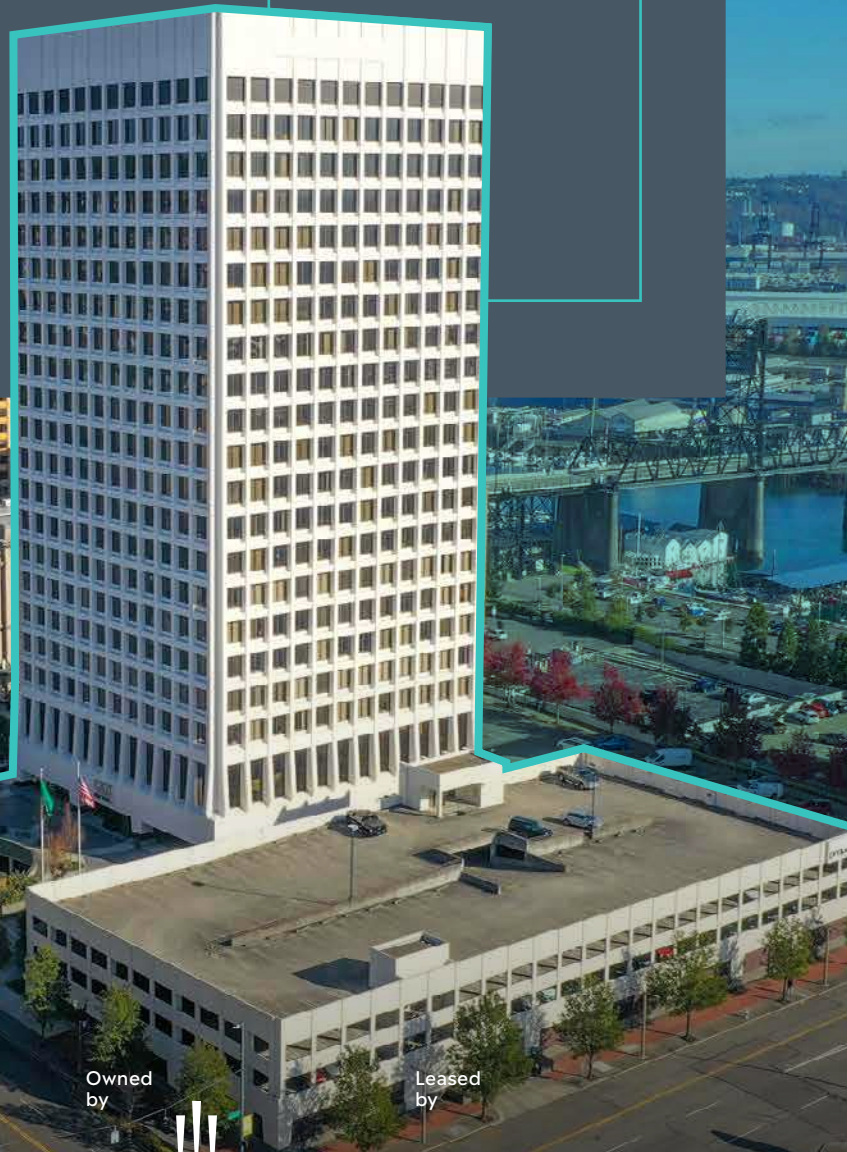


# TACOMA'S PREMIER CLASS A OFFICE

1201  
PACIFIC



[1201PACIFICAVE.COM](http://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 450	±7,257 RSF	\$32.00 PSF
Suite 1200	±9,960 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.







