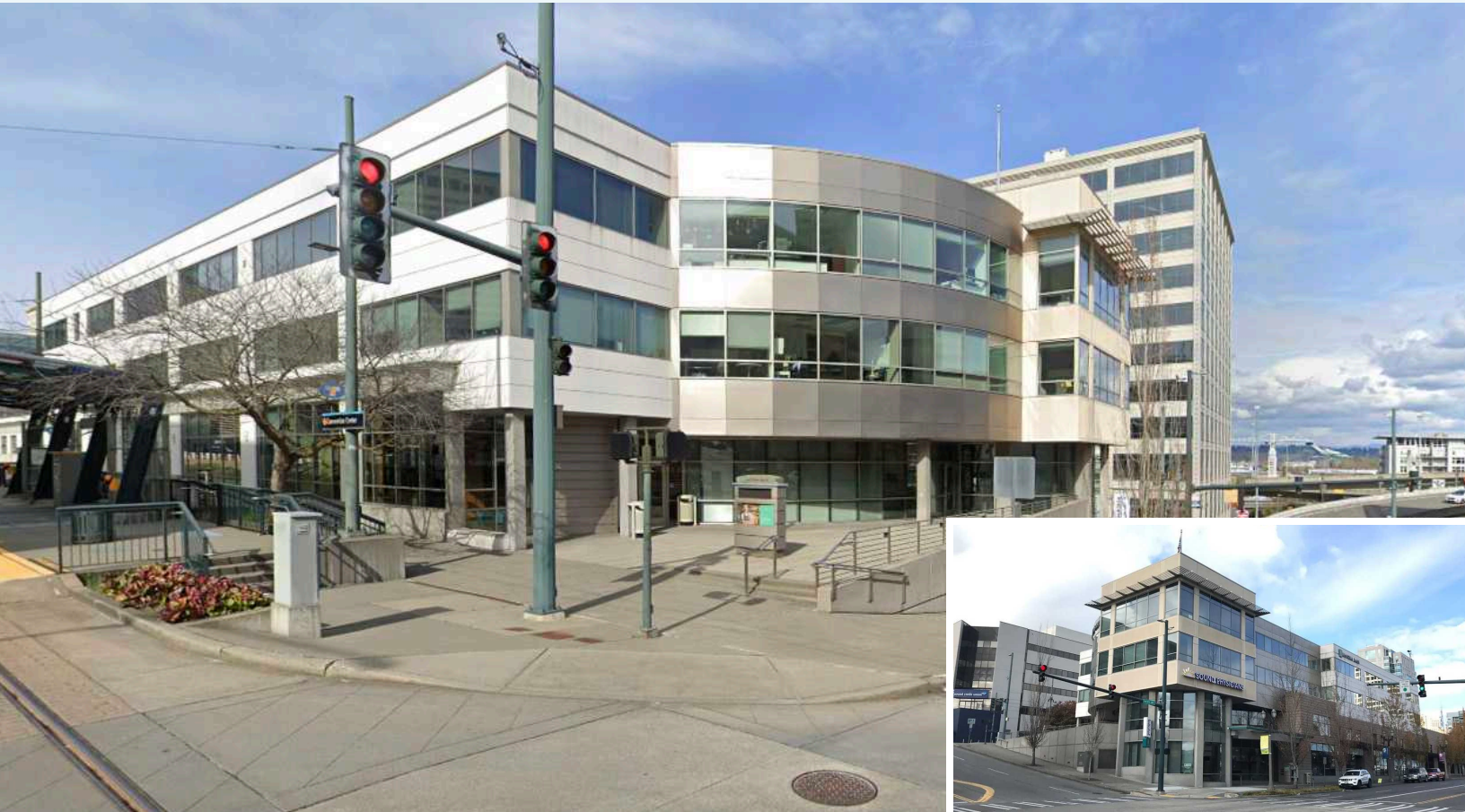


DOWNTOWN TACOMA CLASS A RETAIL & OFFICE

1498 PACIFIC AVENUE | TACOMA, WA

TACOMA CBD OFFICE & RETAIL SPACE FOR LEASE WITH PARKING



LEASE INFORMATION

- 6 units available
- 1,130 SF - 3,428 SF
- Restaurant space available
- 200 stall parking garage
- TI allowances available

PROPERTY HIGHLIGHTS

- Class A Office and Retail space in the heart of downtown Tacoma
- Well located at the intersection of S 15th & Pacific Ave
- Within a block from the Convention Center, Murano Hotel, Courtyard by Marriott, and Convention Center Hotel
- Secured Class A parking garage of 201 stalls (almost 3 stalls/1,000 SF)
- Adjacent to the 15th & Commerce Light Rail stop at the building
- Walking distance to the summer Farmers Market on Broadway



