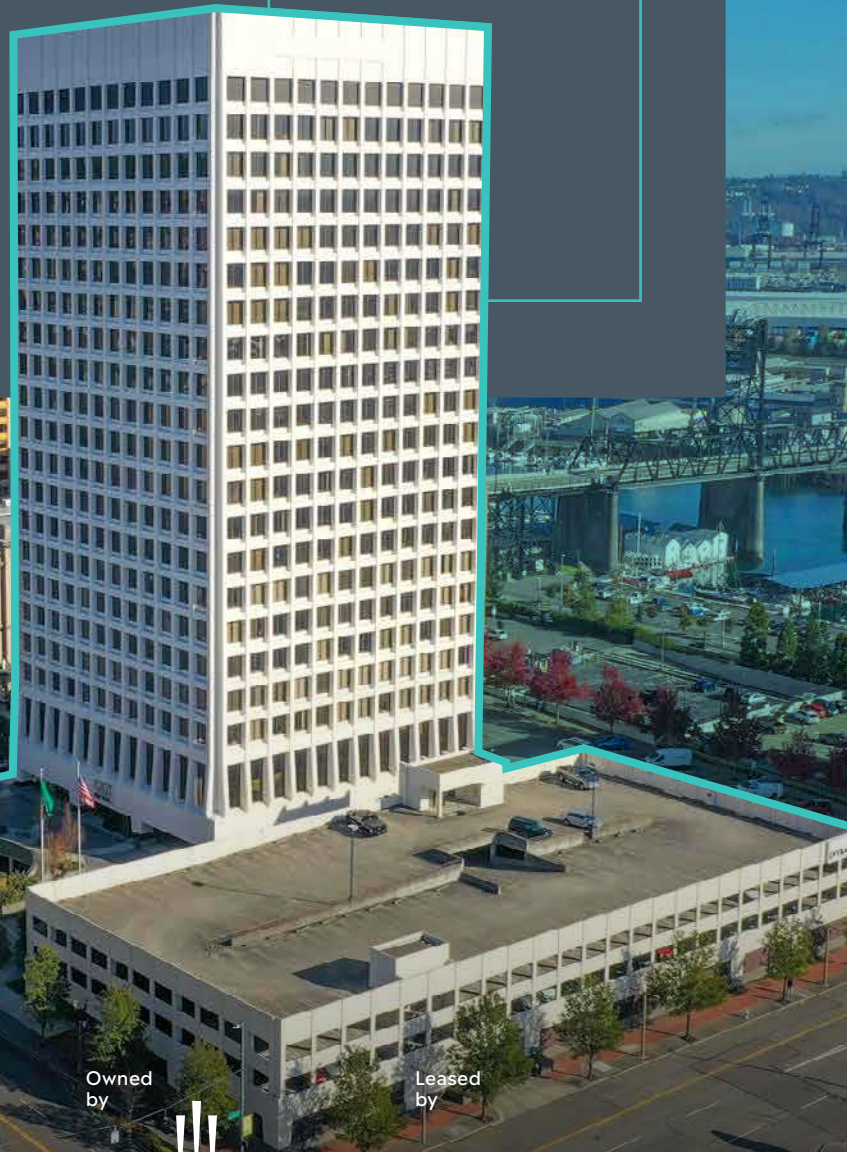


TACOMA'S PREMIER CLASS A OFFICE

1201 PACIFIC



1201PACIFICAVE.COM

Owned
by



Leased
by





FEATURES

Immediate ingress/egress to I-705/I-5

Brand new exterior renovations, new plaza/courtyard, and outdoor seating

Convenient on-site deli and coffee shop

Building conference rooms and locker room facilities available with ample covered parking for employees and visitors

Close to Marriott Hotel, Tacoma Convention Center, YMCA, and UW Tacoma

One block from Link Light Rail with direct connectivity to Tacoma Station, and Sounder Train

Panoramic view of Commencement Bay, Mt. Rainier, Olympics, and Cascade Mountains

Join tenants such as Gordon Thomas Honeywell, Merrill Lynch, Propel Insurance, NY Life, and Regus



