

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

  
**J SQUARED**  
INVESTMENTS

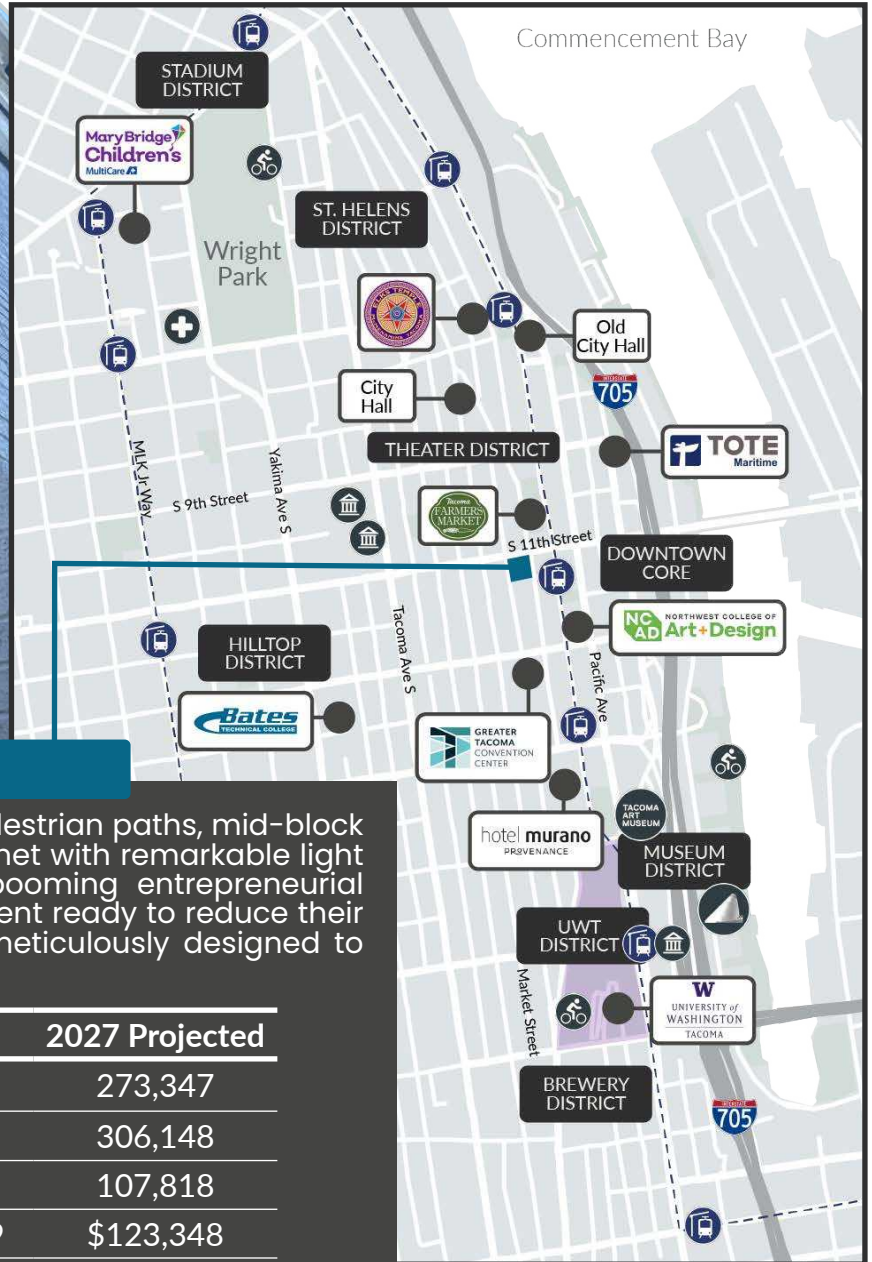
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# 1102 BROADWAY

## 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 J<sup>2</sup> 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

