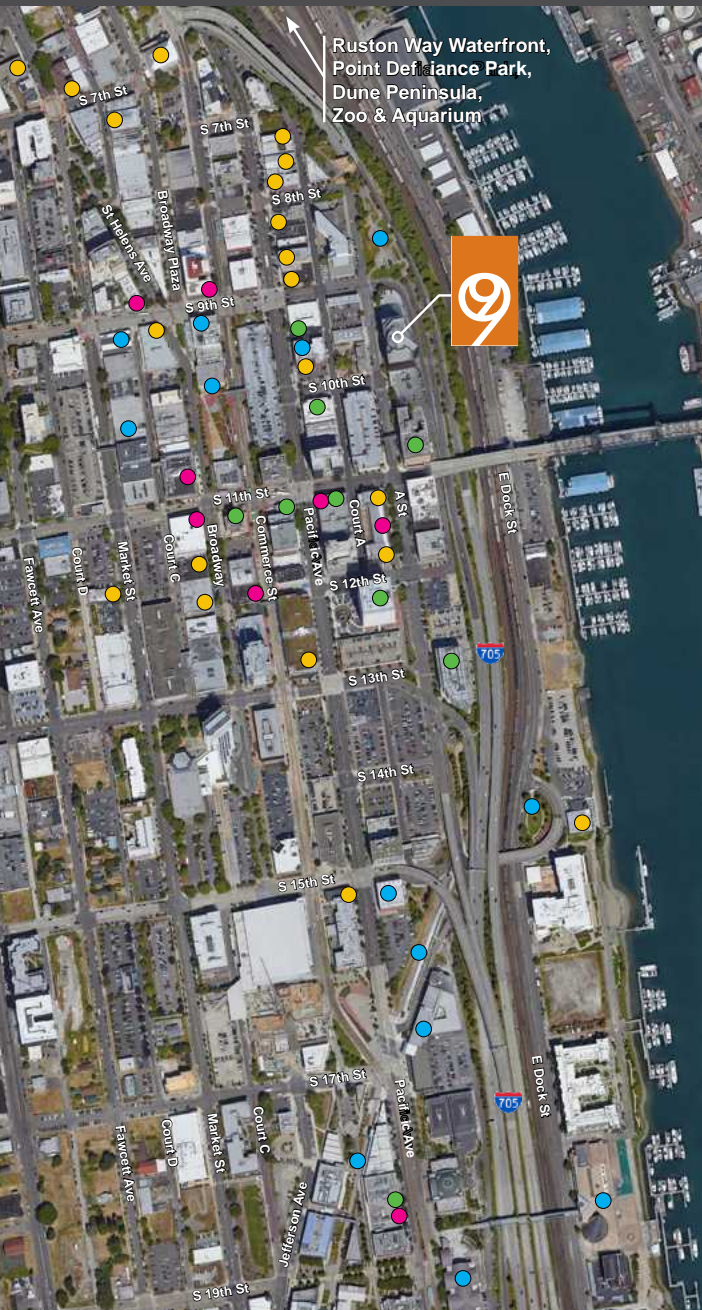


STACKING PLAN





AREA AMENITIES



Ruston Way Waterfront,
Point Defiance Park,
Dune Peninsula,
Zoo & Aquarium



● 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

● 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

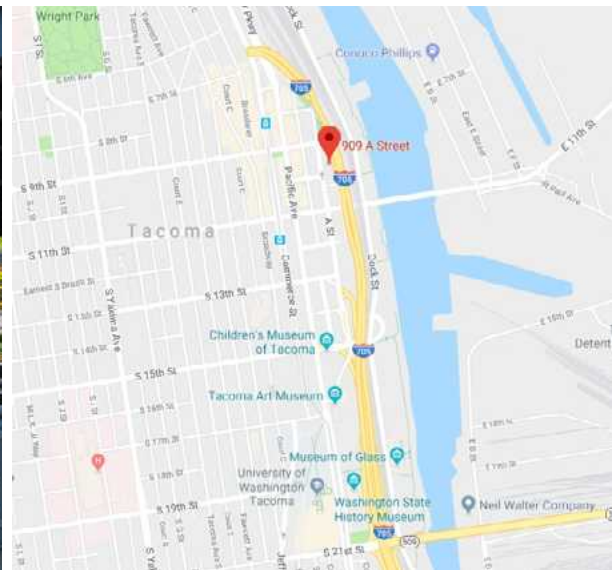
● BANKS

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



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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.



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