

TACOMA  
CENTRE

# THE NEW STANDARD

Redefining the Class A Office Experience

---



# Tacoma Centre, the place employees want to be – redefining the office experience with lifestyle forward amenities

Designed and remodeled with people in mind, Tacoma Centre is a unique ecosystem of services and amenities, shaped and designed around you.

Tacoma Centre was conceived to redefine the standards of a best-in-class, Class A highrise. The outstanding level of detail is universal throughout the building — from the high-end grand lobby and hospitality-inspired spaces to a fitness center and cafe, the unparalleled selection of amenities delivers a multi-tenanted building that truly has it all.

---

## BEST LOCATION

ON THE BUSTLING  
BROADWAY AVENUE

---

## REFINED AMENITIES

EBONY AND IVORY CAFÉ & WINE BAR,  
THE LOUNGE, THE VAULT, THE BOARD  
ROOM & THE FITNESS CENTRE

---

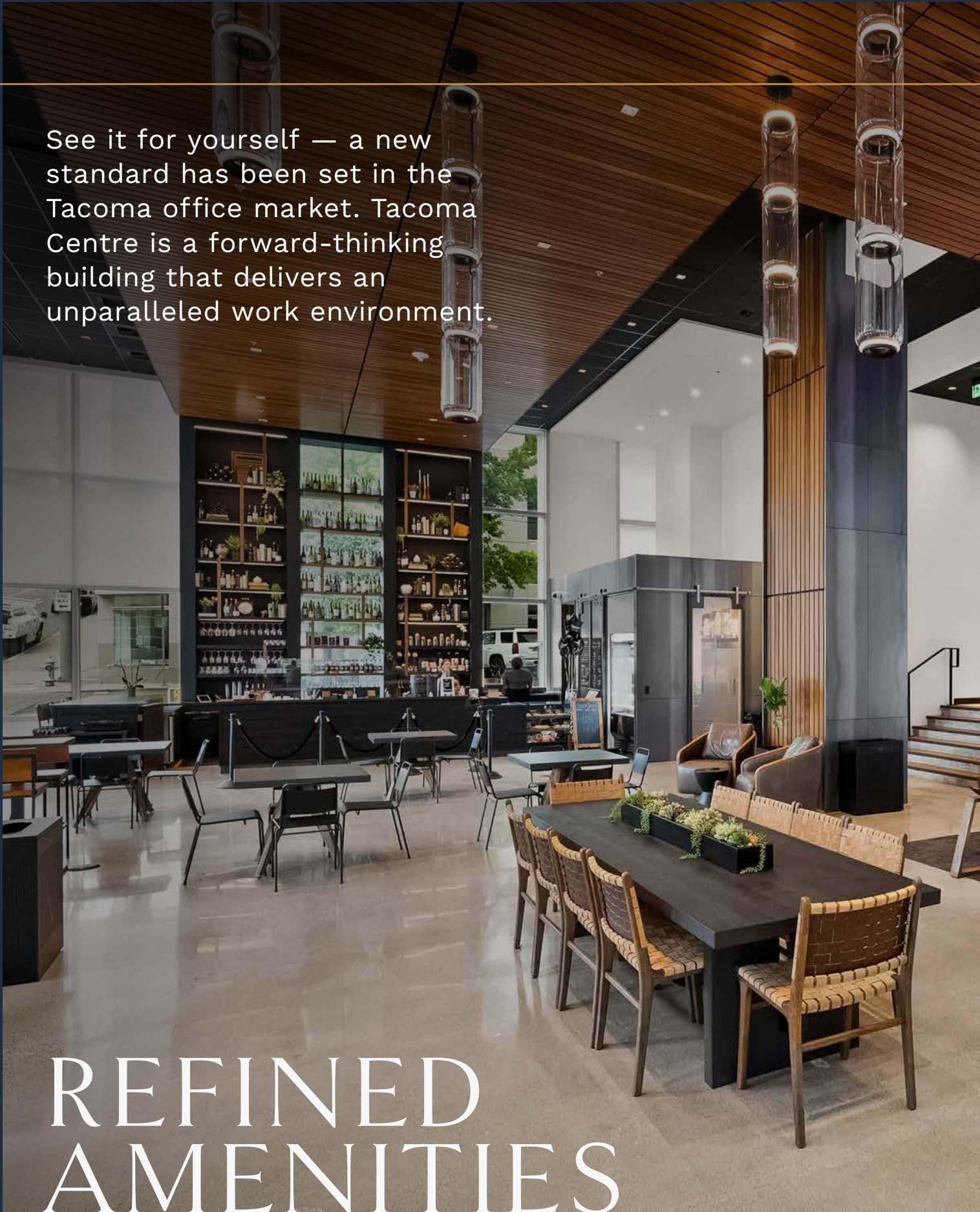
## TOTAL RENOVATION

INCLUDING ALL COMMON AREAS



See it for yourself — a new standard has been set in the Tacoma office market. Tacoma Centre is a forward-thinking building that delivers an unparalleled work environment.

