



1313 BROADWAY

Class A Office Space  
with Cutting-Edge  
Renovations Underway

TACOMA, WA 98402

1313BROADWAY.COM

 Kidder  
Mathews

# A MODERNIZED LANDMARK



LEED-CERTIFIED  
CLASS A OFFICE



MT. RAINIER &  
WATER VIEWS



1-BLOCK FROM  
CONVENTION CENTER  
LIGHT RAIL STATION



HIGH PROFILE  
CORNER LOCATION



EXTENSIVE LOBBY  
RENOVATIONS  
UNDERWAY



WALKERS PARADISE  
95 WALK SCORE



AVAILABLE FOR LEASE ■ 1313 BROADWAY

KIDDER MATHEWS

# CUTTING-EDGE RENOVATION

Scheduled for Q4 2024 delivery, renovation includes the lobby, common areas, and building storefront, promising to create an atmosphere of contemporary luxury.

- Modern finishes and color schemes
- State-of-the-art technology integration
- Inviting seating areas that spark conversation and creativity
- New storefront to maximize curb appeal





1313 Broadway is offering premium leasing opportunities for businesses seeking dynamic workspaces to impress clients and employees alike.

- Second generation office space ideal for limiting tenant's out-of-pocket costs
- Engaged local ownership, receptive to tenant's needs
- On-site tenant and visitor parking
- On-site security guard
- Excellent exposure in renowned Tacoma landmark

