

1102 BROADWAY



DOWNTOWN TACOMA OFFICE

1102 Broadway has been a staple of the Tacoma CBD since 1906. Originally built as a department store, the building's substantial renovations complement its rich architectural history, seen in its high ceilings, exposed brick and soaring archways.

J SQUARED INVESTMENTS is proud to own and manage this outstanding property, bringing unmatched customer service and ensuring an elevated experience for every tenant.

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 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES


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INVESTMENTS

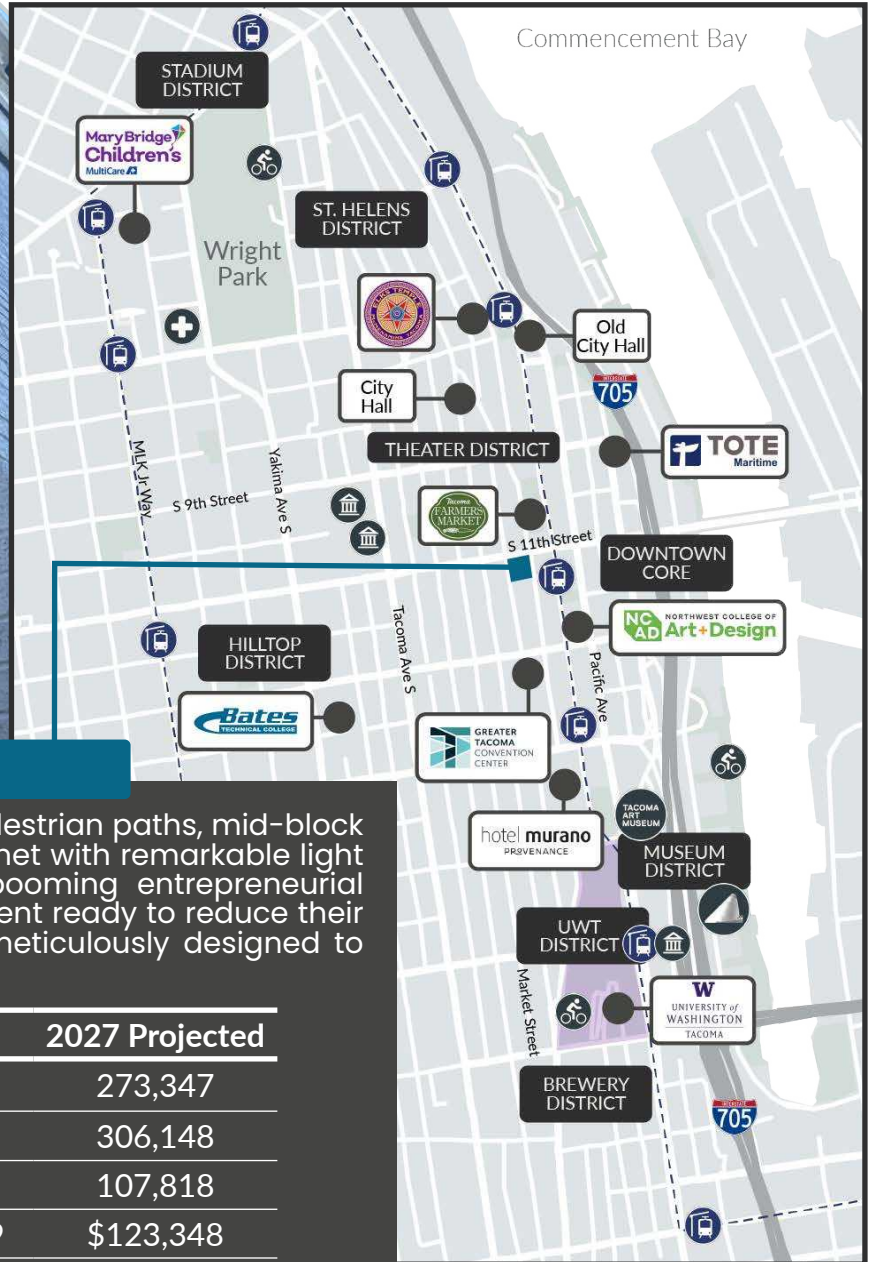
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1102 BROADWAY

Location

Surrounded by downtown Tacoma's primary retail, entertainment, and restaurants, 1102 Broadway offers tenants outstanding walkability. The building is adjacent to downtown's largest transit and light rail hub.

