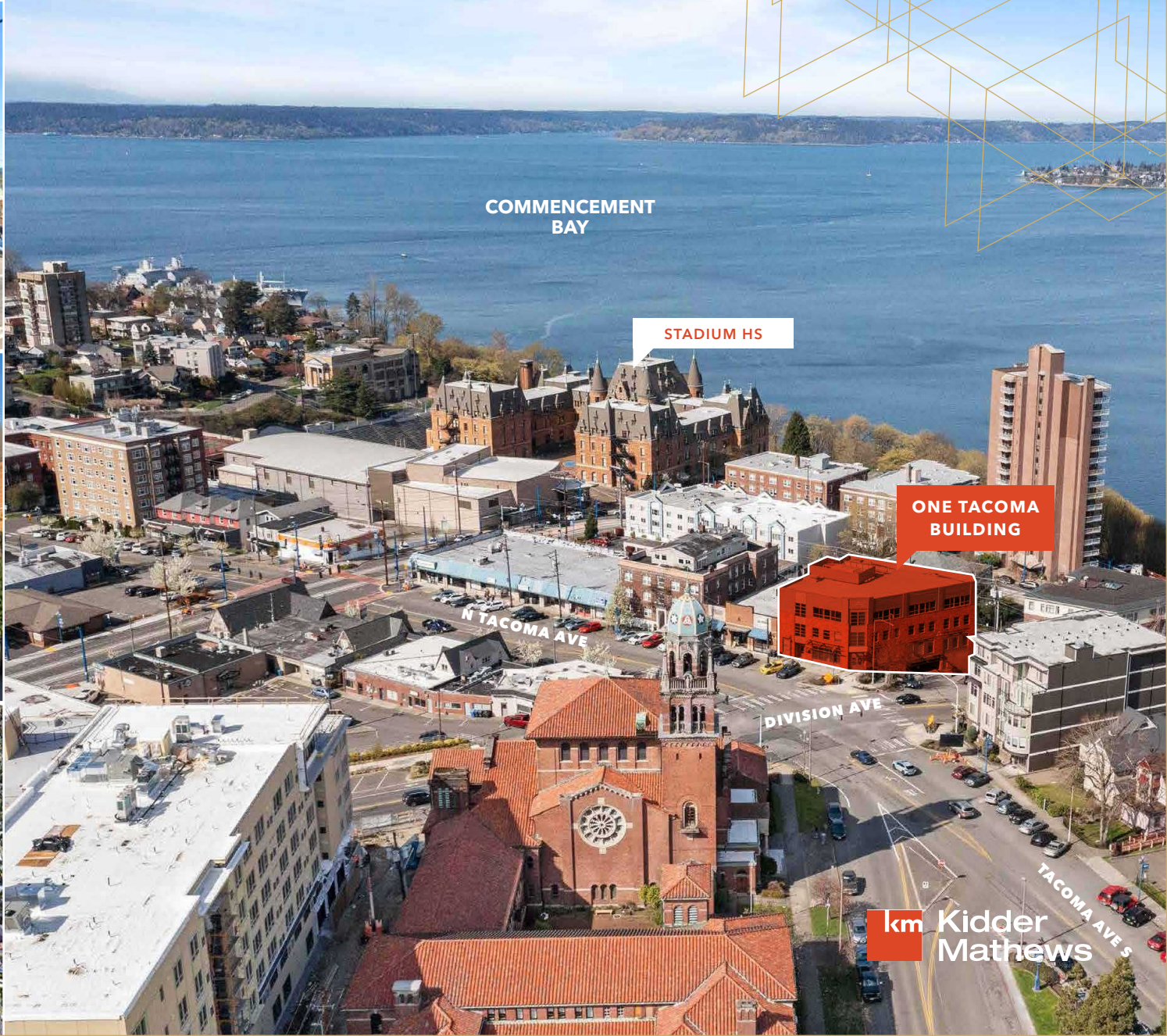


ONE TACOMA BUILDING



1 N TACOMA AVE, TACOMA, WA 98403

ONE TACOMA BUILDING



ONE TACOMA BUILDING



**LOCATED IN THE HEART OF
STADIUM DISTRICT WITH VIEWS
OF COMMENCEMENT BAY**



**SUITE 200
2,747 RSF**



**\$25.00 PSF
\$10.70 PSF NNN**



**LINK LIGHT RAIL STOP ONE
BLOCK FROM BUILDING**



**I-705 ACCESS IS ONLY 5
BLOCKS AWAY**



**LESS THAN 5 MINUTES TO
COURTHOUSE & DOWNTOWN
TACOMA**



**NUMEROUS RESTAURANTS &
RETAIL RIGHT OUTSIDE
YOUR DOOR**

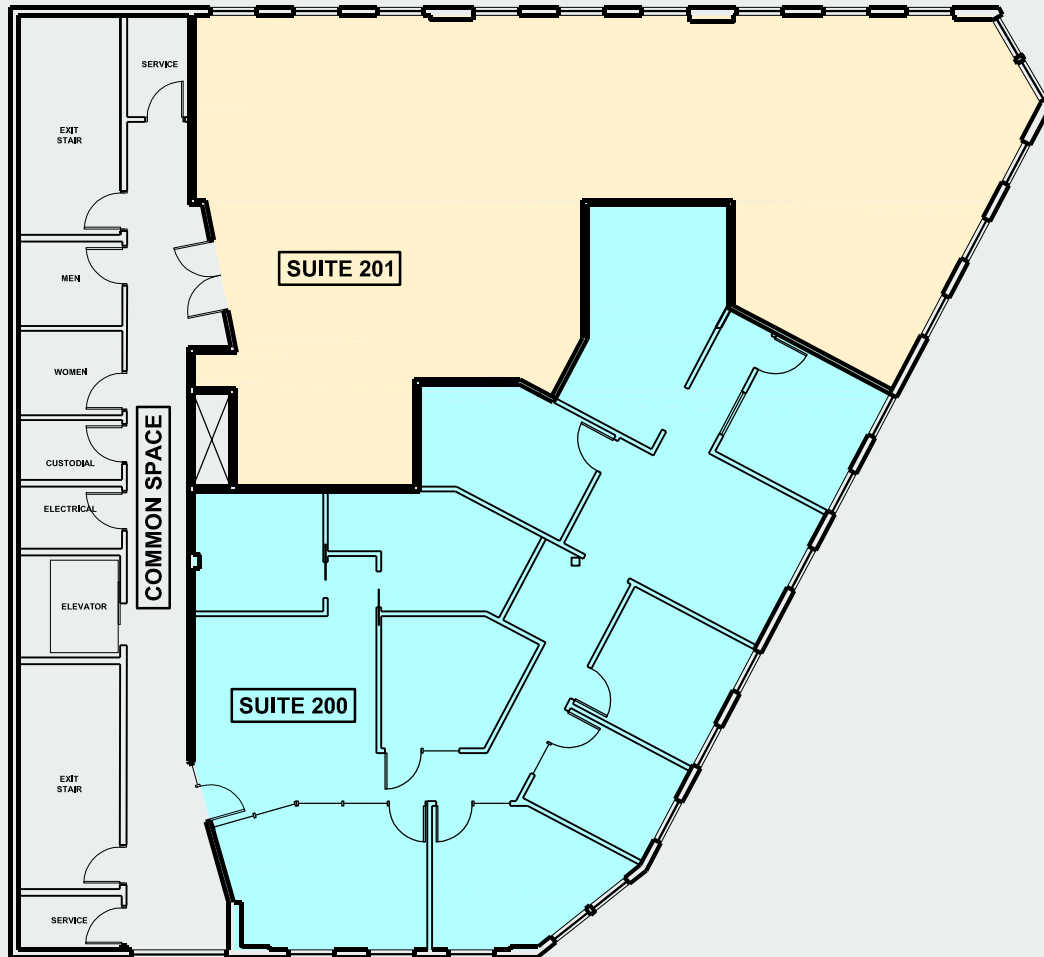


**READY TO GO
OFFICE BUILDOUT**



**ON-SITE
STRUCTURED PARKING**

ONE TACOMA BUILDING



SUITE 200

2,747

SQUARE FEET AVAILABLE

\$25/SF

BASE RENT

\$10.70/SF

NNN

ONE TACOMA BUILDING

SUITE 200



km Kidder Mathews

DESIRABLE STADIUM DISTRICT LOCATION

DIVISION AND TACOMA AVE

corner location with I-705 access just a couple of blocks away

TACOMA LINK AND LIGHT RAIL STATION

one block away provides direct transportation options to Seattle and beyond (currently under construction)

WRIGHT PARK

is only one block away plus numerous Stadium district restaurants & retail all right outside your office door!