±2,000 – 18,052 SF

AVAILABLE FOR LEASE



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KIDDER MATHEWS

# MAIN FLOOR

**13,756 SF**

DIVISIBLE TO 2,000 SF

**\$18 – \$28**

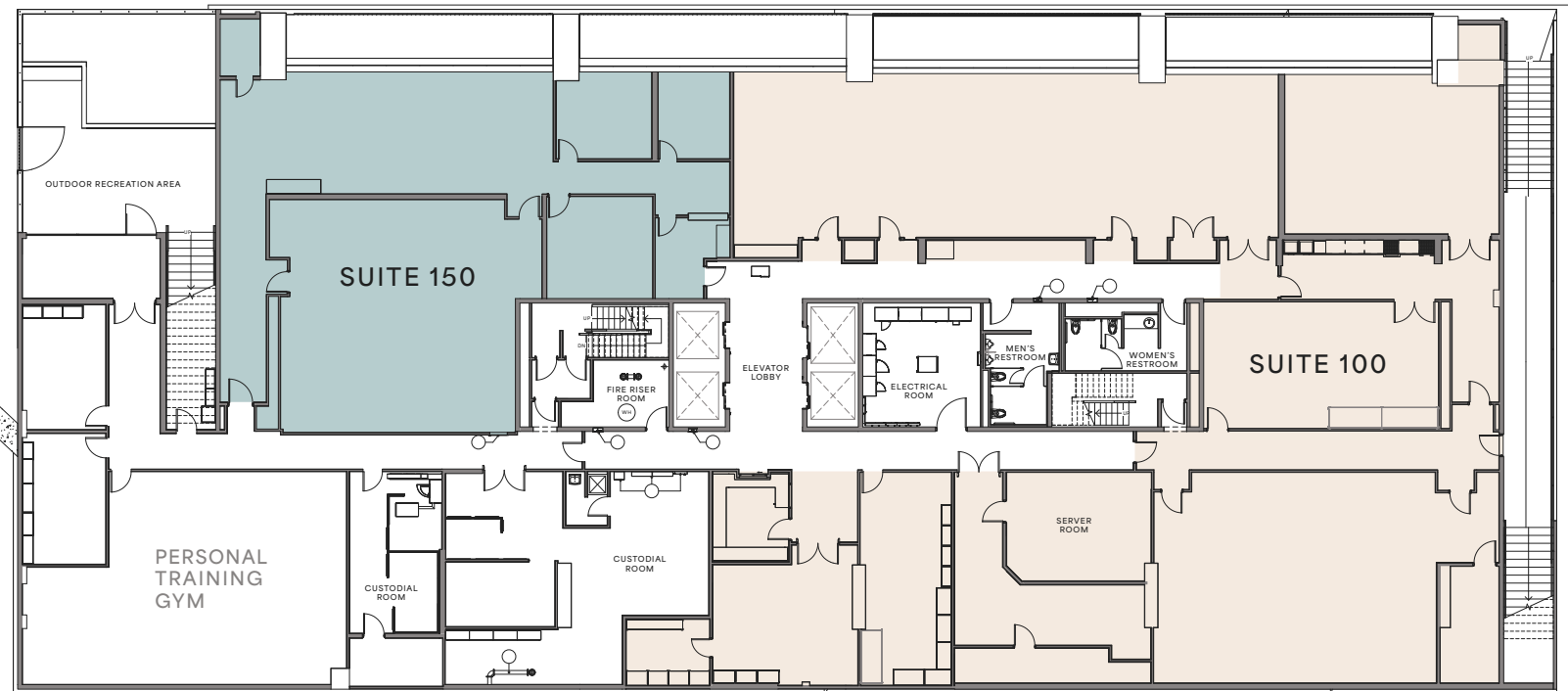
PSF FULL-SERVICE

## SUITE 100

- 9,758 SF
- Divisible to 2,000 SF
- Potential for lab or production space

## SUITE 150

- 3,998 SF
- Second generation
- Recent build-out with high-end finishes



# 3RD FLOOR

**13,911 SF**

DIVISIBLE TO ±2000 SF

**\$32 – \$34**

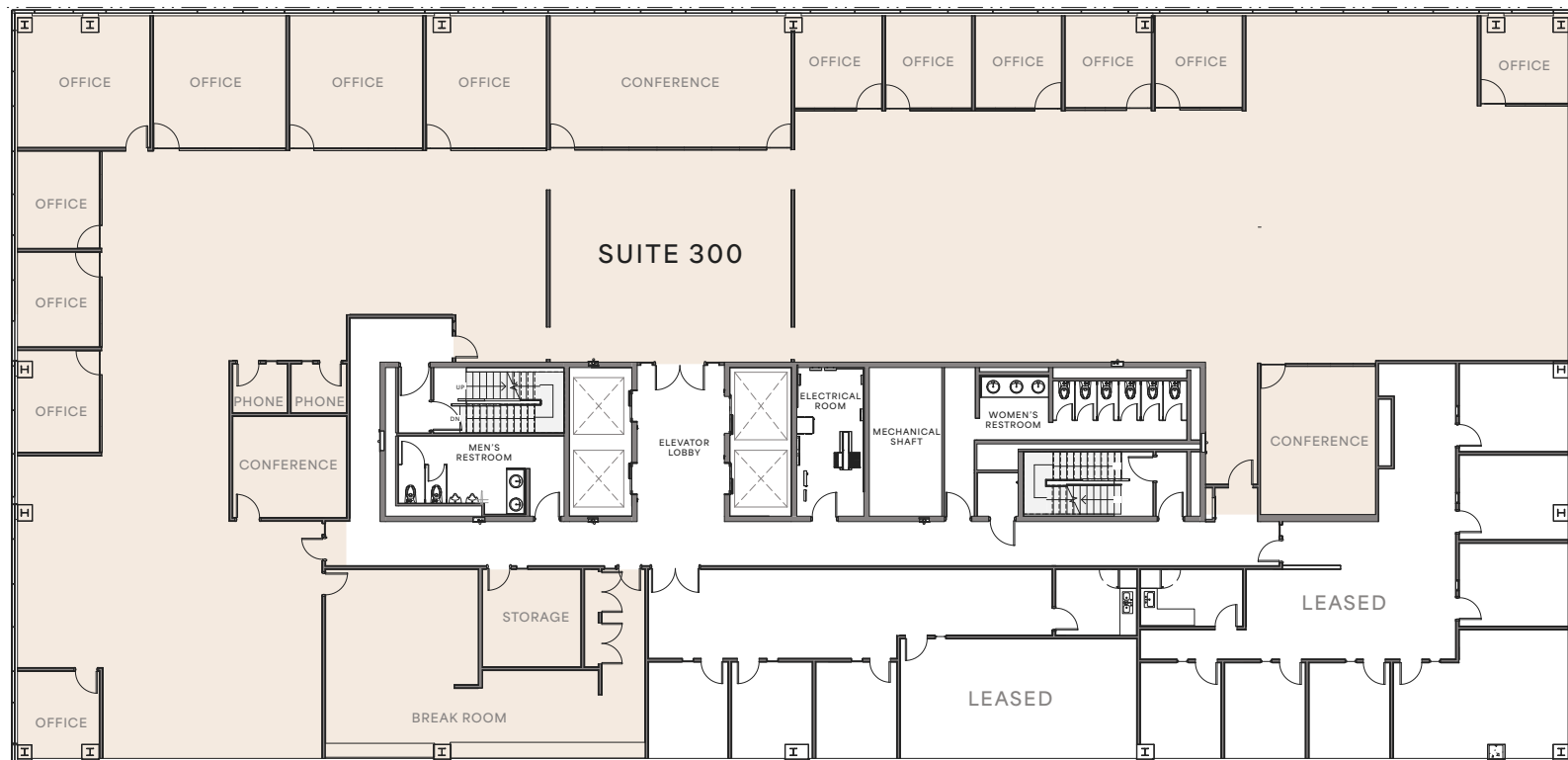
PSF FULL-SERVICE

## SUITE 300

- Second generation office
- High-end finishes
- Glass front offices & conference room

## SPACE PROGRAM

- 3 conference rooms
- 14 private offices
- 2 phone rooms
- Break room
- Storage room
- Grand entry lobby



# 3RD FLOOR — TEST FIT 1

## SUITE 301 | ±7,378 SF

- 9 private offices
- 1 large conference room
- 2 medium conference rooms
- Spacious reception area
- Hotelling area
- Server Room
- Storage Room

## SUITE 302 | ±3,459 SF

- 5 private offices
- 1 large conference room
- 2 storage rooms
- 1 shared break room
- Reception area

## SUITE 303 | ±3,074 SF

- 3 private offices
- 1 large conference room
- 1 storage room
- Hotelling area
- Reception area



# 3RD FLOOR — TEST FIT 2

## SUITE 301 | ±7,374 SF

- 9 private offices
- 1 large conference room
- 2 medium conference rooms
- Hotelling area
- Spacious reception
- Server room
- Storage room
- Break room

## SUITE 302 | ±6,537 SF

- 7 private offices
- 2 large conference rooms
- 2 spacious storage rooms
- Spacious reception room
- Separate break room





# LOCATION

Located at 13th & Broadway in downtown Tacoma, between the entrance & exit routes of I-705.