With two large surface lots behind the building, totaling a 2.5 stalls per 1,000 SF parking ratio, flexible parking options are available.



1102 BROADWAY

Tacoma's expansive waterfront, bike and pedestrian paths, mid-block stairways, and accessible open spaces are met with remarkable light rail transport, a thriving trade economy, booming entrepreneurial resources, key industry presence, and top talent ready to reduce their onerous commute time. Tacoma is a city meticulously designed to enhance connectivity of every kind.

Demographics	2020	2027 Projected
5-Mile Population	266,319	273,347
1-Mile Daytime Population	298,455	306,148
5-Mile Households	105,204	107,818
5-Mile Avg Household Income	\$103,919	\$123,348

1102 BROADWAY

Amenities

Access to new amenity, entertainment and fitness center

Owned and managed by J² Properties, 1102 Broadway offers its tenants access to its shared Rainier Amenity Center, across the street at the Tacoma Rhodes Center.



Featuring an **HD Multisport Simulator**
Golf, Soccer and 30+ more sports!

Pool tables and shuffleboard

Coffee bar and kegerator

Fitness center and group classroom

Live digital bike and fitness classes

Locker rooms with showers

Bike Storage and repair



Premier Access | Across the Street at the Tacoma Rhodes Center

1102 BROADWAY

Amenities

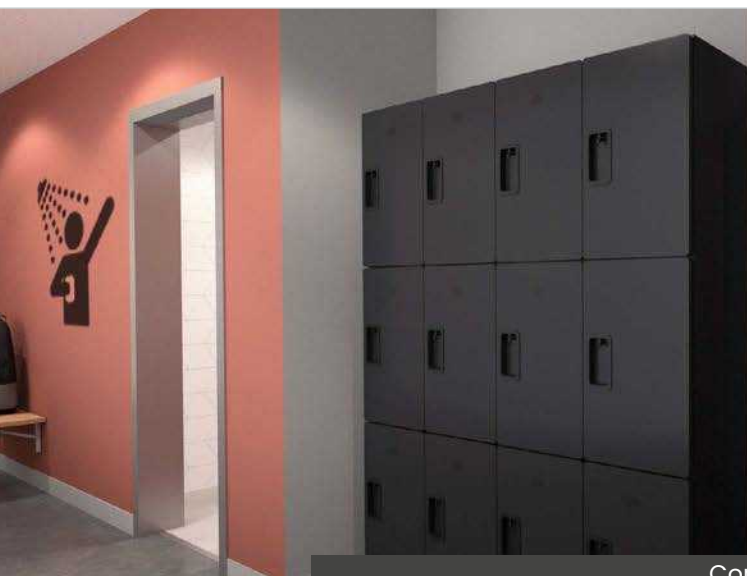
Brand new on-site amenities coming in 2024.



30-person
Conference Room
with A/V

Tenant Lounge
+ Kitchenette

Fitness Room
with Lockers/
Showers



Coming in 2024

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1102 Broadway, Tacoma, WA
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Buildouts

Refinished Lobbies and High-End Tenant Buildouts



WOODEN CITY - COMING SOON!
(PHOTO OF DIFFERENT LOCATION)



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Available Spaces

Available Suites

FLOOR	SUITE	RATE (SF / YR)	SIZE (SF)	NOTES
1 + Mezz	Multiple	TBD	100 SF - 250 SF	Turnkey salon/spa suites - coming soon!
2	Suite 200	\$28.00 SF / YR	4,062 SF	
2	Suite 203	\$28.00 SF / YR	2,579 SF	5 months free on a 5-year deal.
3	Suite 310	\$35.00 SF / YR	786 SF	
3	Suite 314	\$35.00 SF / YR	1,585 SF	Can be combined to 3,081 SF.
3	Suite 316	\$35.00 SF / YR	1,496 SF	Can be combined to 3,081 SF.