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 **Kidder Mathews**



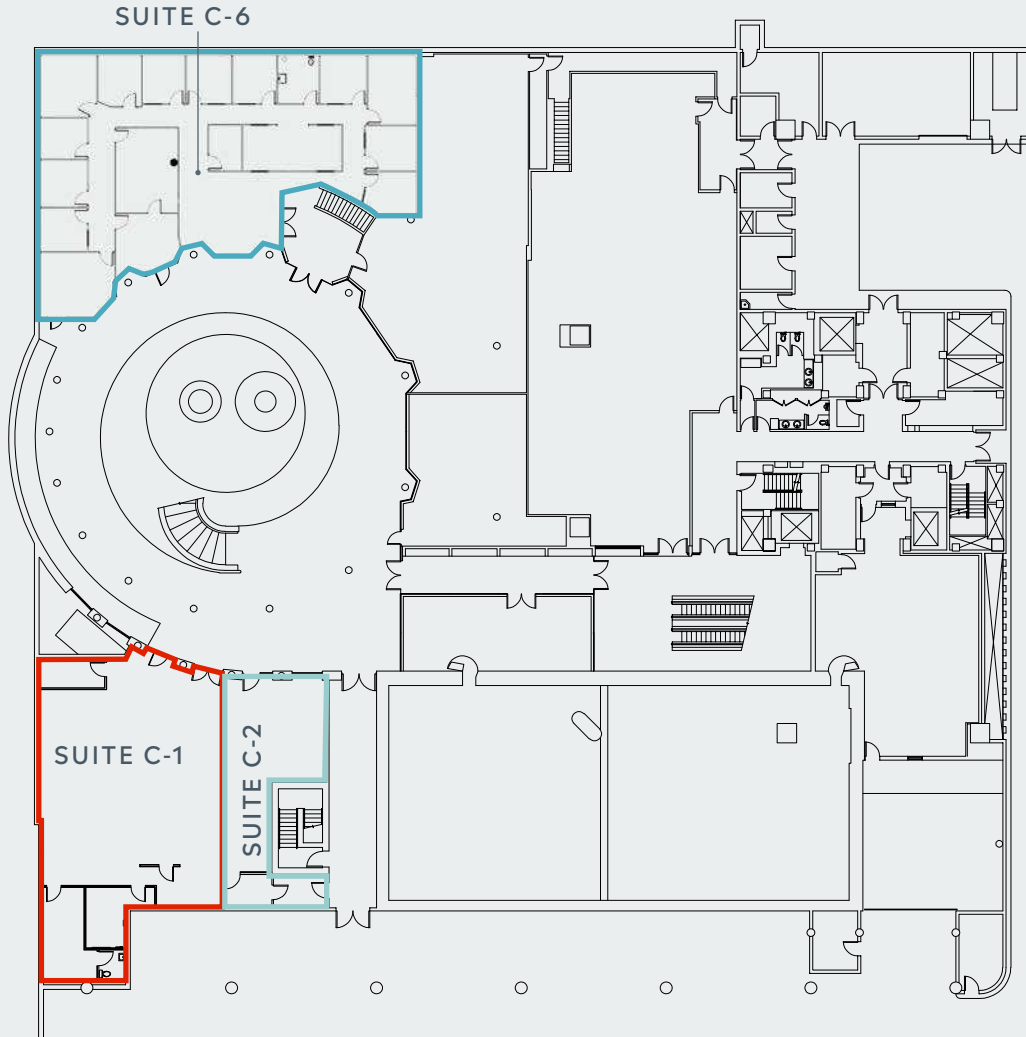






1201  
PACIFIC

# 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