# REFINED AMENITIES





## Total Renovation

Having undergone a complete transformation, Tacoma Centre is the market leader in luxury lifestyle amenities.

MJR Development redefines the Tacoma professional office experience for your employees and customers with high-end amenities that effortlessly blend with daily routines, optimizing work/life balance and creative collaboration.

**EBONY AND IVORY  
CAFE & WINE BAR**

---

**THE LOUNGE**

---

**THE VAULT  
EVENT SPACE**

---

**THE BOARD ROOM**

---

**FITNESS CENTRE**

---

**TOWER CLUB**



# THE LOUNGE

## Elevate the Office Experience

An essential extension to the amenities at Tacoma Centre is the brand new lounge which provides tenants and employees with beautiful views, an open-air terrace, and plenty of seating vignettes to accommodate casual team meetings, colleague happy hours, or corporate soirees and events. The space features a giant monolith TV screen and a premium sound system.

As one of the only office buildings in Tacoma offering a high-end lounge, tenants can take pride in an incredible office destination.



MORNING  
COFFEE WITH A  
COLLEAGUE



LUNCH MEETING  
ON THE DECK  
WITH A CLIENT



HAPPY HOUR  
WINE WITH A  
BUSINESS PARTNER



EVENING RECEPTION  
WITH CLIENTS &  
COLLEAGUES

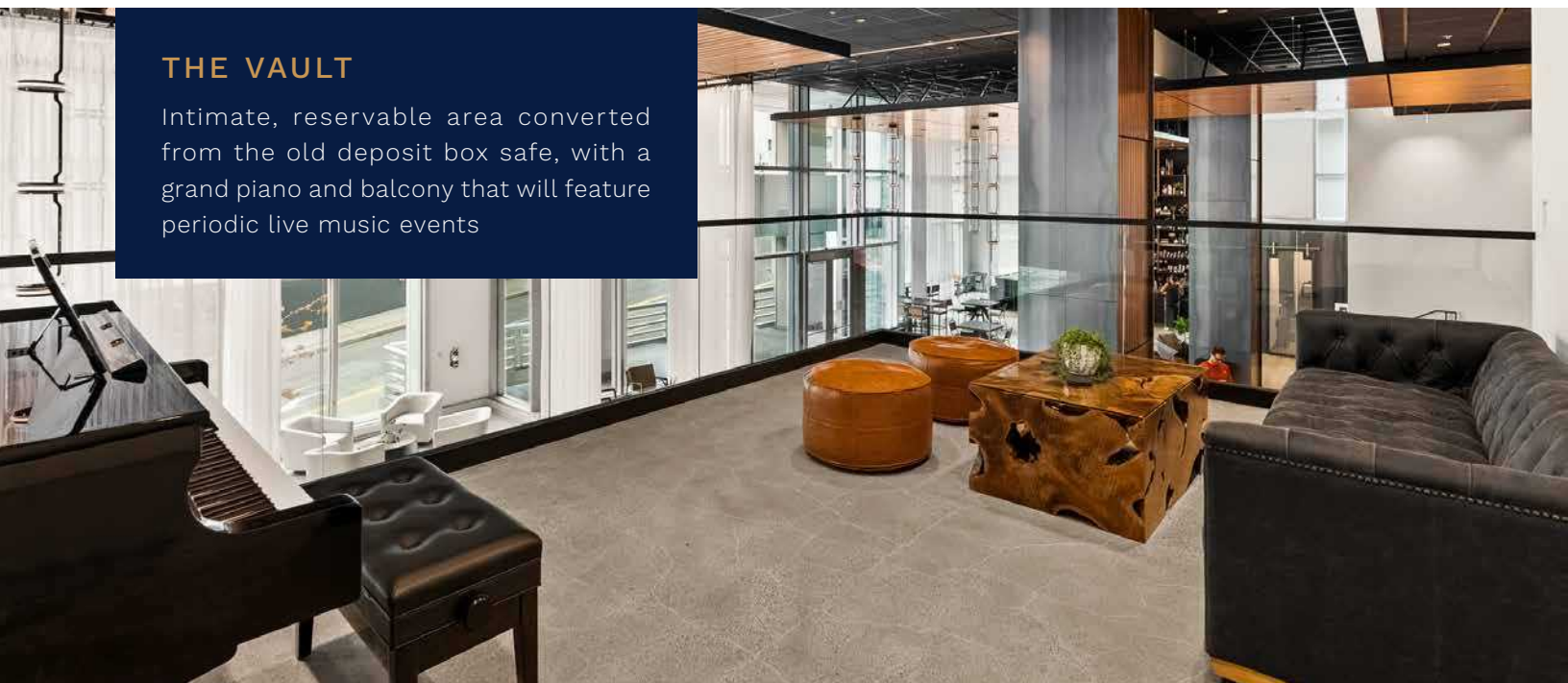
## EBONY AND IVORY

Café and wine bar serving sandwiches and pastries in the daytime and featuring charcuterie plates and light snacks in the evening



## THE VAULT

Intimate, reservable area converted from the old deposit box safe, with a grand piano and balcony that will feature periodic live music events