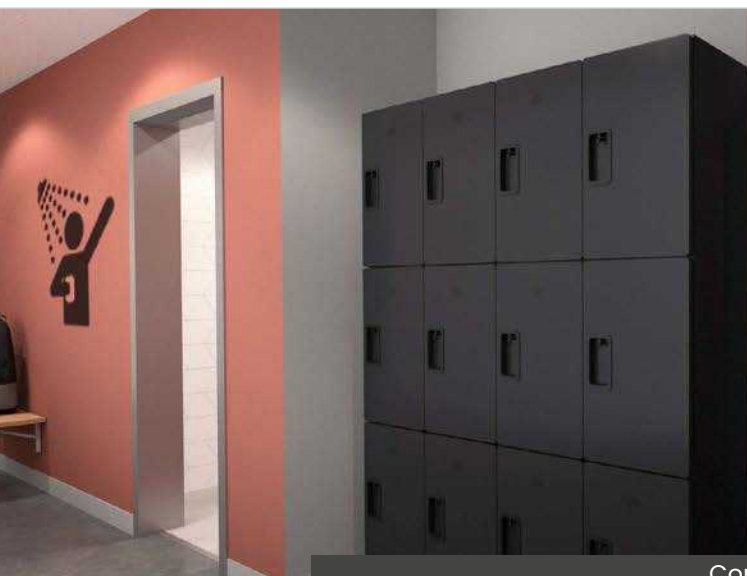
Brand new on-site amenities coming in 2024.



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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## Refinished Lobbies and High-End Tenant Buildouts



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## Available Spaces

### Available Suites

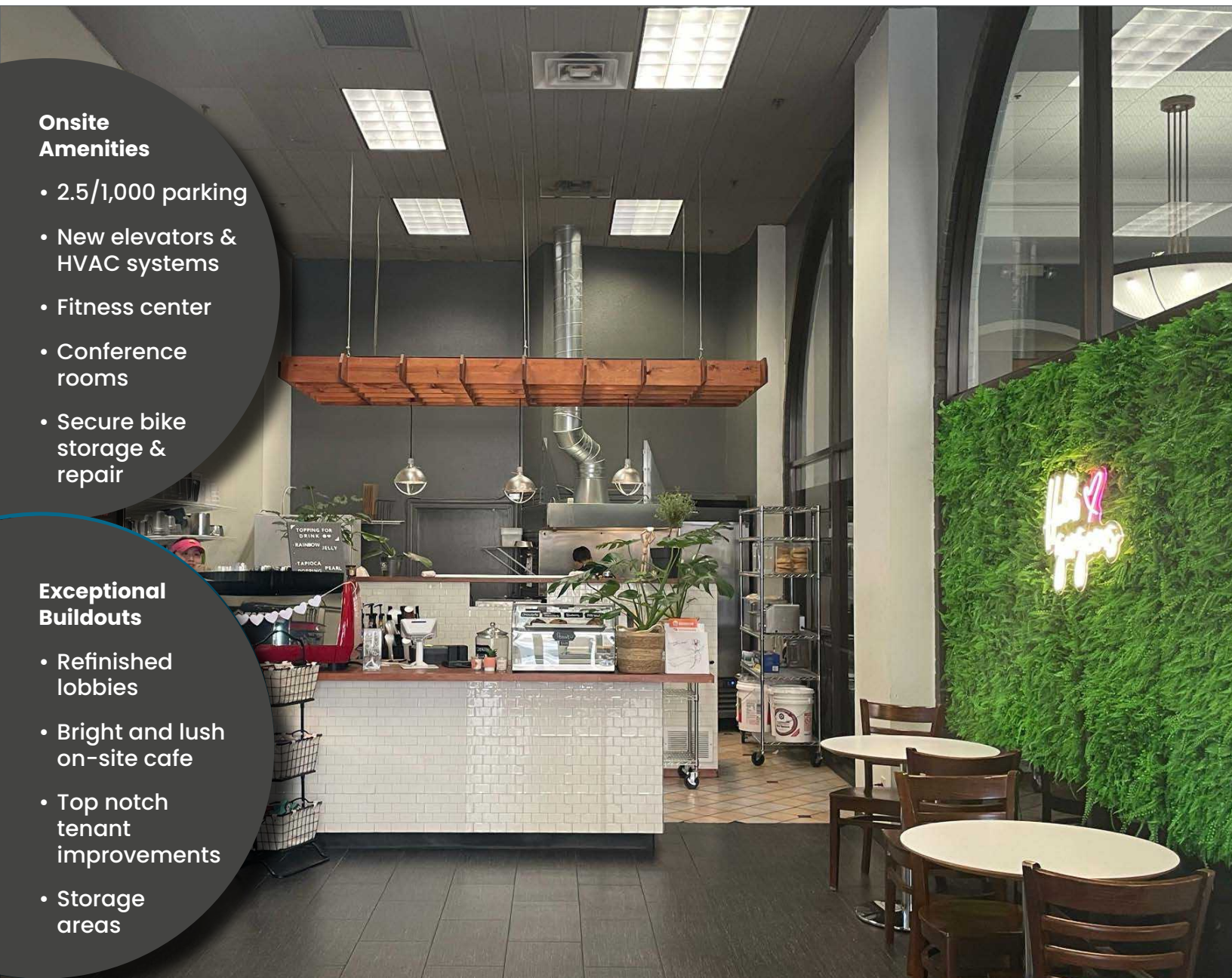
| FLOOR    | SUITE     | RATE (SF / YR)  | SIZE (SF)       | NOTES                                   |
|----------|-----------|-----------------|-----------------|---|
| 1 + Mezz | Multiple  | TBD             | 100 SF - 250 SF | Turnkey salon/spa suites - coming soon! |
| 2        | Suite 200 | \$28.00 SF / YR | 4,062 SF        |   |

