

# COMMERCE BUILDING



**J SQUARED**  
INVESTMENTS



950 PACIFIC AVENUE

LOCATED in the heart of Tacoma's Central Business District, the Commerce Building is at the center of downtown's best restaurants, green spaces, retail and transit. With flexible spaces, unrivaled amenities, abundant parking, and superb networking opportunities, the Commerce Building is home to many of Tacoma's most influential businesses, non-profits and government entities.

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

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# COMMERCE BUILDING

Location

## Connectivity, at the center of community.

Surrounded by downtown Tacoma's primary retail, entertainment, and restaurants, the Commerce Building offers tenants outstanding walkability. Further, the building is adjacent to downtown's largest transit and light rail hub and is connected by skybridge to one of the City's largest parking structures.

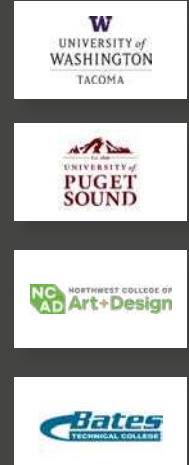
Tacoma's expansive waterfront, bike and pedestrian paths, mid-block stairways, and accessible open spaces are met with remarkable light rail transport, a thriving trade economy, booming entrepreneurial resources, key industry presence, and top talent ready to reduce their onerous commute time. Tacoma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

### THE COMMERCE BUILDING



Tacoma is consistently recognized as one of the most livable and walkable cities in America. Continuous investment in infrastructure improvements, exceptional higher education institutions, a redeveloped waterfront and a thriving downtown attract people from all over the nation.

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



# COMMERCE BUILDING

Amenity Center

Access to new amenity, entertainment and fitness center

Owned and managed by J<sup>2</sup> Properties, the Commerce Building offers its tenants access to its shared Rainier Amenity Center, located two blocks away 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 | Just 2 Blocks Away at the Tacoma Rhodes Center

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INVESTMENTS

950 Pacific Avenue, Tacoma, WA  
presented by **LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES**

# COMMERCE BUILDING

## On-Site Amenities

A location that keeps you connected — amenities that enhance your workplace.



■ Conference Rooms

■ Tenant Lounge

■ Training Center

### In the Works!

■ Redesigned Common Spaces



Taking over new grounds in the 1st floor corner suite, Campfire Coffee will use its outdoor charm to welcome you in.



Lucky Penny Cafe has earned its high, 4.7-star review rating. This Tacoma favorite is located inside the Pacific Ave entrance to the Commerce Building. ★★★★★