AVAILABILITIES

Suite C-1	±2,637 RSF	\$22.00 PSF
Suite C-2	±886 RSF	\$22.00 PSF
Suite C-6	±3,701 RSF	\$22.00 PSF
Suite P-175	±2,084 RSF	\$32.00 PSF
Suite 300	±14,326 RSF	\$27.00 PSF
Suite 400	±7,659 RSF	\$32.00 PSF
Suite 450	±7,257 RSF	\$32.00 PSF
Suite 1450	±4,122 RSF	\$34.00 PSF
Suite 1502	±5,521 RSF	\$34.00 PSF
Suite 1650	±3,406 RSF	\$34.00 PSF



1201 Pacific, Tacoma's largest office tower, is located in the heart of the CBD providing employees with all the convenience they need and the energy they desire.



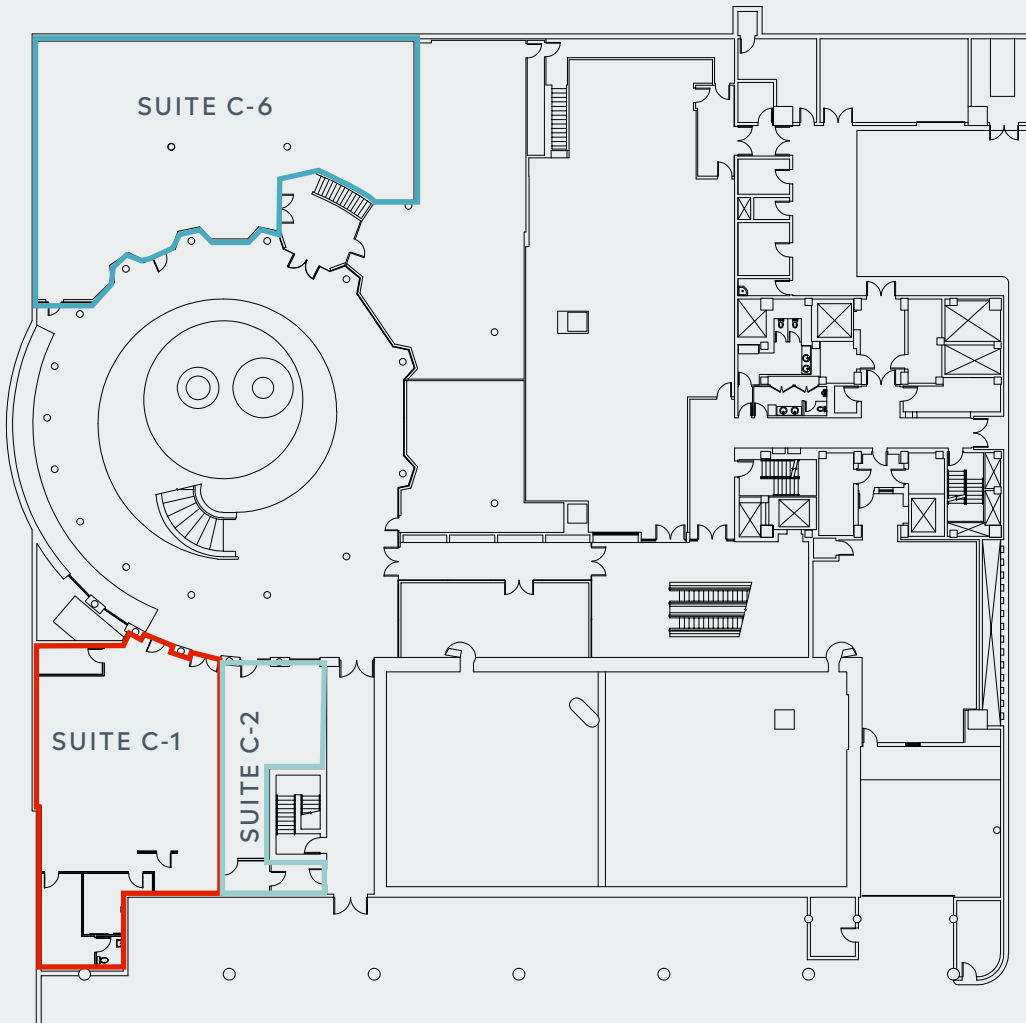