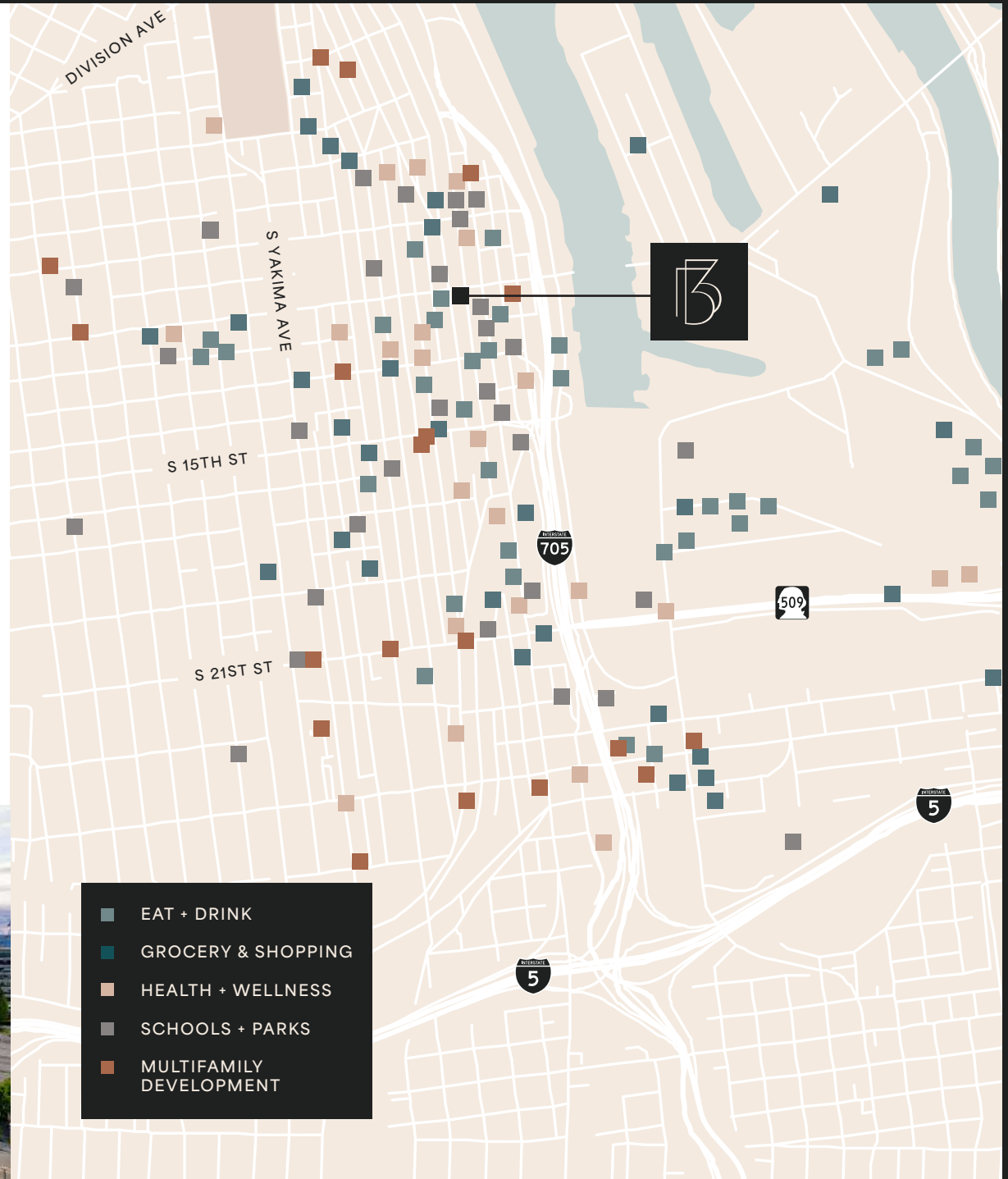
Directly across from Hotel Murano, 1-block away from the Greater Tacoma Convention center and the recently opened Marriott Hotel. Numerous restaurants and retail are within walking distance, along with attractions such as museums, theaters, parks, breweries and the Broadway Farmers Market.

221,776

TACOMA POPULATION

7,640+

APARTMENT PIPELINE





# 1313 BROADWAY

Exclusively leased by

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