Onsite Amenities

- 2.5/1,000 parking
- New elevators & HVAC systems
- Fitness center
- Conference rooms
- Secure bike storage & repair

Exceptional Buildouts

- Refinished lobbies
- Bright and lush on-site cafe
- Top notch tenant improvements
- Storage areas



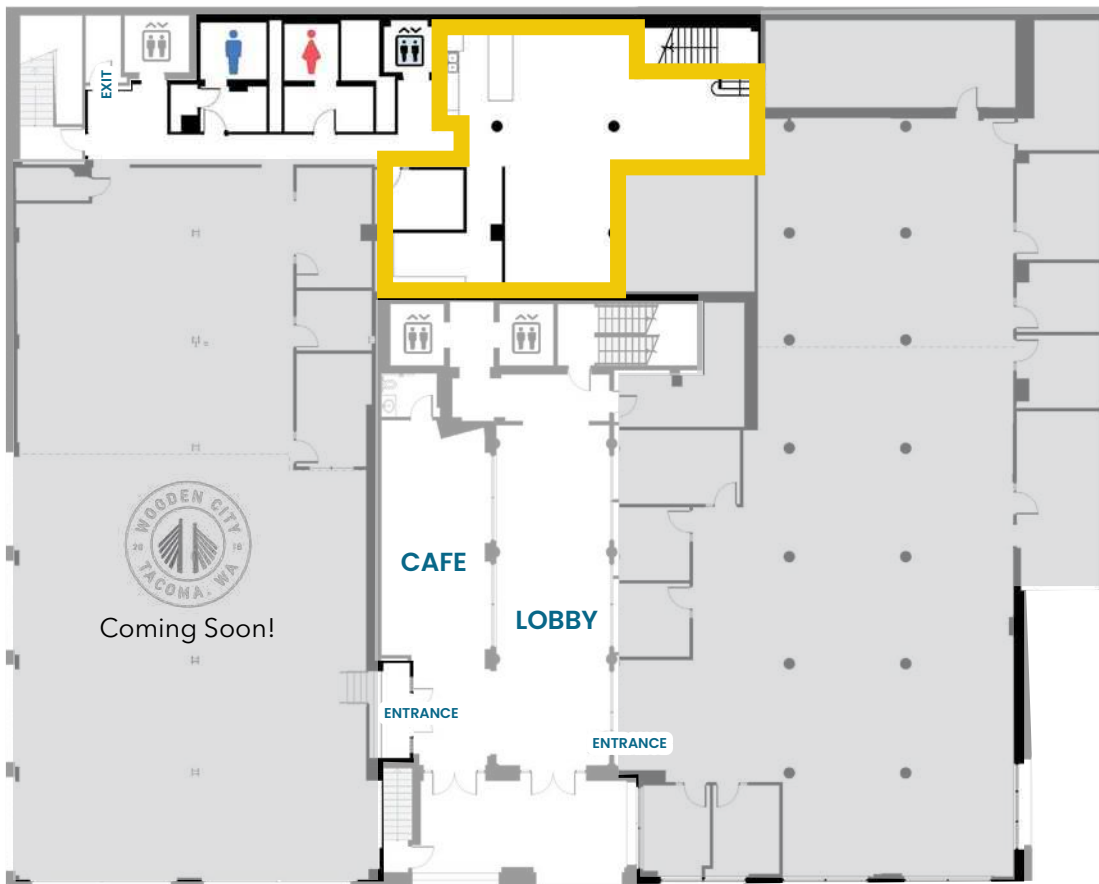
1102 BROADWAY

Available Suites

1st Floor

SUITE	TYPE	RATE (SF / YR)	SIZE (SF)
1st Floor + Mezz	Office / Retail	TBD	100 - 250 SF turnkey salon/spa suites coming soon!

- High ceilings •
- Breathtaking brick and beam construction with a modern buildout •



FOR LEASE

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1102 BROADWAY

Available Suites

Mezzanine

SUITE	TYPE	RATE (SF / YR)	SIZE (SF)
First Floor - Mezzanine	Office	TBD	100 - 250 SF turnkey salon/spa suites coming soon!