1201
PACIFIC

COURTYARD



±2,637

RENTABLE SF
SUITE C-1

±886

RENTABLE SF
SUITE C-2

±3,701

RENTABLE SF
SUITE C-6

\$22.00

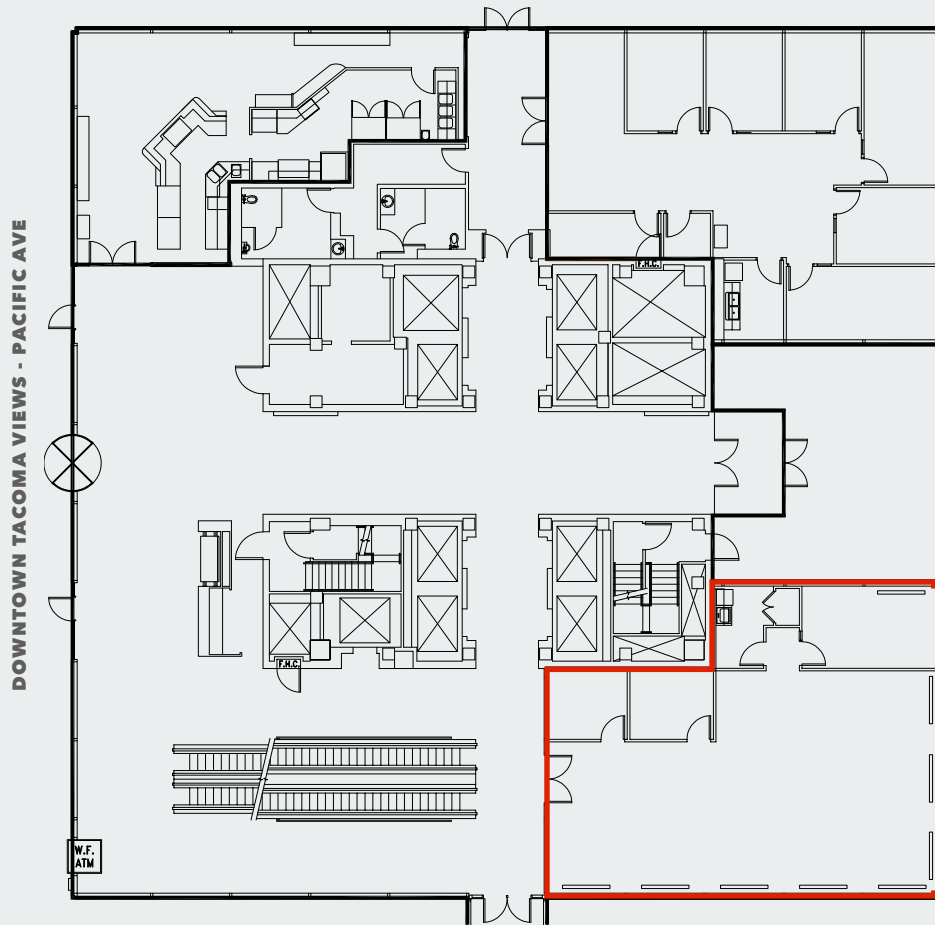
PSF, FULL SERVICE



1201
PACIFIC

SUITE P-175

COMMENCEMENT BAY VIEWS