On-Site Amenities at the Commerce Building

# COMMERCE BUILDING

## Available Spaces

### Spaces that fit your business.

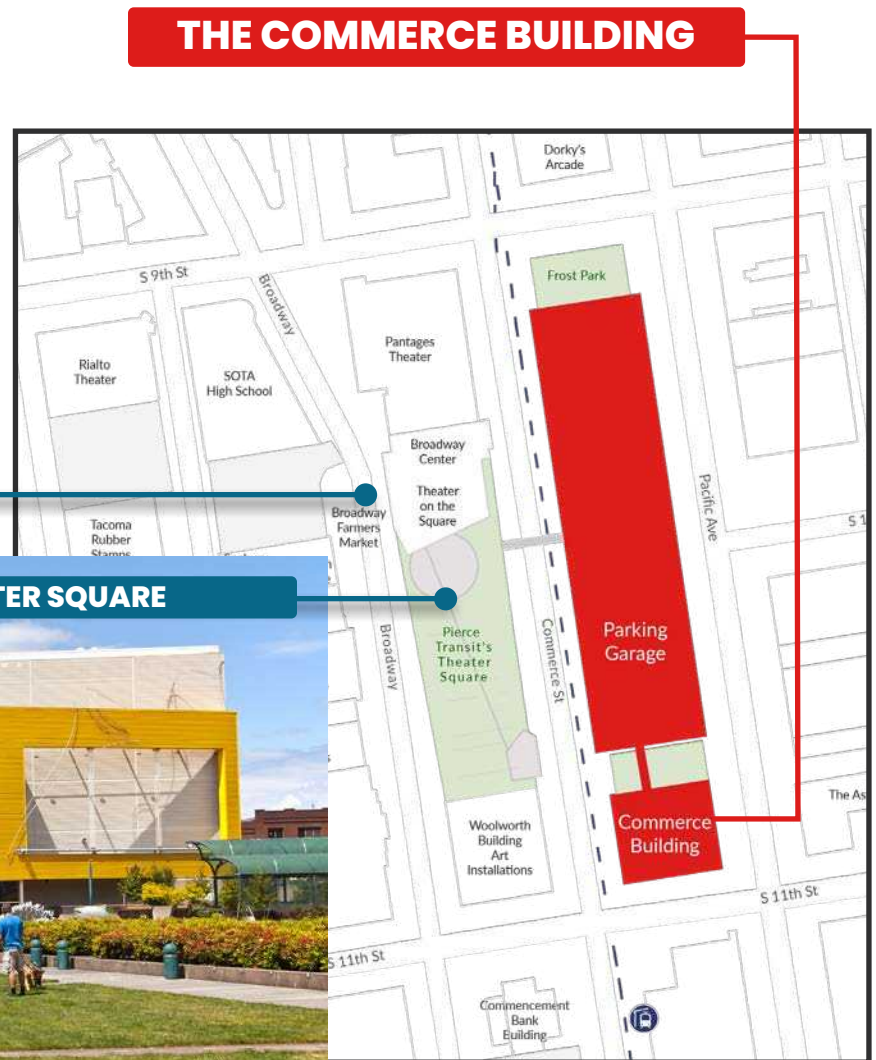
With flexible spaces, unrivaled amenities, abundant parking and superb networking opportunities, the Commerce Building is home to many of Tacoma's most influential businesses, non-profits and government entities.

Lease terms are negotiable.

### Available Spaces

FLOOR	SUITE	RATE (SF / YR)	SIZE (SF)
2	Suite 210	\$35.00	264 SF
5	Suite 525*	\$30.00	2,966 SF Divisible to 750 SF
12	Suite 1230*	\$30.00	1,189 SF