### 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



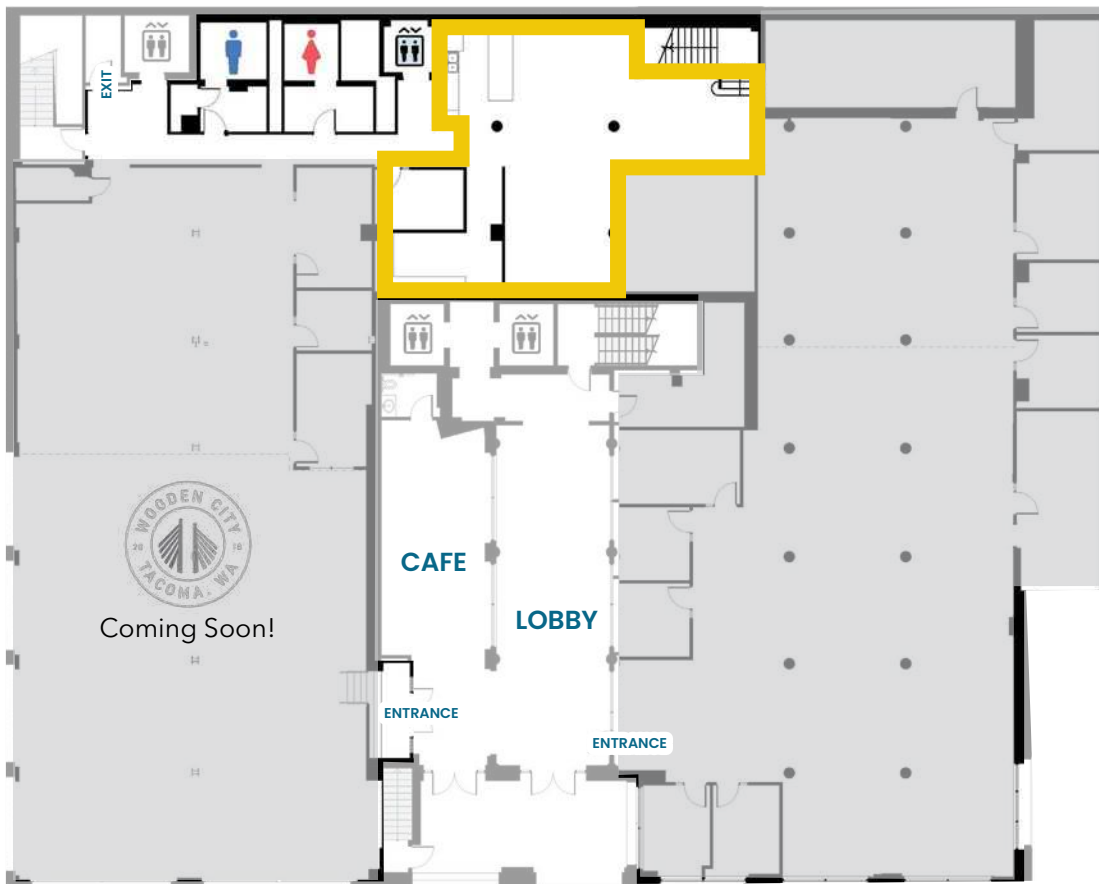
# 1102 BROADWAY

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 •



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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 •