## SUITE C-6 SPACE PROGRAM

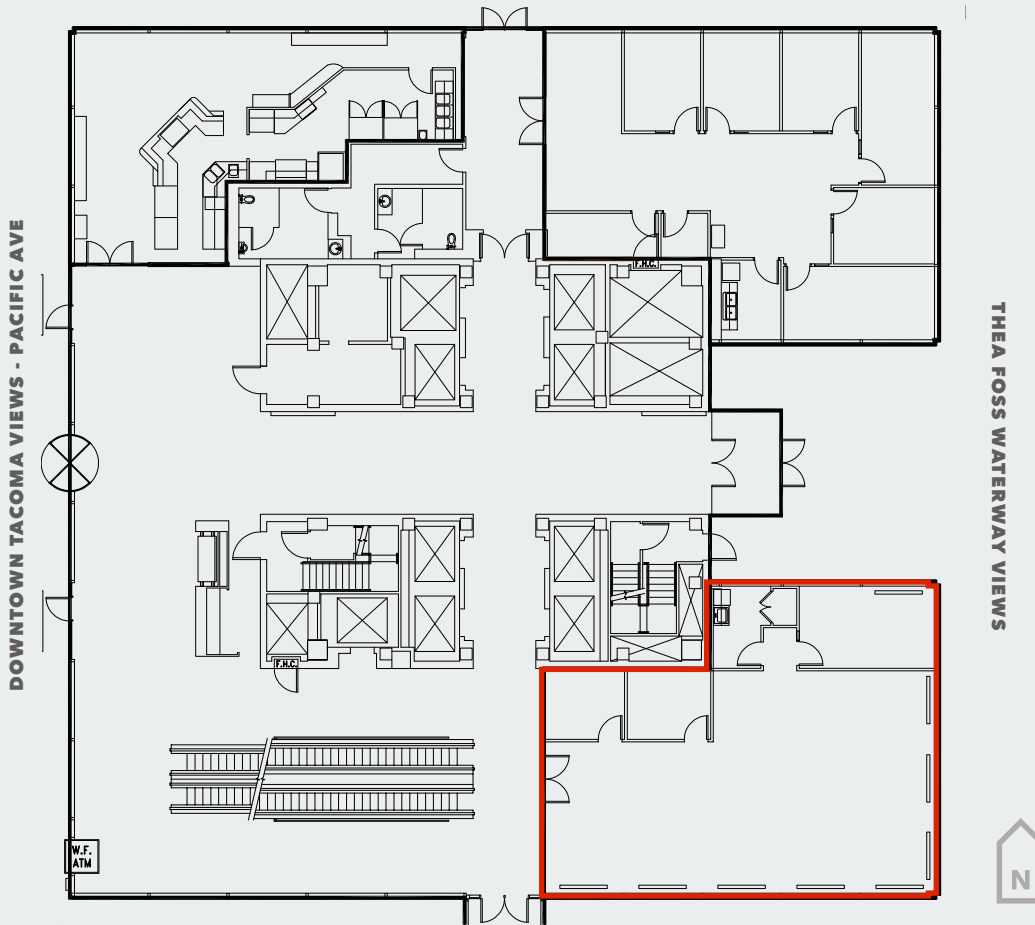
- 14 Private Offices
- 1 Large Conference Room
- 1 Medium Conference Room
- 1 Breakroom
- IT/Server Room