\*Available 1/1/2025

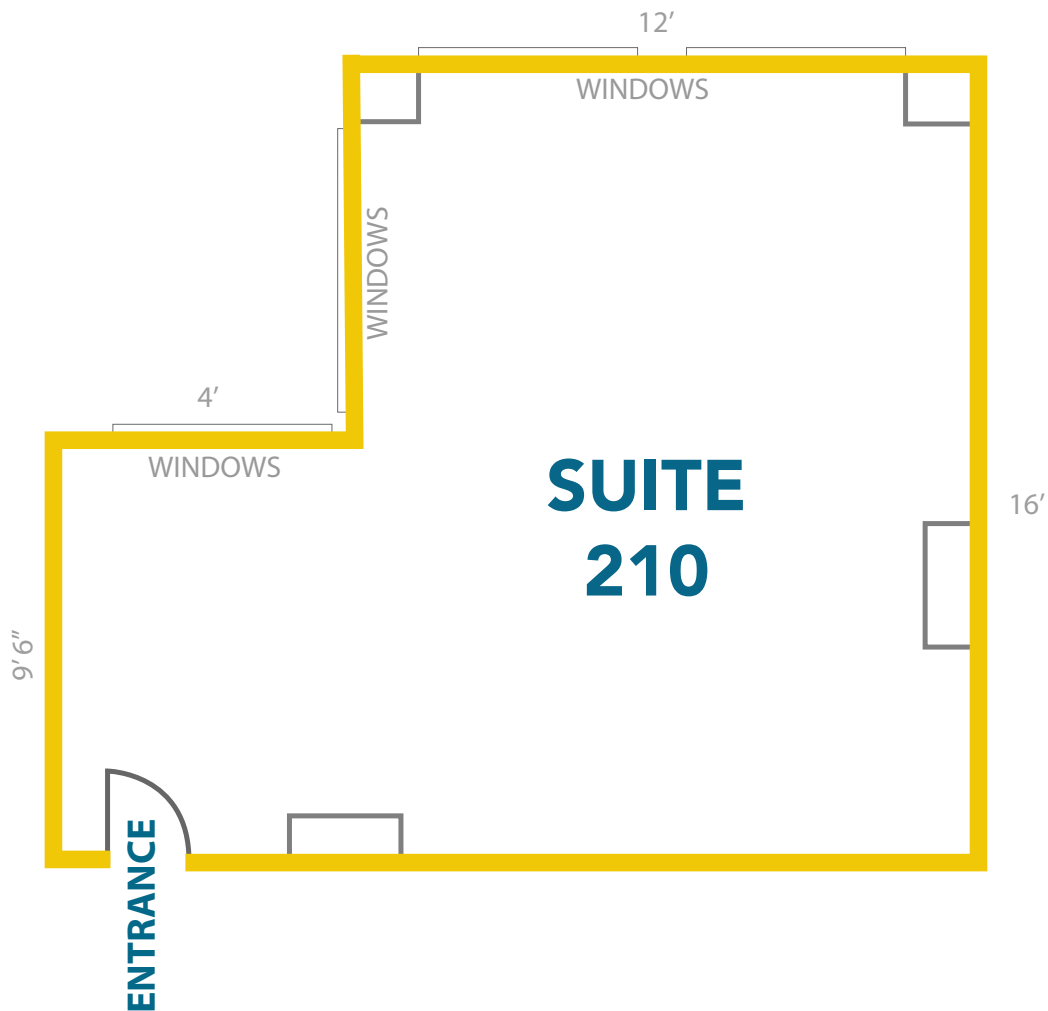


# COMMERCE BUILDING

Available Suites

## 2nd Floor

SPACE	TYPE	RATE (SF / YR)	SIZE (SF)	NOTES
Suite 210	Office	\$35.00	264 SF	Turnkey suite available immediately