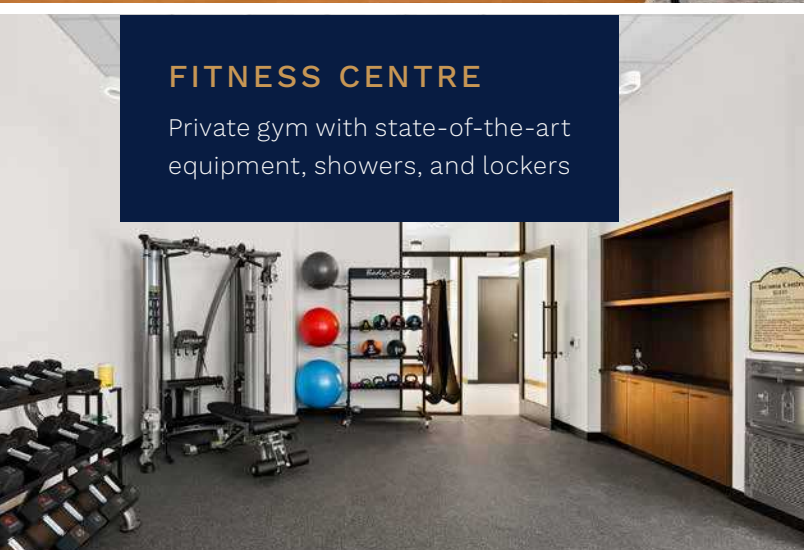
## THE BOARD ROOM

Reservable space for large meetings and conferences



## FITNESS CENTRE

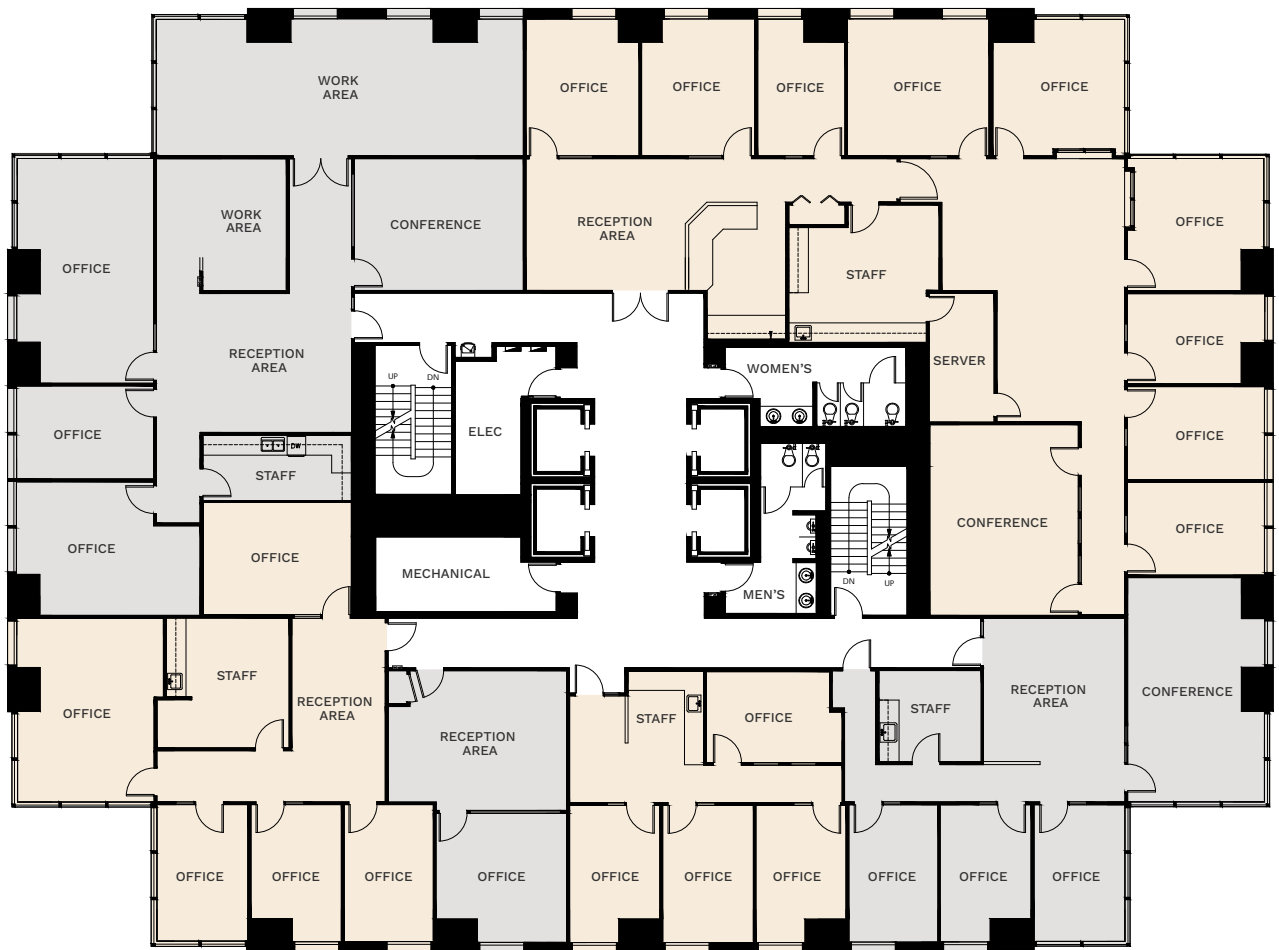
Private gym with state-of-the-art equipment, showers, and lockers