FOR LEASE

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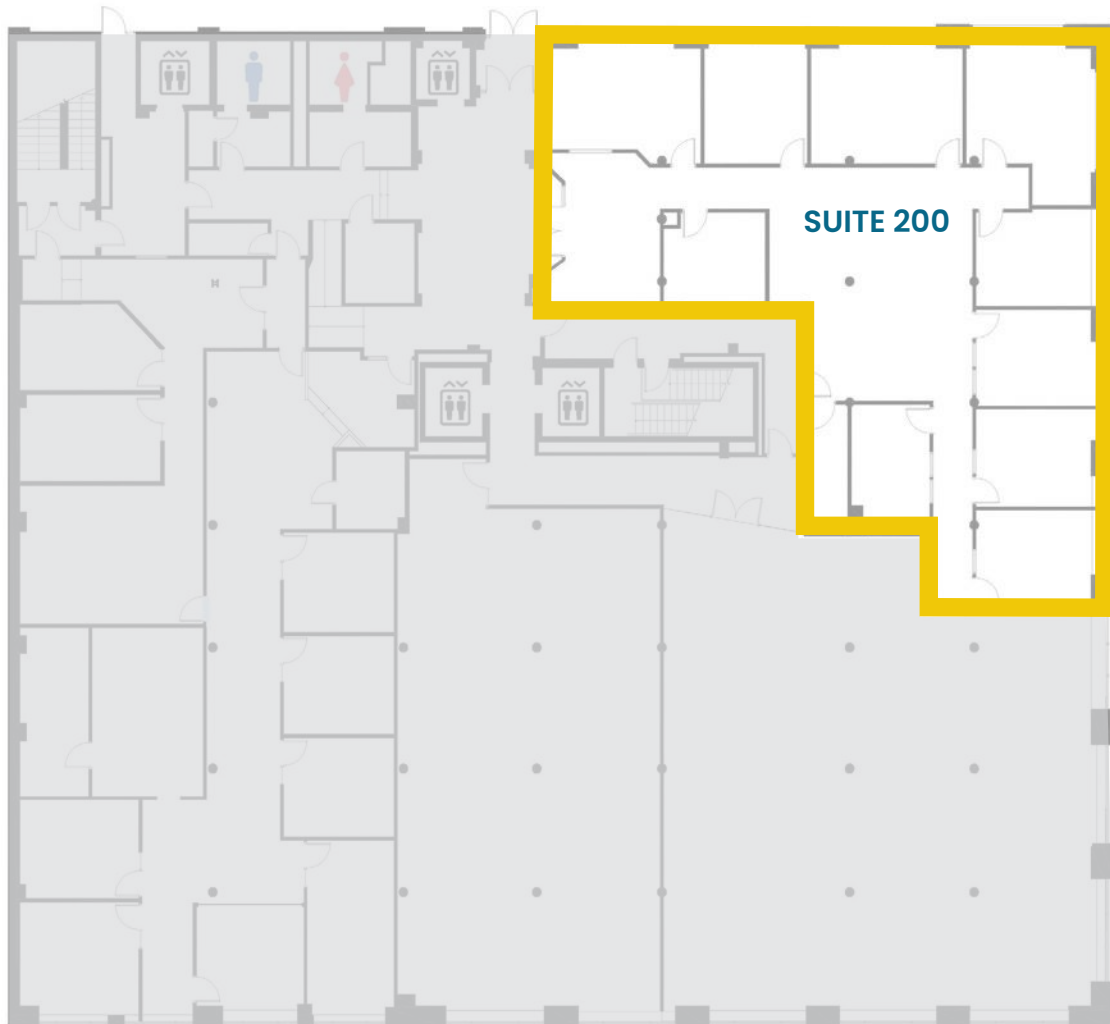
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Available Suites

## 2nd Floor

| SUITE     | TYPE   | RATE (SF / YR) | SIZE (SF) |
|-----------|--------|----------------|-----------|
| Suite 200 | Office | \$28.00 SF/YR  | 4,062 SF  |



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# WHERE PROPERTY MANAGEMENT *REALLY* MEANS WORKSPACE EVOLUTION.



For more information about this property, contact:

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