- High ceilings •
- Breathtaking brick and beam construction with a modern buildout •



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Available Suites

2nd Floor

SUITE	TYPE	RATE (SF / YR)	SIZE (SF)
Suite 200	Office	\$28.00 SF/YR	4,062 SF
Suite 203*	Office	\$28.00 SF/YR	2,579 SF

* 5 months free on a 5 year deal * Available with 30-days notice *

* 3 private offices, kitchen, work room and up to 7 work stations *



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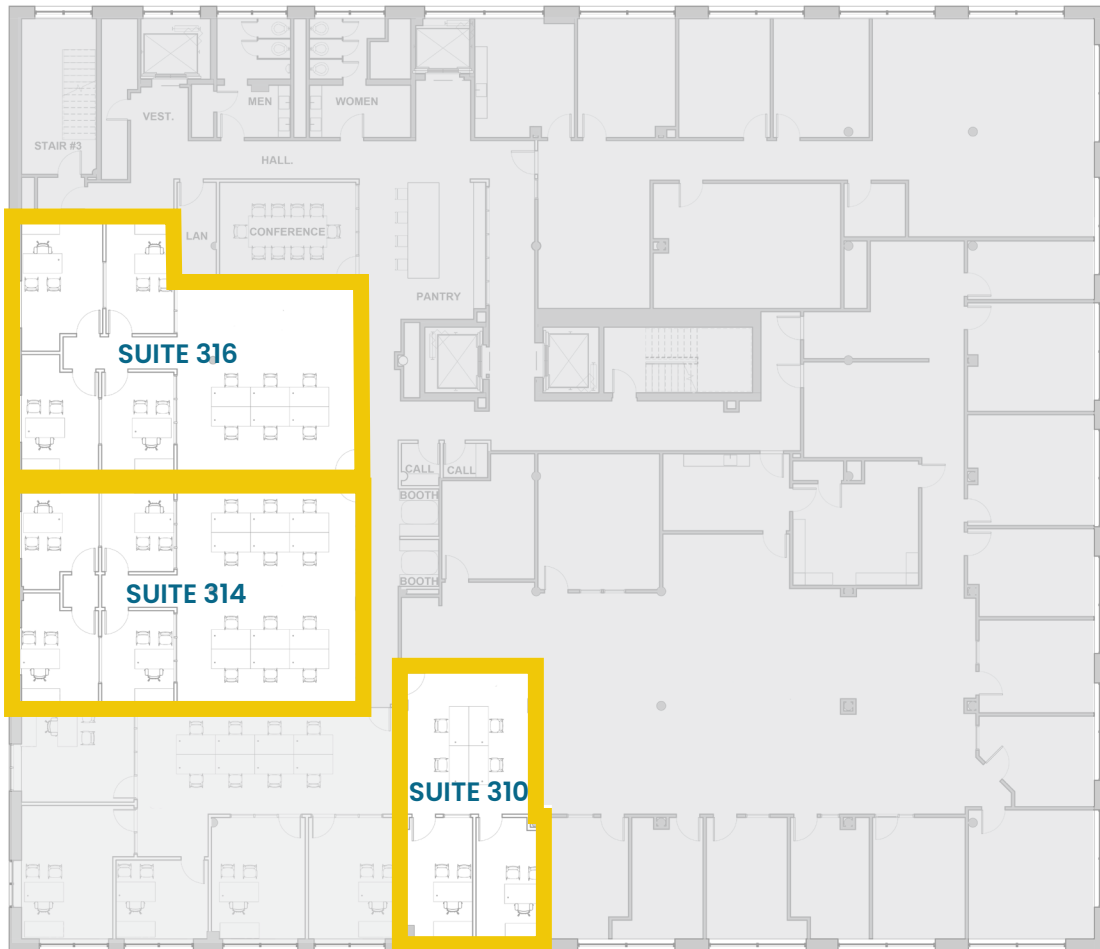
1102 BROADWAY

Available Spaces

3rd Floor

SUITE	TYPE	RATE (SF / YR)	SIZE (SF)
Suite 310	Office	\$35.00 SF/YR	786 SF
Suite 314*	Office	\$35.00 SF/YR	1,585 SF
Suite 316*	Office	\$35.00 SF/YR	1,496 SF

* Can be combined to 3,081 SF *



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WHERE PROPERTY MANAGEMENT *REALLY* MEANS WORKSPACE EVOLUTION.



For more information about this property, contact:

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