DOWNTOWN TACOMA VIEWS - PACIFIC AVE

THEA FOSS WATERWAY VIEWS

MT RAINIER & THEA FOSS WATERWAY VIEWS

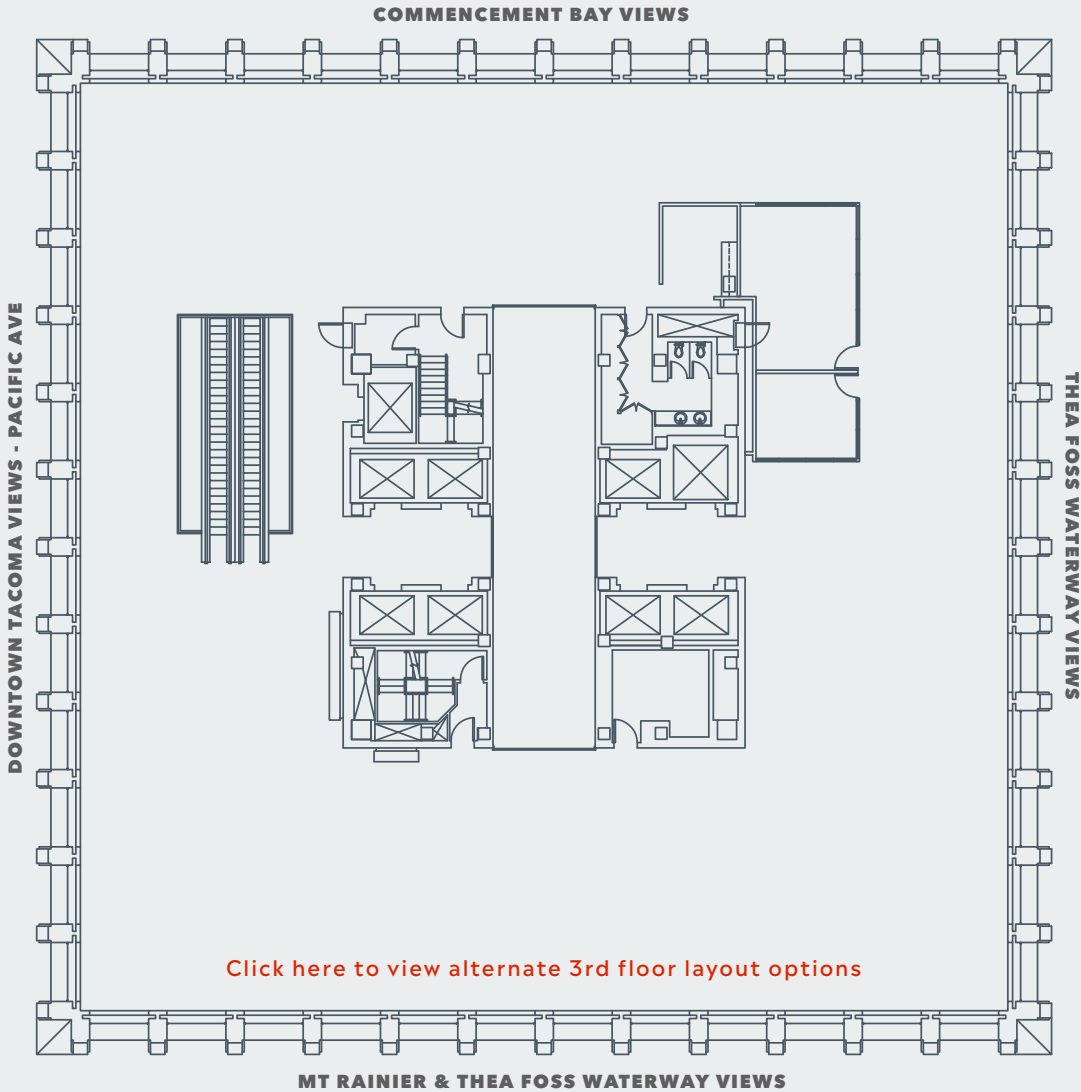
±2,084
RENTABLE SF

\$32.00
PSF, FULL SERVICE



1201
PACIFIC

SUITE 300



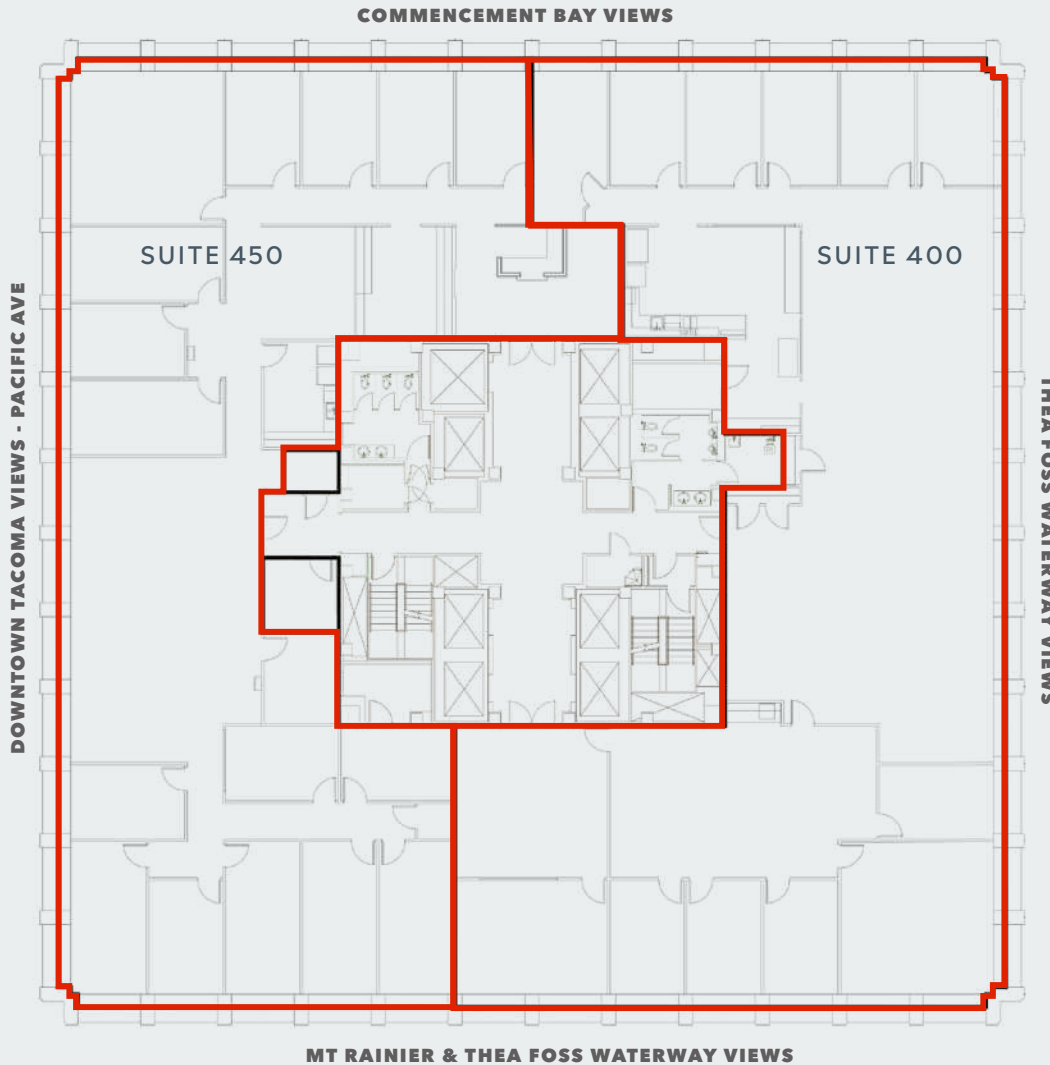
±14,326
RENTABLE SF
(DEMISABLE)