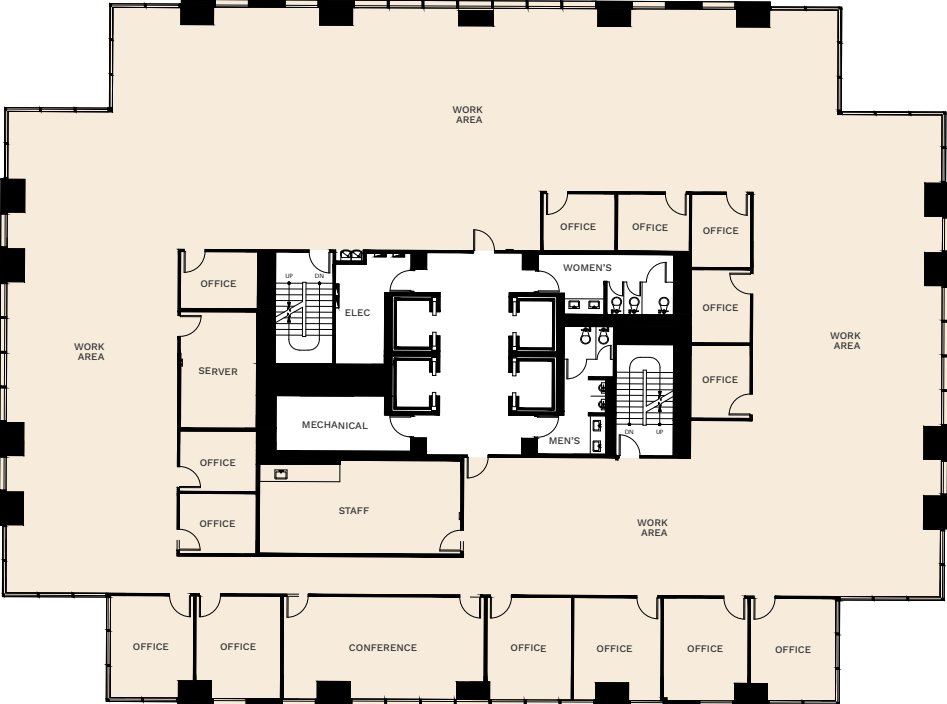
# Floor Plans

Tacoma Centre currently has ±80,000 SF of space available for occupancy. The tower can accommodate tenants of all sizes, including ±27,536 contiguous SF with small to mid-sized options in from ±650 to ±13,700 SF range.