1201  
PACIFIC

# SUITE P-175

COMMENCEMENT BAY VIEWS



MT RAINIER & THEA FOSS WATERWAY VIEWS

±2,084  
RENTABLE SF

\$32.00  
PSF, FULL SERVICE

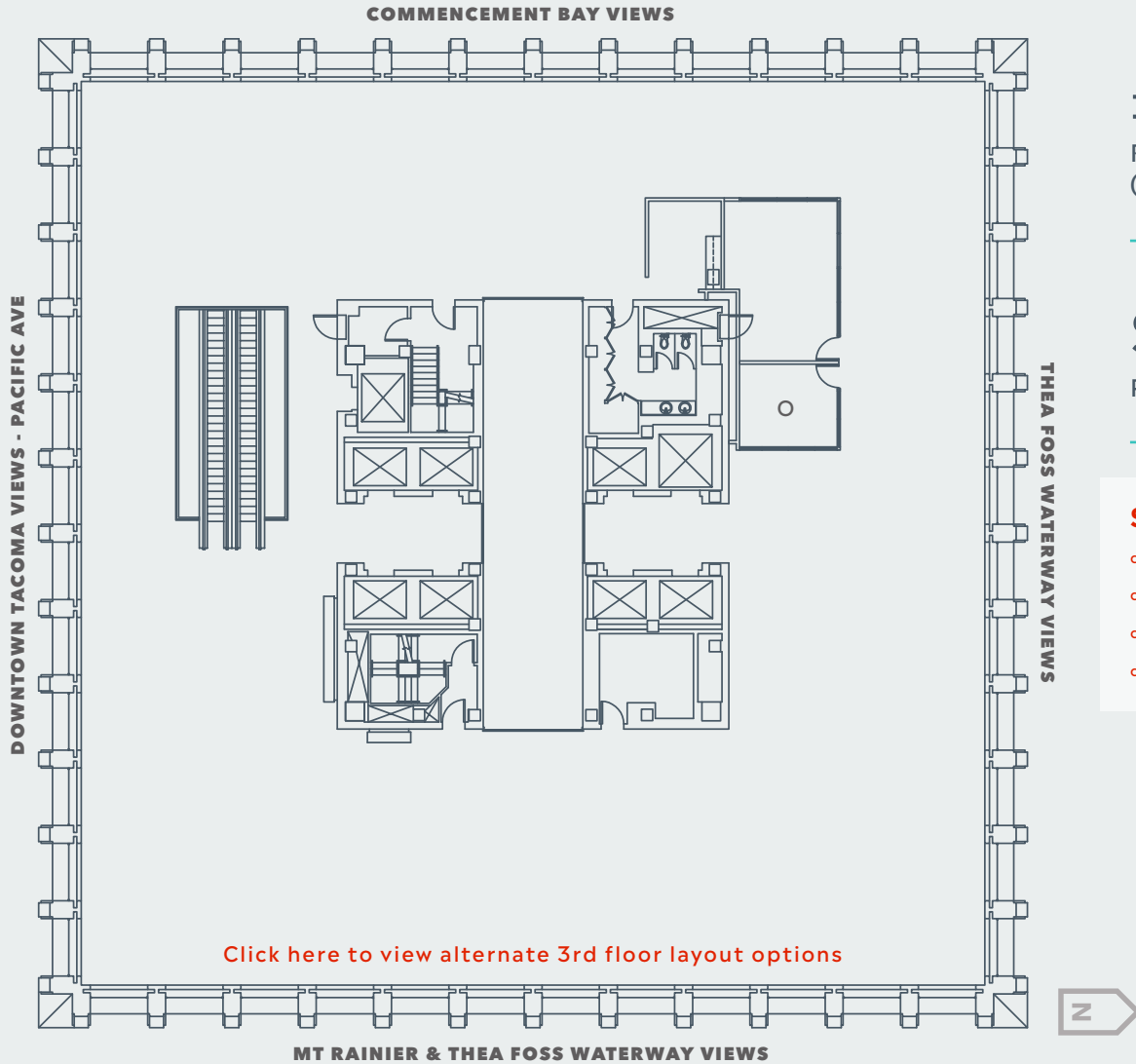
### SUITE P-175 SPACE PROGRAM

- 2 Private Offices
- Conference Room
- Breakroom



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# SUITE 300



±14,326

RENTABLE SF  
(DEMISABLE)