\$27.00
PSF, FULL SERVICE



1201
PACIFIC

SUITES 400 & 450



SUITE 400
±7,659
RENTABLE SF

SUITE 450
±7,257
RENTABLE SF

±15,135
CONTIGUOUS RSF

\$32.00
PSF, FULL SERVICE



1201
PACIFIC

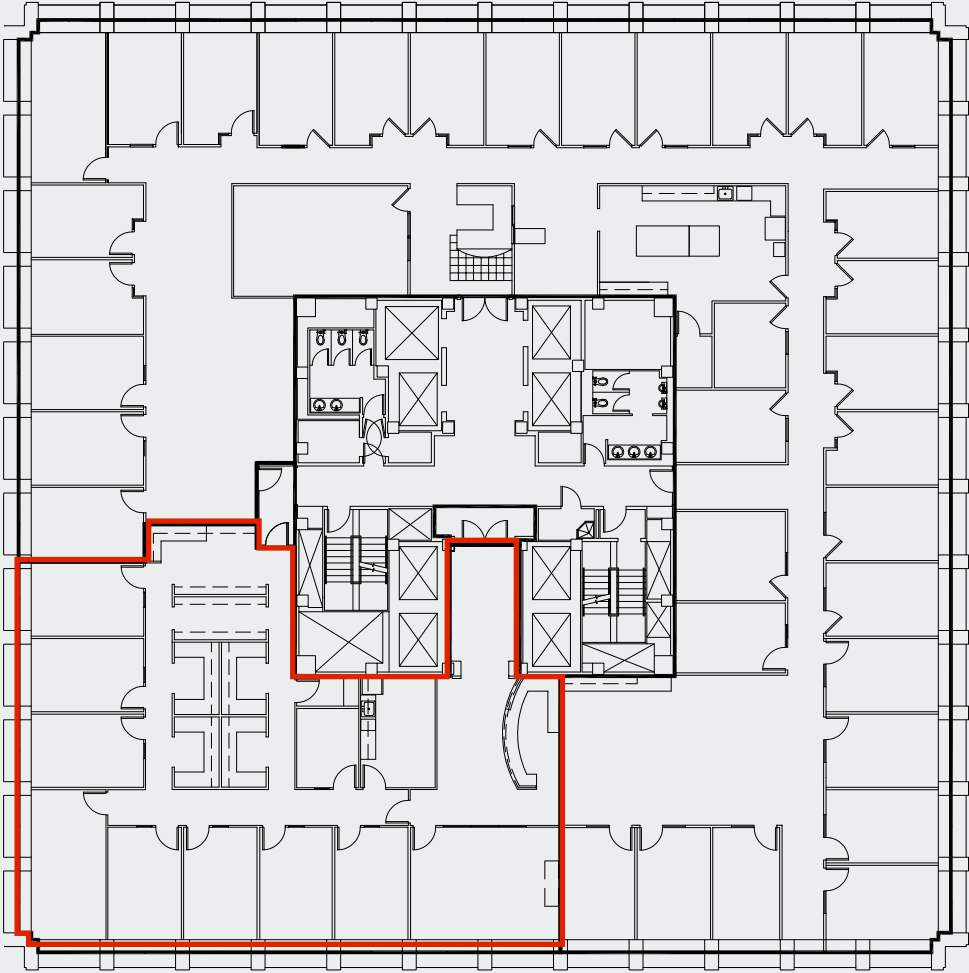
SUITE 1450

COMMENCEMENT BAY VIEWS

±4,122
RENTABLE SF

\$34.00
PSF, FULL SERVICE

DOWNTOWN TACOMA VIEWS - PACIFIC AVE



THEA FOSS WATERWAY VIEWS

MT RAINIER & THEA FOSS WATERWAY VIEWS



1201
PACIFIC

SUITE 1502

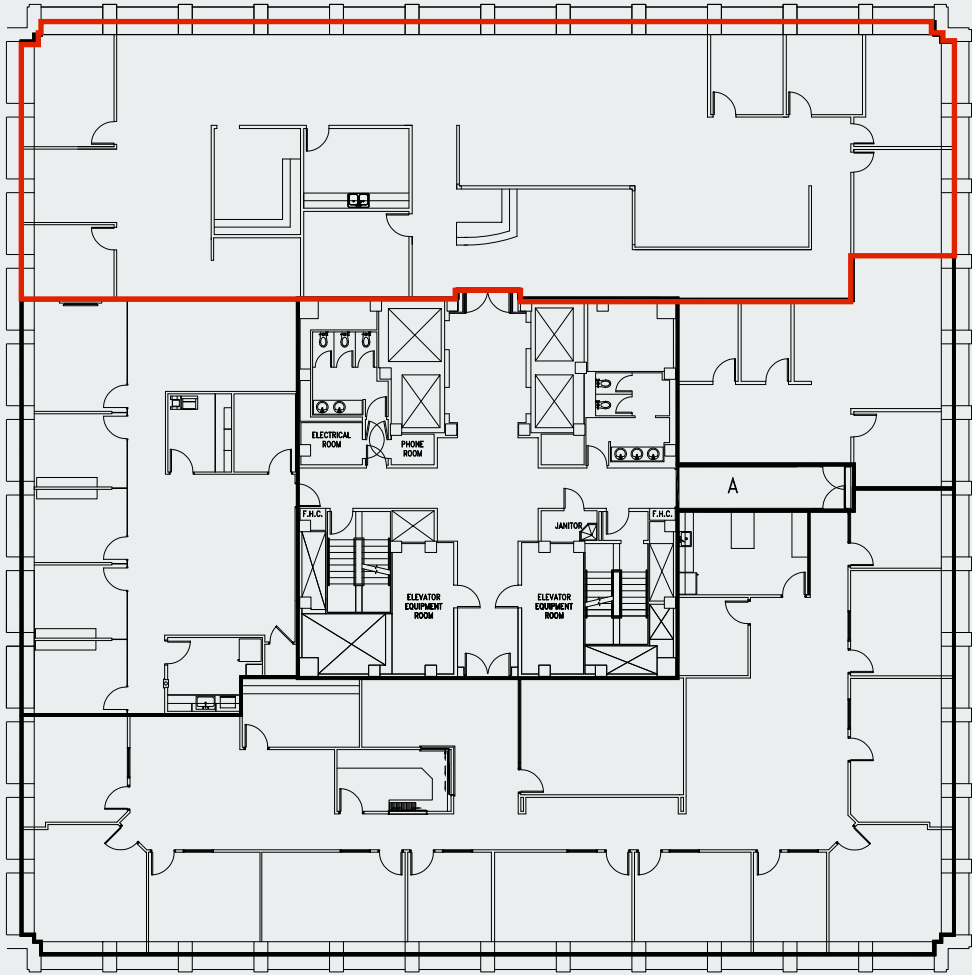
COMMENCEMENT BAY VIEWS

±5,251
RENTABLE SF

\$34.00
PSF, FULL SERVICE

DOWNTOWN TACOMA VIEWS - PACIFIC AVE

THEA FOSS WATERWAY VIEWS



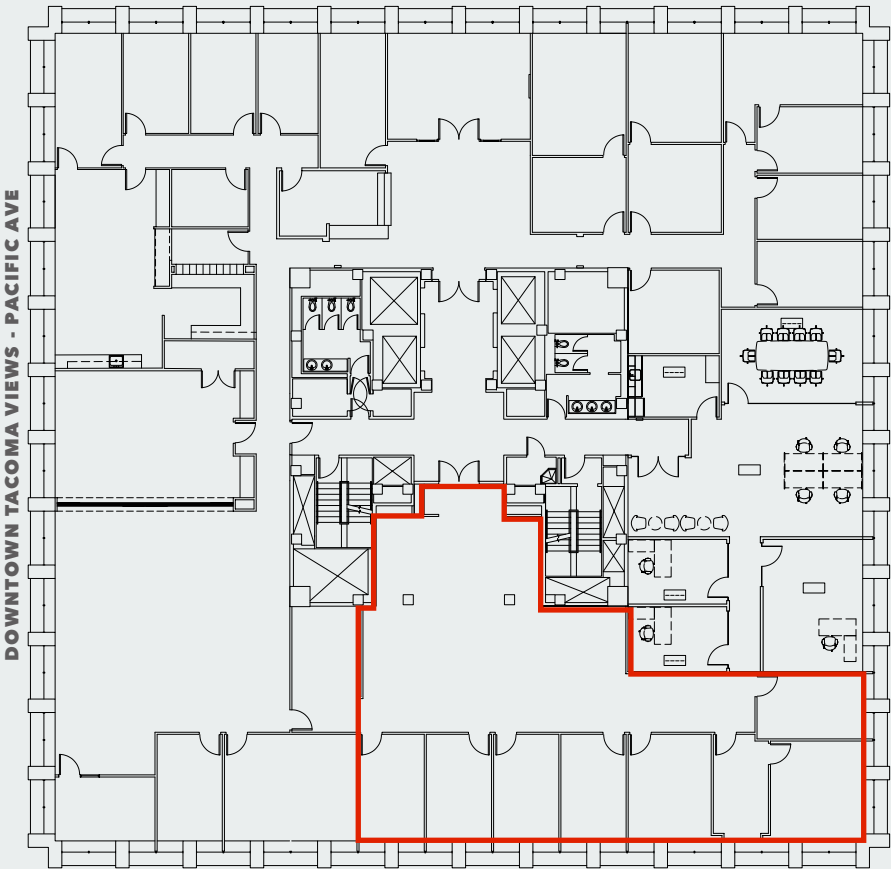
MT RAINIER & THEA FOSS WATERWAY VIEWS



1201
PACIFIC

SUITE 1650

COMMENCEMENT BAY VIEWS



DOWNTOWN TACOMA VIEWS - PACIFIC AVE

THEA FOSS WATERWAY VIEWS

MT RAINIER & THEA FOSS WATERWAY VIEWS

±3,406
RENTABLE SF