BRUCE VALENTINE
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CHRIS HIGHSMITH
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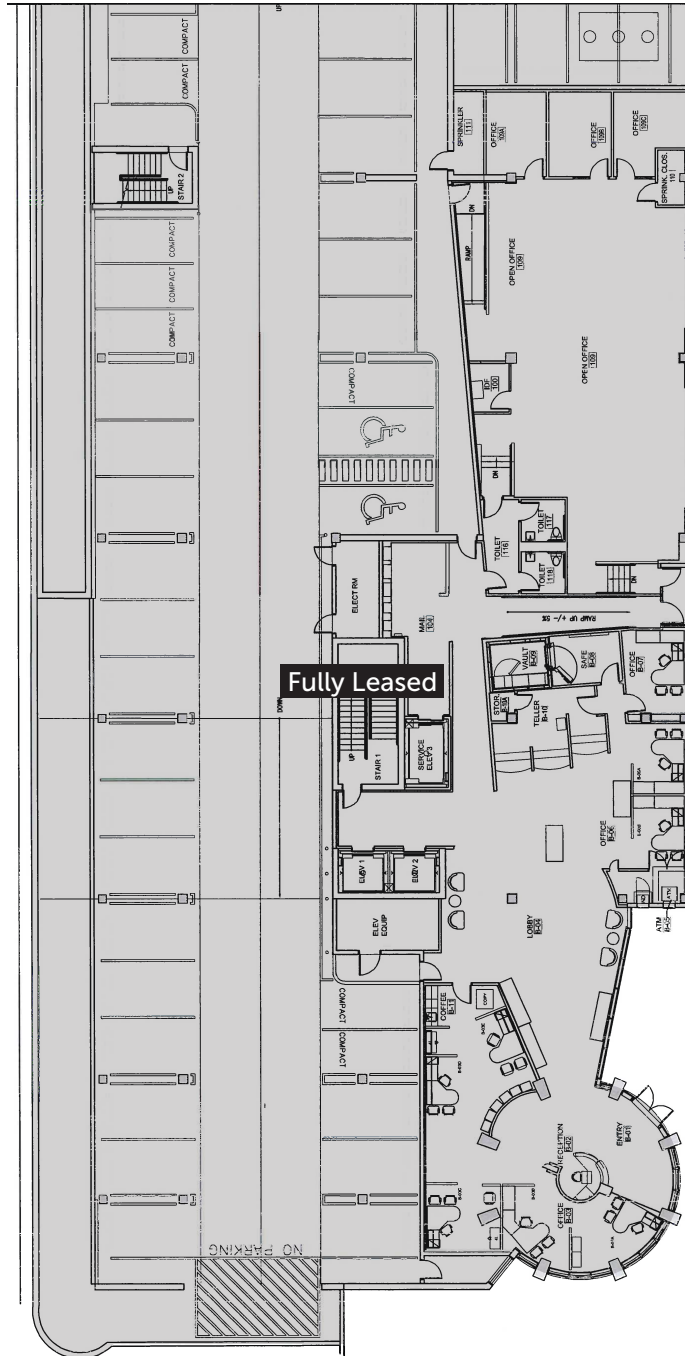
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FIRST FLOOR

Fully Leased



Fully Leased



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THIRD FLOOR

Suite 310*: 1,948 SF

Suite 301: 1,686 SF

Suite 303: 1,404 SF

Suite 302: 1,130 SF



* Former restaurant kitchen and office mezzanine, equipped with walk-in freezer/refrigerator, prep tables, etc.



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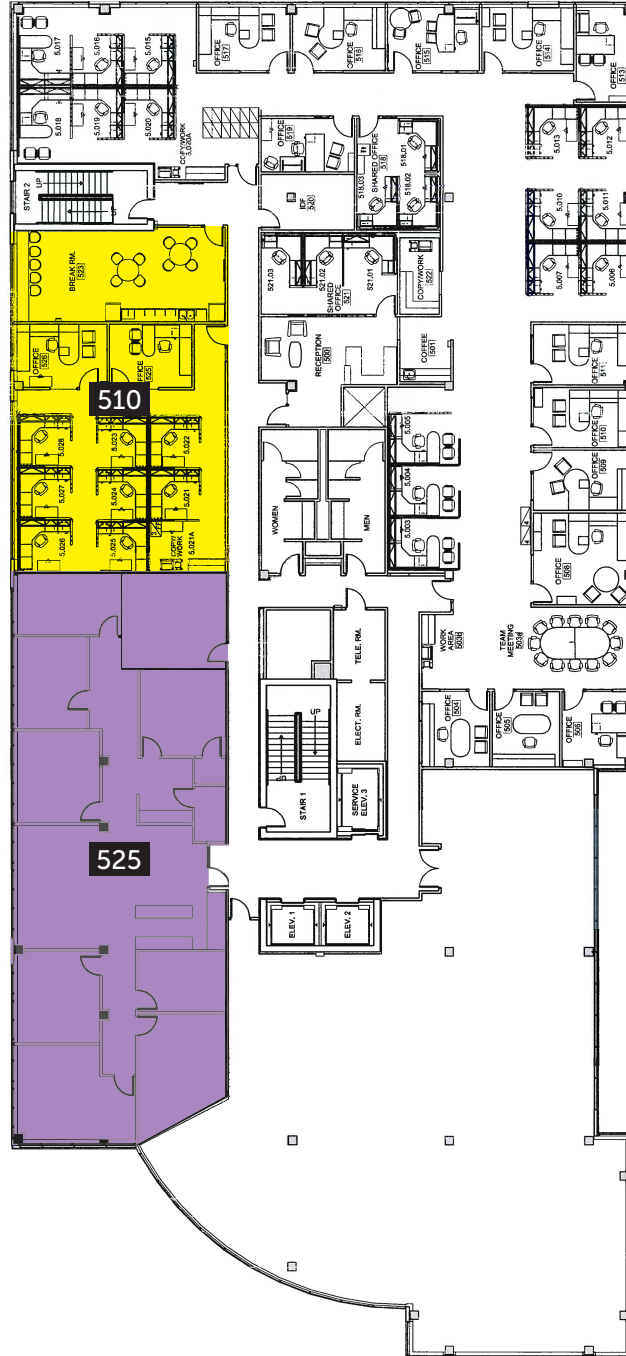
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FIFTH FLOOR