\$27.00

PSF, FULL SERVICE

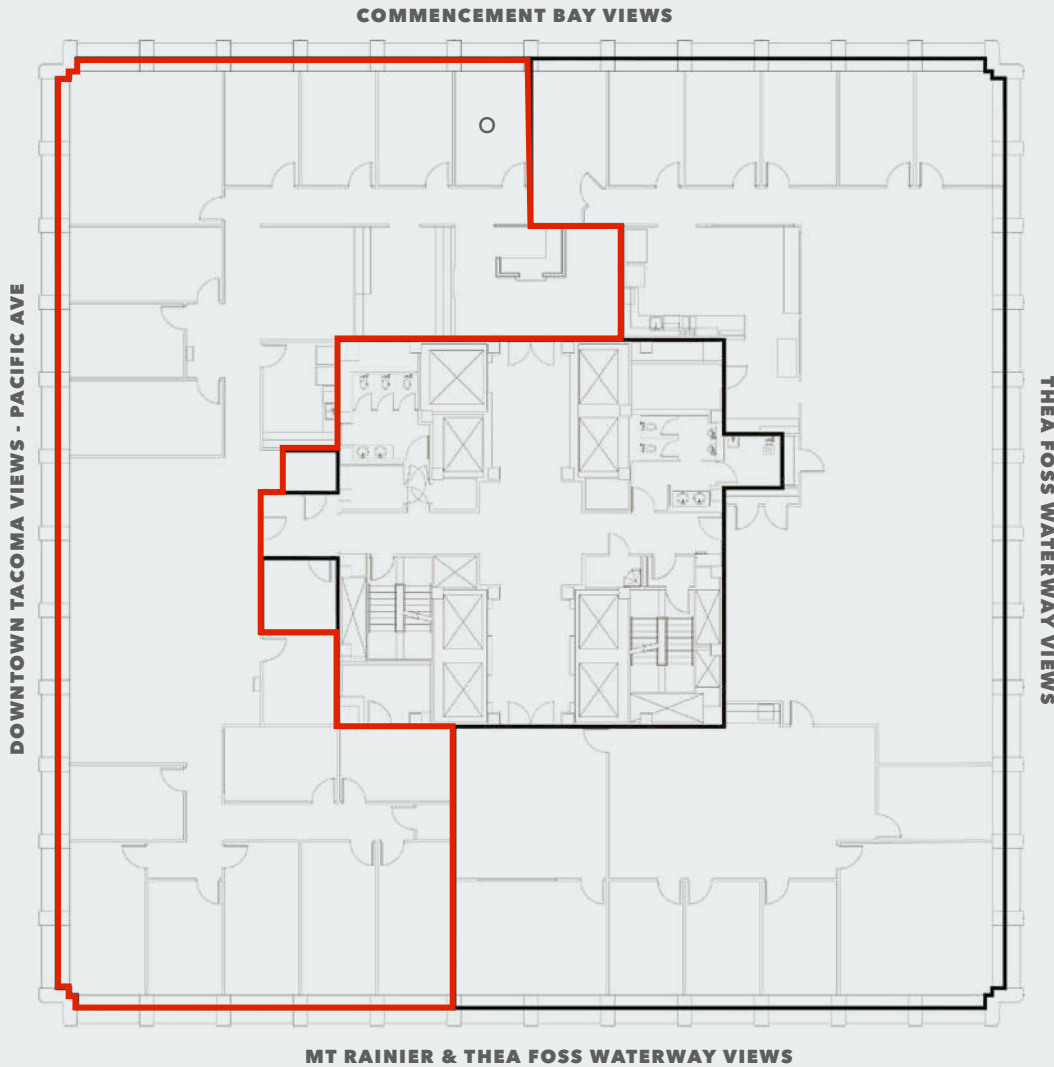
### SPACE PROGRAM

- 1 Private Office
- Conference Room
- Breakroom
- 2 Restrooms



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PACIFIC

# SUITES 450



±7,257  