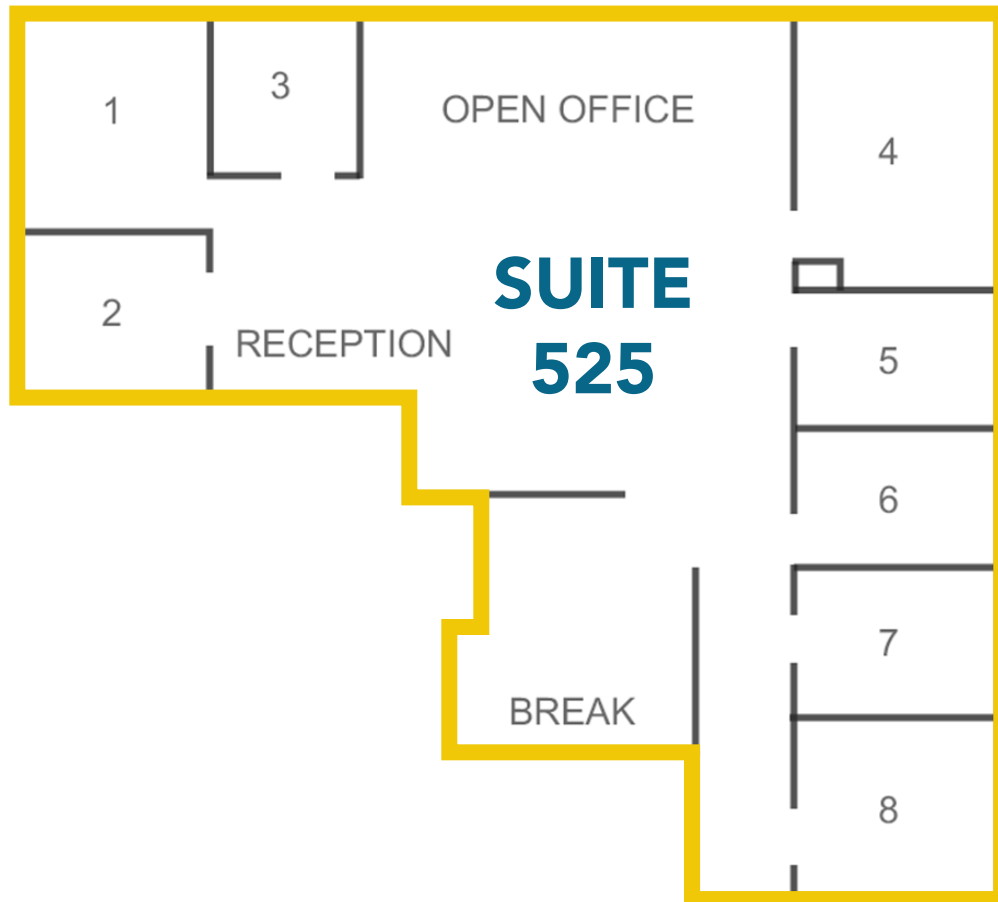
FOR LEASE

# COMMERCE BUILDING

Available Suites

## 5th Floor

SPACE	TYPE	RATE (SF / YR)	SIZE (SF)	NOTES
Suite 525	Office	\$30.00	2,966 SF	Available 01/01/2025 Divisible to 750 SF



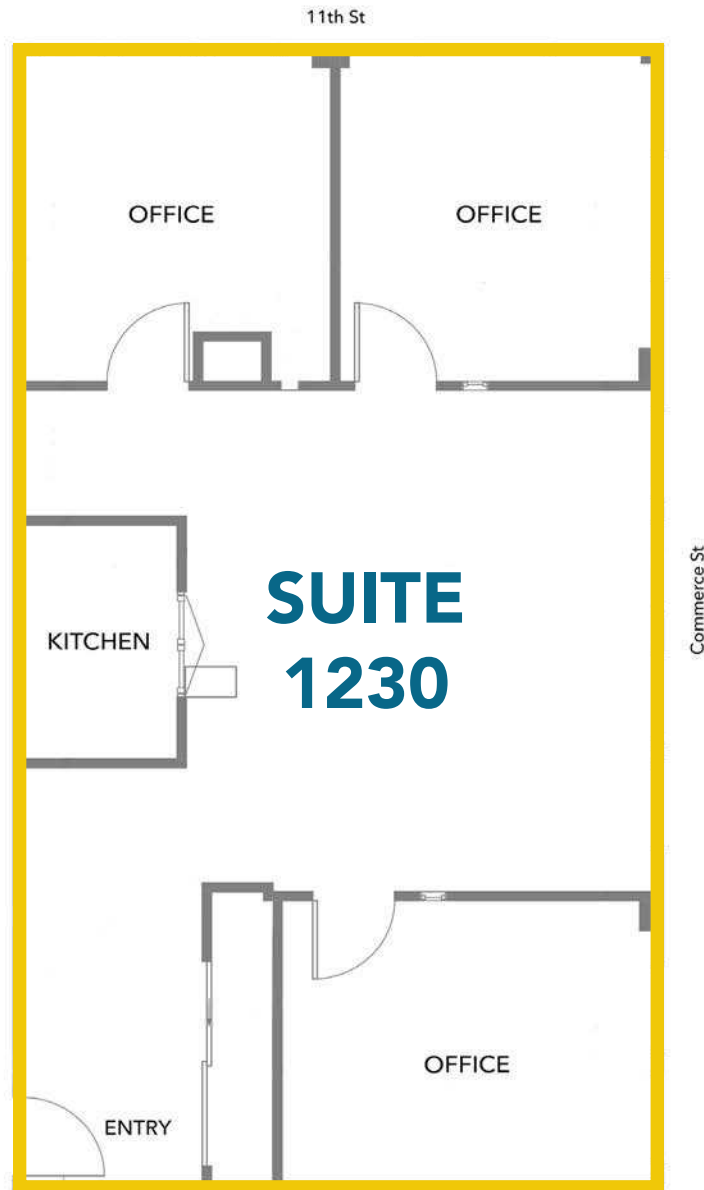
FOR LEASE

# COMMERCE BUILDING

Available Suites

## 12th Floor

SPACE	TYPE	RATE (SF / YR)	SIZE (SF)	NOTES
Suite 1230	Office	\$30.00	1,189 SF	Available 01/01/2025



FOR LEASE





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INVESTMENTS

# WHERE PROPERTY MANAGEMENT *REALLY* MEANS WORKSPACE EVOLUTION.



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