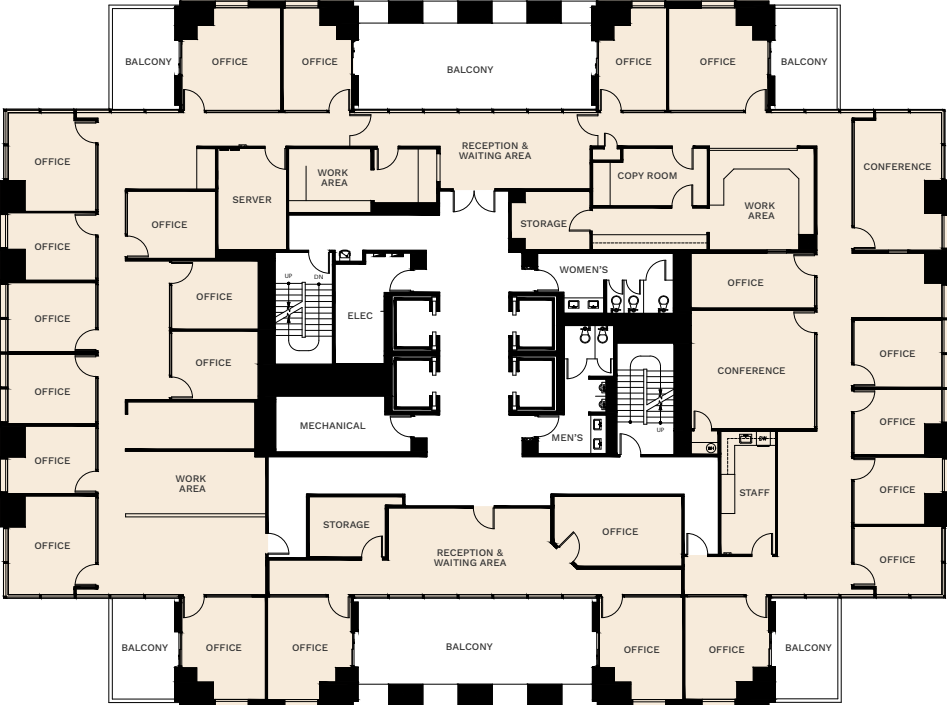
## MULTI-TENANT CONCEPT



SINGLE-TENANT  
OPEN CONCEPT



SINGLE-TENANT  
DENSE CONCEPT





McMenamins

THE MATADOR

WOODEN CITY

PANTAGES THEATER

Commencement Bay



COMMERCE STREET STATION

hotel murano  
PROVENANCE

the old spaghetti factory

BROADWAY

COMMERCE ST

S 13TH ST

# TAKE ON TACOMA



WALKSCORE —  
WALKER'S PARADISE



ABUNDANT PARKING  
WITHIN WALKING  
DISTANCE

Located on the most vibrant street in Downtown Tacoma, Tacoma Centre provides you with access to renowned restaurants, bars, gyms, parking, and retailers within steps of the front door.