RENTABLE SF

\$32.00  
PSF, FULL SERVICE

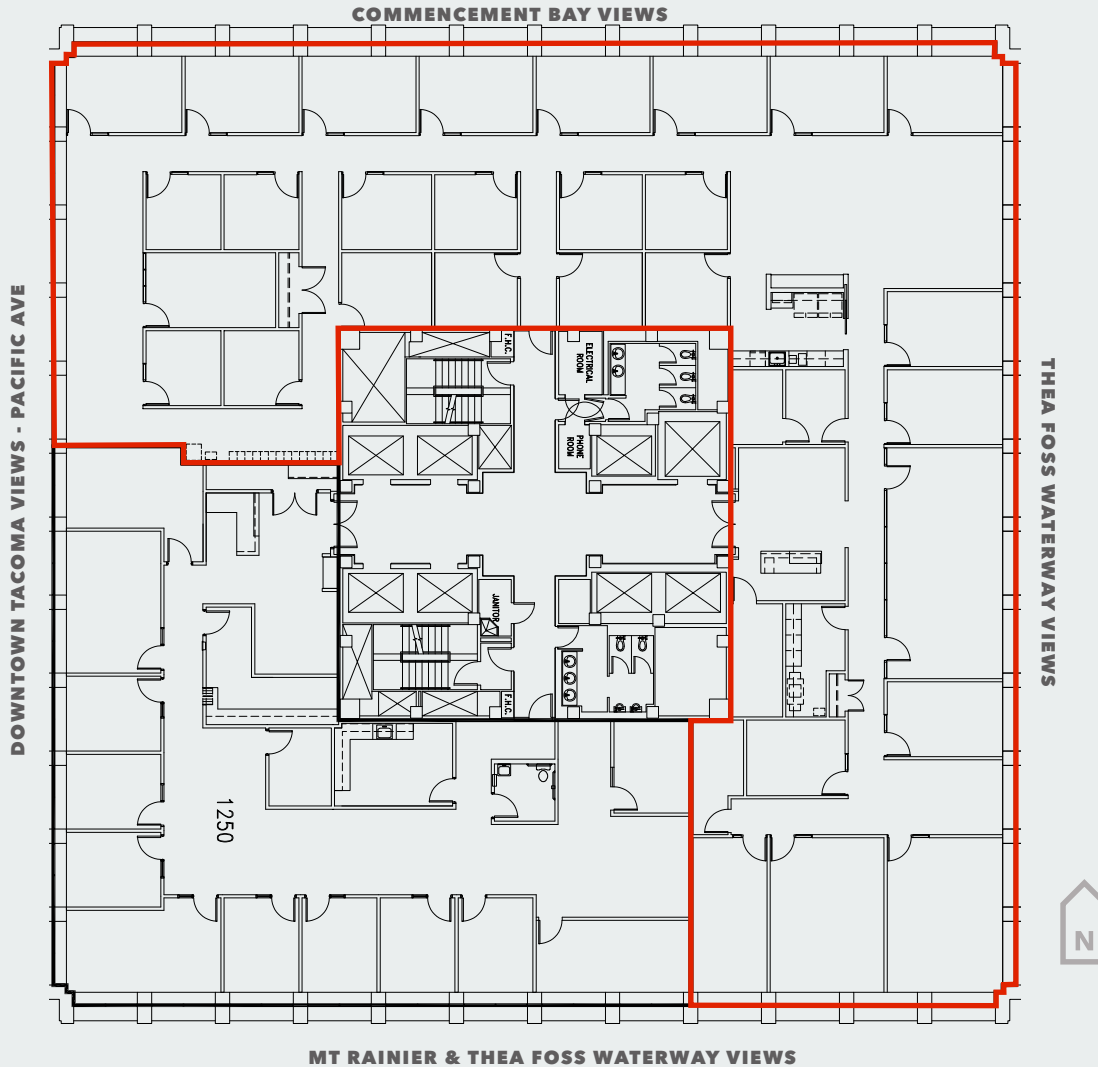
### SPACE PROGRAM

- 16 Private Offices
- Conference Room
- Work Room
- Breakroom
- Storage Room



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PACIFIC