\$34.00
PSF, FULL SERVICE





**1201
PACIFIC**

99

WALK SCORE

2 min

TO INTERSTATE 5

40 min

TO SEATTLE
CBD

40 min

TO BELLEVUE
CBD

ALL YOU NEED IS FOOTSTEPS AWAY

EAT + DRINK

- | | |
|--------------------------------|-----------------------------|
| 1 McMenamins Elk's Temple | 19 Outpost |
| 2 The Matador | 20 Mega Bites |
| 3 Thai Pepper | 21 En Rama |
| 4 Over the Moon Cafe | 22 Happy Belly |
| 5 Merconi's Pub | 23 The Fish Peddler |
| 6 Dystopian Brewery | 24 Fresh Rolls |
| 7 Steel Creek American Whiskey | 25 The KOI Japanese Cuisine |
| 8 Fujiya Japanese | 26 The Social Bar & Grill |
| 9 Galanga Thai | 27 Johnny's Dock |
| 10 Mexico Magicao | 28 Abella Pizza |
| 11 Old Spaghetti Factory | 29 The Harmon |
| 12 The Forum | 30 Indochine |
| 13 Office Bar & Grill | 31 Subway |
| 14 Pita Pit | 32 Poke |
| 15 Domino's | 33 Jimmy Johns |
| 16 Subway | 34 Zeeks Pizza |
| 17 Puget Sound Pizza | |

BANKS

- 1 Key Bank
- 2 Union Bank
- 3 Commencement Bank
- 4 Columbia Bank
- 5 Bank of America
- 6 Banner Bank
- 7 Chase Bank
- 8 Heritage Bank
- 9 Umpqua Bank
- 10 Bank of the West

COFFEE

- 1 Bostwick Cafe & Bagel
- 2 Lucky Penny Cafe
- 3 Lift Bridge Coffee
- 4 Mad Hat Tea Co
- 5 Tower Coffee
- 6 Anthem Coffee & Tea

CULTURE & ARTS

- 1 Tacoma Art Museum
- 2 Children's Museum of Tacoma
- 3 Museum of Glass
- 4 Broadway Farmers Market
- 5 Pantages Theater
- 6 Rialto Theater
- 7 Theater on the Square
- 8 Tacoma Historical Society
- 9 Tacoma Comedy Club
- 10 Fireman's Park
- 11 Prairie Line Trail
- 12 UW Tacoma
- 13 Tacoma School of the Arts
- 14 YMCA

1201 PACIFIC



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Owned
by



Leased
by



1201PACIFICAVE.COM

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