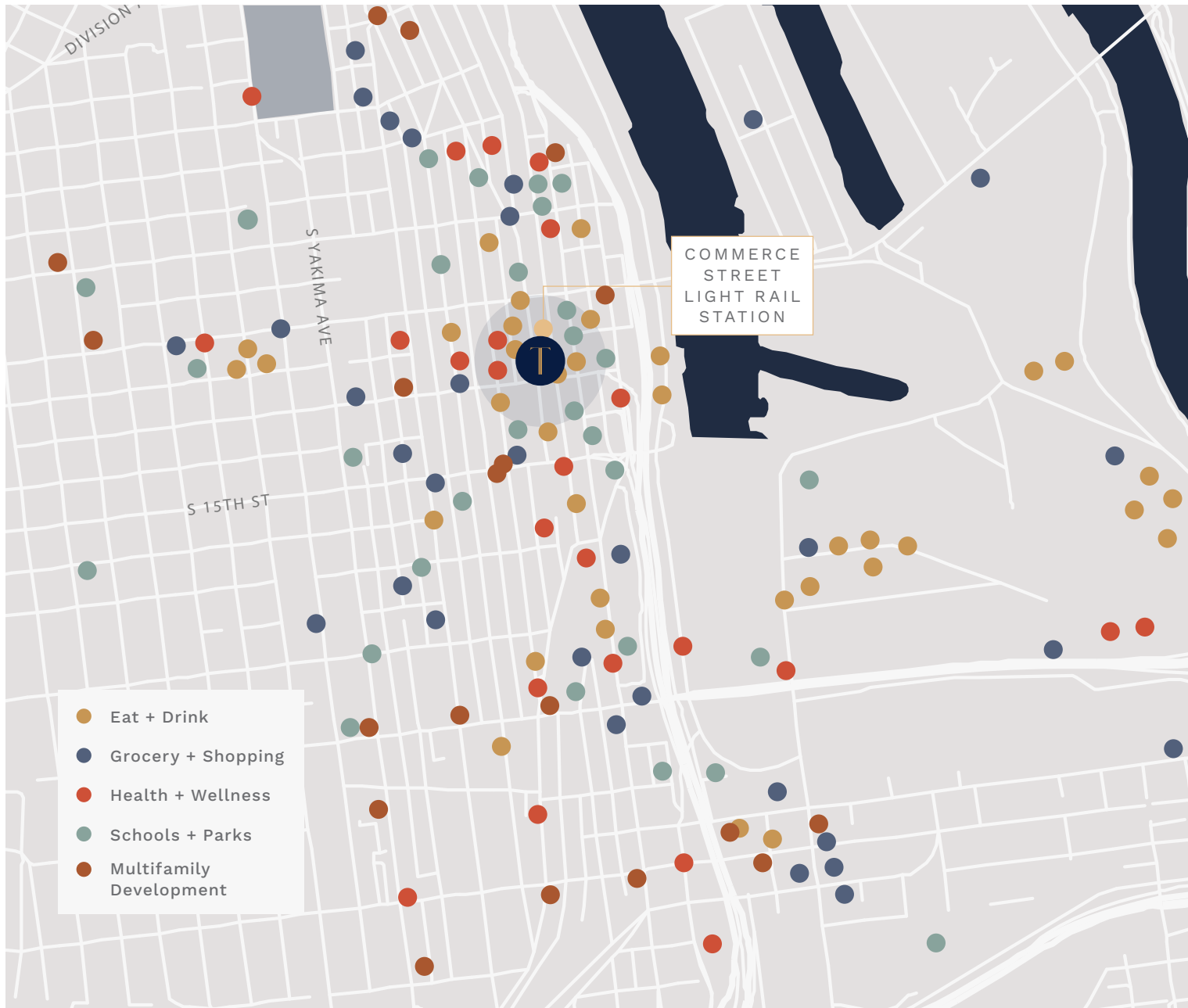
Access to Tacoma Centre is unparalleled with immediate access to I 705, I-5, West Tacoma, and North Tacoma.