# SUITE 1200



±9,960  
RENTABLE SF

\$34.00  
PSF, FULL SERVICE

### SPACE PROGRAM

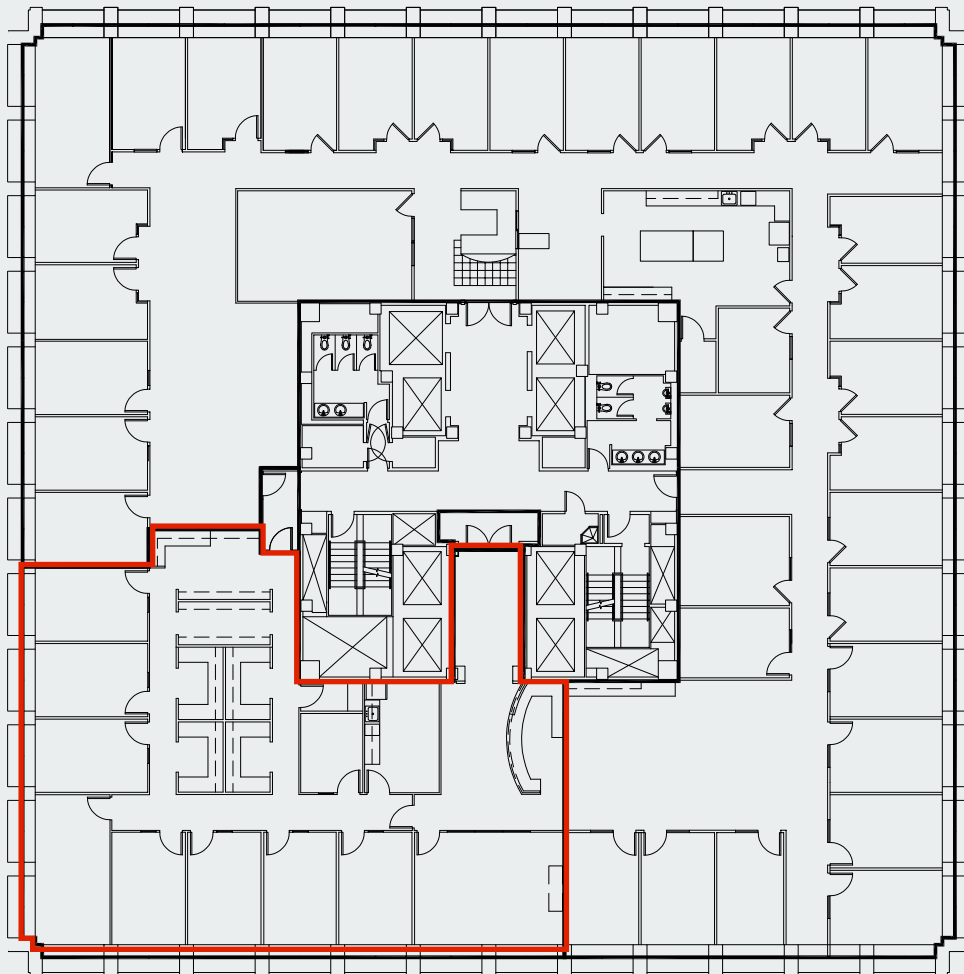
- 27 Private Offices
- 1 Large Conference Room
- 1 Medium Conference Room
- Workroom
- 2 Storage Rooms
- Breakroom