Suite 525: 3,428 SF

Suite 510: 2,102 SF



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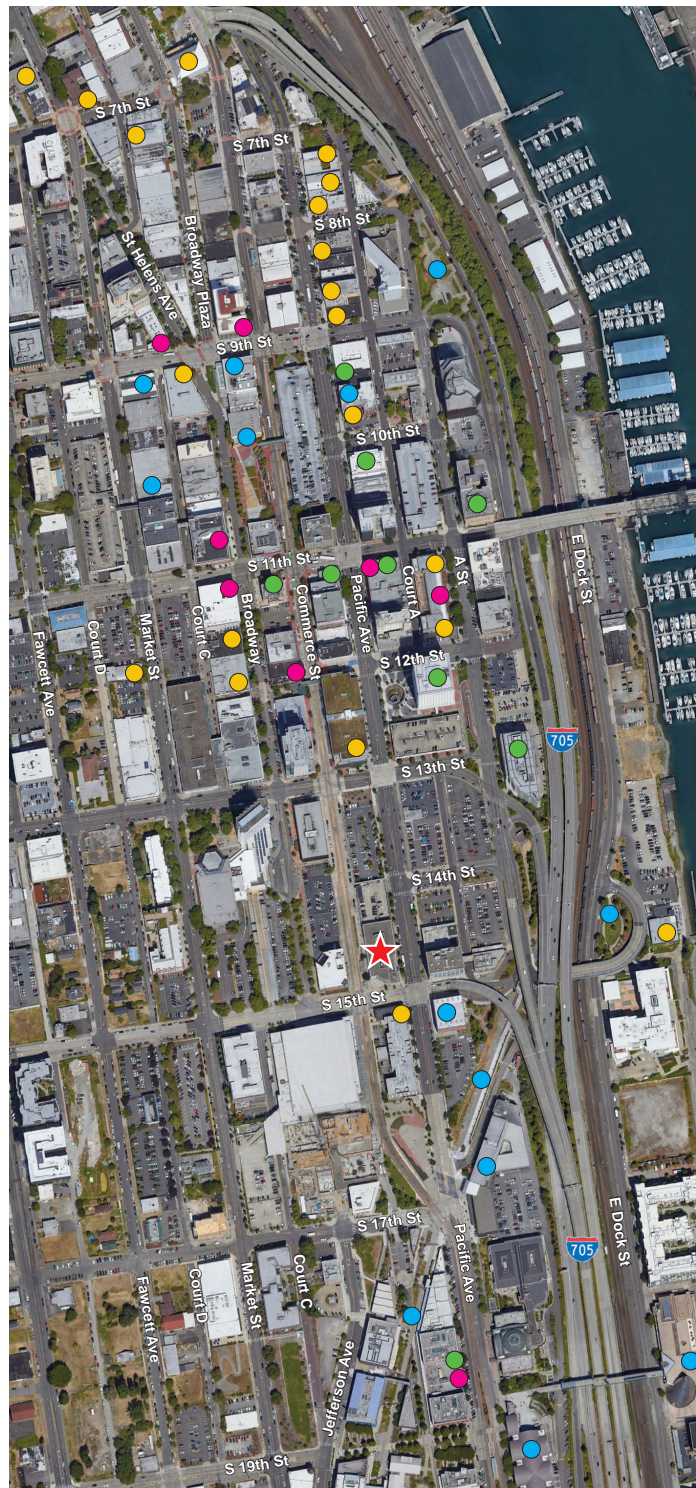
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DOWNTOWN TACOMA CLASS A RETAIL & OFFICE

1498 PACIFIC AVENUE | TACOMA, WA



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 Cafe
- 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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