1 BLOCK TO  
COMMERCE STREET  
LIGHT RAIL STATION



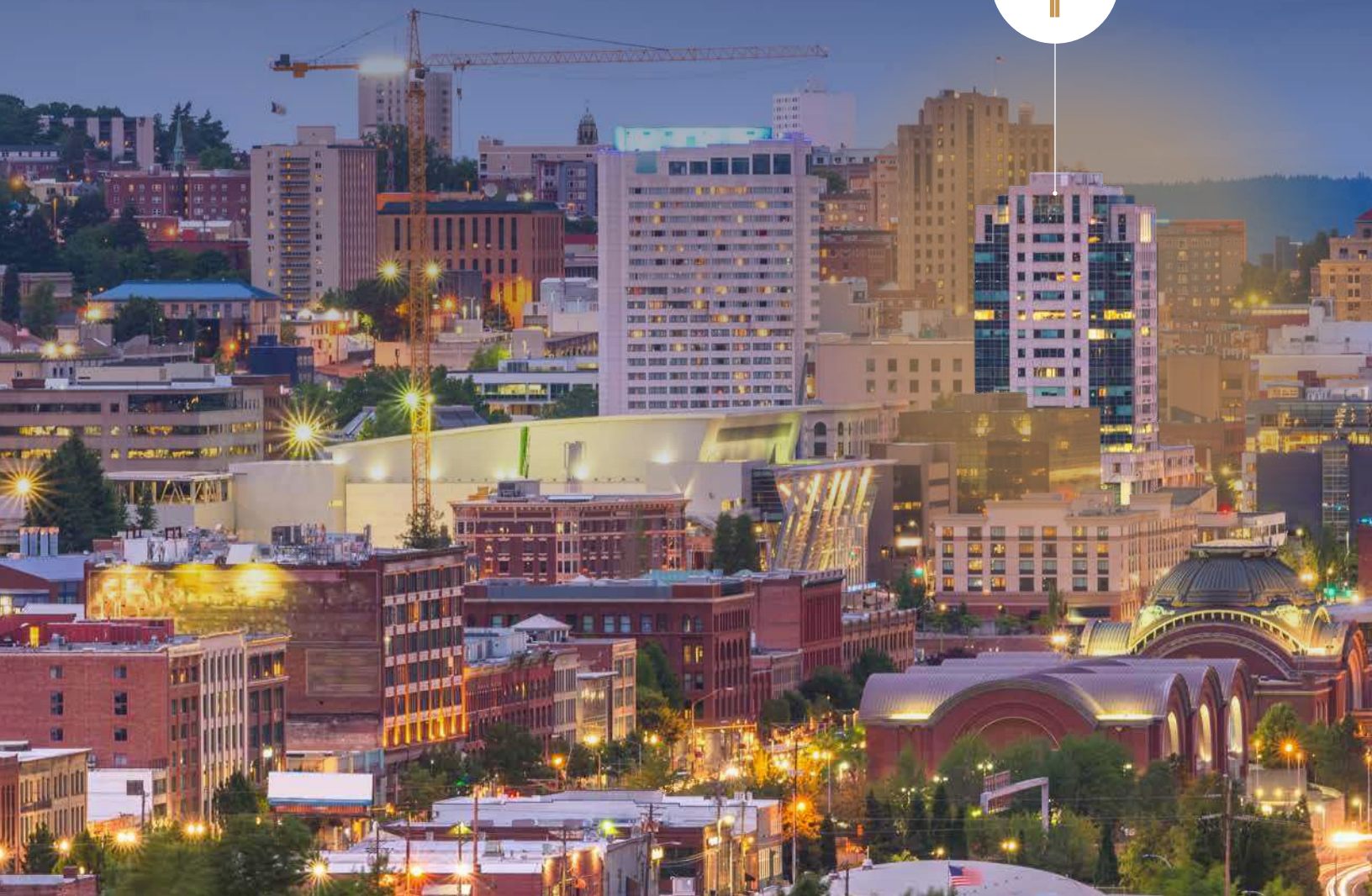
ACROSS THE STREET  
FROM THE LUXURIOUS  
HOTEL MURANO



# IT'S HAPPENING IN TACOMA

## Where Employees Want to Be

The city is aiming to strengthen and diversify its economy while positioning itself as the Center of Commerce for the South Sound.



---

7,640+

APARTMENT UNITS UNDER CONSTRUCTION & SET TO BE COMPLETED WITHIN A FEW YEARS (EST)

---

57,930

APARTMENT UNITS IN TACOMA CURRENTLY (EST)

---

7,750

ANNUAL INCREASE FROM 2020-2022 IN THE POPULATION OF TACOMA-LAKEWOOD HOUSING MARKET AREA (NOW TOTALING NEARLY 1M)

# **W** UNIVERSITY *of* WASHINGTON | TACOMA

## GROWING STUDENT BODY & CAMPUS

---

5,040 current student body is expected to grow to 6,500 by 2025

---

Milgard Hall, a 55,000 SF academic building, is set to open in early 2023

---

---

29%

STUDENT BODY INCREASE





MJR Development is Puget Sound's leader in quality, attentiveness, and professionalism — known for visionary office projects such as The Hub, The Sanctuary, The Centre, and The 101.

MJR is taking Tacoma Centre into the future and redefining the professional office experience in Tacoma.

## Exclusively Leased by

### **WILL FRAME**

Executive Vice President  
253.722.1412  
will.frame@kidder.com

### **DREW FRAME**

Senior Vice President  
253.722.1433  
drew.frame@kidder.com



[TACOMACENTRE.COM](https://www.tacomacentre.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.

1145 BROADWAY | TACOMA, WA 98402