# SUITE 1450

COMMENCEMENT BAY VIEWS

DOWNTOWN TACOMA VIEWS - PACIFIC AVE



THEA FOSS WATERWAY VIEWS

MT RAINIER & THEA FOSS WATERWAY VIEWS

±4,122

RENTABLE SF

\$34.00

PSF, FULL SERVICE

### SPACE PROGRAM

- 9 Private Offices
- Conference Room
- IT / Server Room
- Breakroom

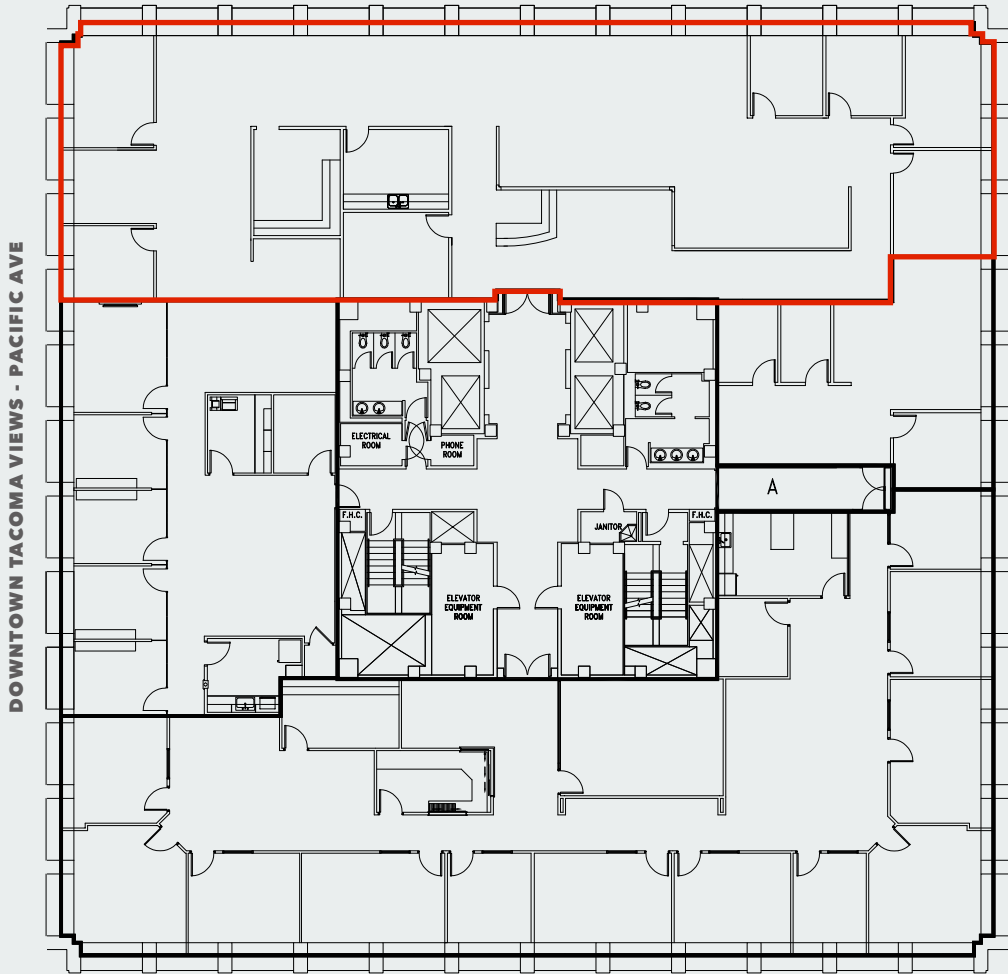






# SUITE 1502

COMMENCEMENT BAY VIEWS



±5,251  
RENTABLE SF

\$34.00  
PSF, FULL SERVICE

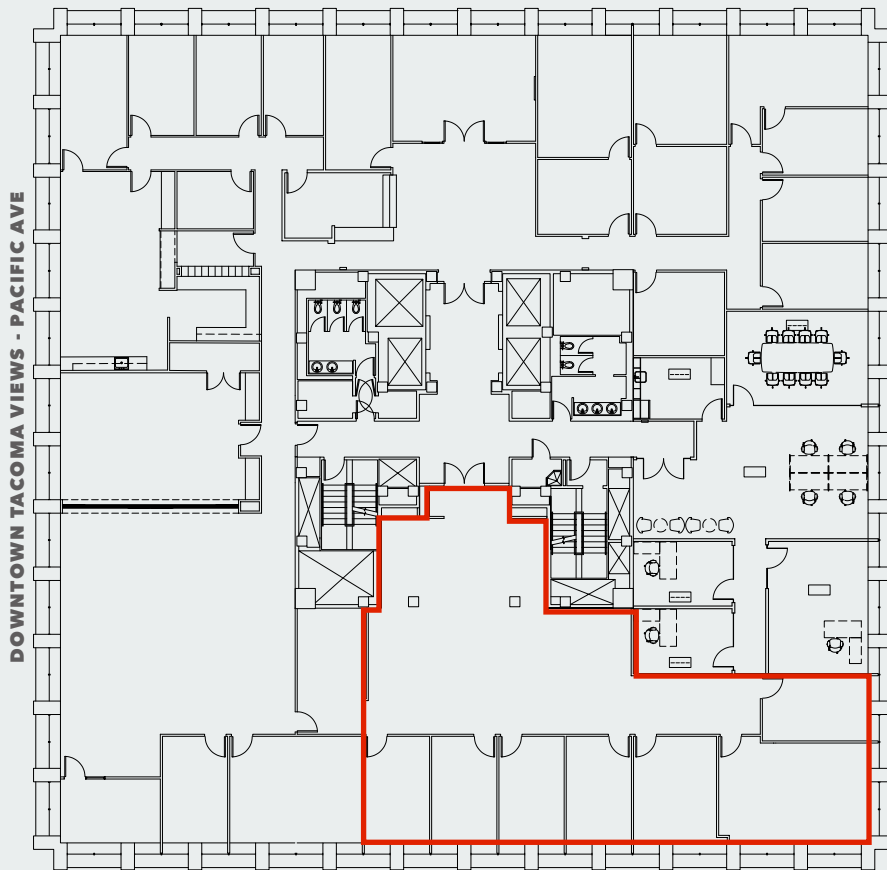
### SPACE PROGRAM

- o 6 Private Offices
- o Conference Room
- o Workroom
- o Breakroom

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

### SPACE PROGRAM

- 6 Private Offices
- Conference Room







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



**WILL FRAME**  
Executive Vice President  
253.722.1412  
will.frame@kidder.com

**DREW FRAME**  
Senior Vice President  
253.722.1433  
drew.frame@kidder.com

1201 PACIFIC AVENUE, SUITE 1400 | TACOMA, WA 98402

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