LESS THAN 5 MINUTES

to the Courthouse, the County City building and Downtown Tacoma



ONE TACOMA BUILDING



MULTICARE
TACOMA GENERAL
HOSPITAL

ONE TACOMA
BUILDING

STADIUM HS

COMMENCEMENT
BAY

km Kidder
Mathews

ONE TACOMA BUILDING



 **SAFEWAY**  The UPS Store 

STADIUM DISTRICT

COMMENCEMENT BAY

ONE TACOMA BUILDING

UNIVERSITY OF PUGET SOUND

HERITAGE MIDDLE SCHOOL

TACOMA

DOWNTOWN TACOMA

UW TACOMA

ALLENMORE HOSPITAL

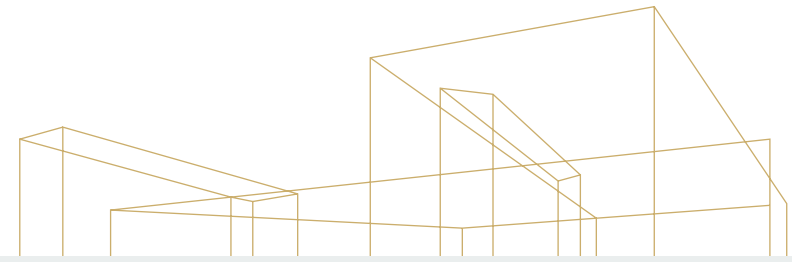
TACOMA CENTRAL

km Kidder Mathews



ONE TACOMA BUILDING



Tacoma 2022 Facts & Demographics

220,594
POPULATION

2.4
AVG HH SIZE

\$89,857
AVG HH INCOME

36.4
MEDIAN AGE

HOME OWNERSHIP



52.6%
OWNERS

47.4%
RENTERS

RACE & ETHNICITY

White	56.9%
Asian	9.8%
Pacific Islander	1.6%
African-American	10.9%
Native American	1.5%
Other Race	9.7%

EDUCATION

25.4%
HS GRAD

24.1%
SOME COLLEGE

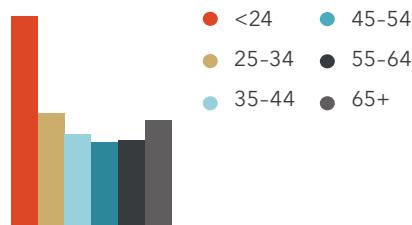
9.8%
ASSOCIATES

19.1%
BACHELORS

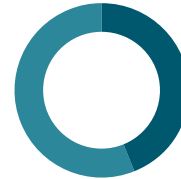
GENDER & AGE

49.5%
MEN

50.5%
WOMEN



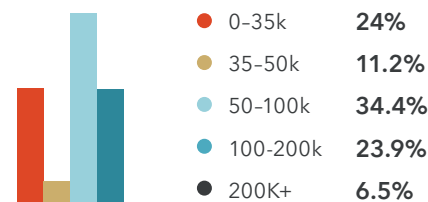
EMPLOYMENT



94.3%
EMPLOYED

5.7%
UNEMPLOYED

INCOME BY HOUSEHOLD



ANNUAL HOUSEHOLD SPENDING

\$223M
HH OPERATIONS

\$844M
FOOD & BEVERAGE

\$171M
EDUCATION

\$322M
ENTERTAINMENT

77M
PERSONAL CARE

202M
APPAREL

\$200M
FURNISHINGS / EQUIP

\$1.04B
TRANSPORTATION



DATA SOURCE: 2020 U.S. CENSUS, SITES USA

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



For leasing information contact

WILL FRAME

253.722.1412

will.frame@kidder.com

DREW FRAME

253.722.1433

drew.frame@kidder.com

BEN NORBE

253.722.1410

ben.norbe@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.