

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.

JOHN BAUDER
jbauder@lee-associates.com
D 253.238.0043

HARRISON LAIRD
hlaird@lee-associates.com
D 253.238.0044

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 J² 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

J SQUARED
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.

Look inside 
check out the renovations!



360° virtual tour

■ Conference Rooms

■ Tenant Lounge

■ Training Center

In the Works!

■ Redesigned Common Spaces

Look inside 
check out the renovations!



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

J SQUARED
INVESTMENTS

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

COMMERCE BUILDING

Available Spaces

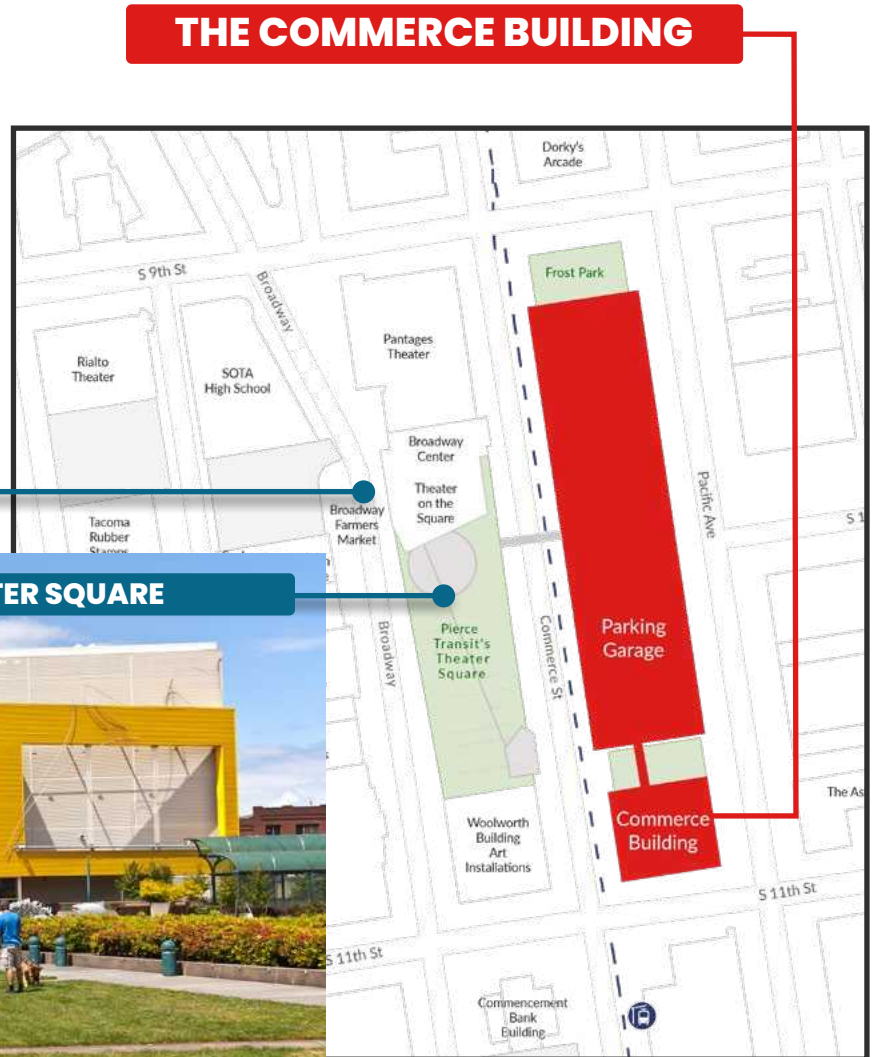
Spaces that fit your business.

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)
5	Suite 525	\$30.00	2,966 SF Divisible to 667 SF
7	Suite 700	\$32.00	688 SF
12	Suite 1230	\$30.00	1,189 SF

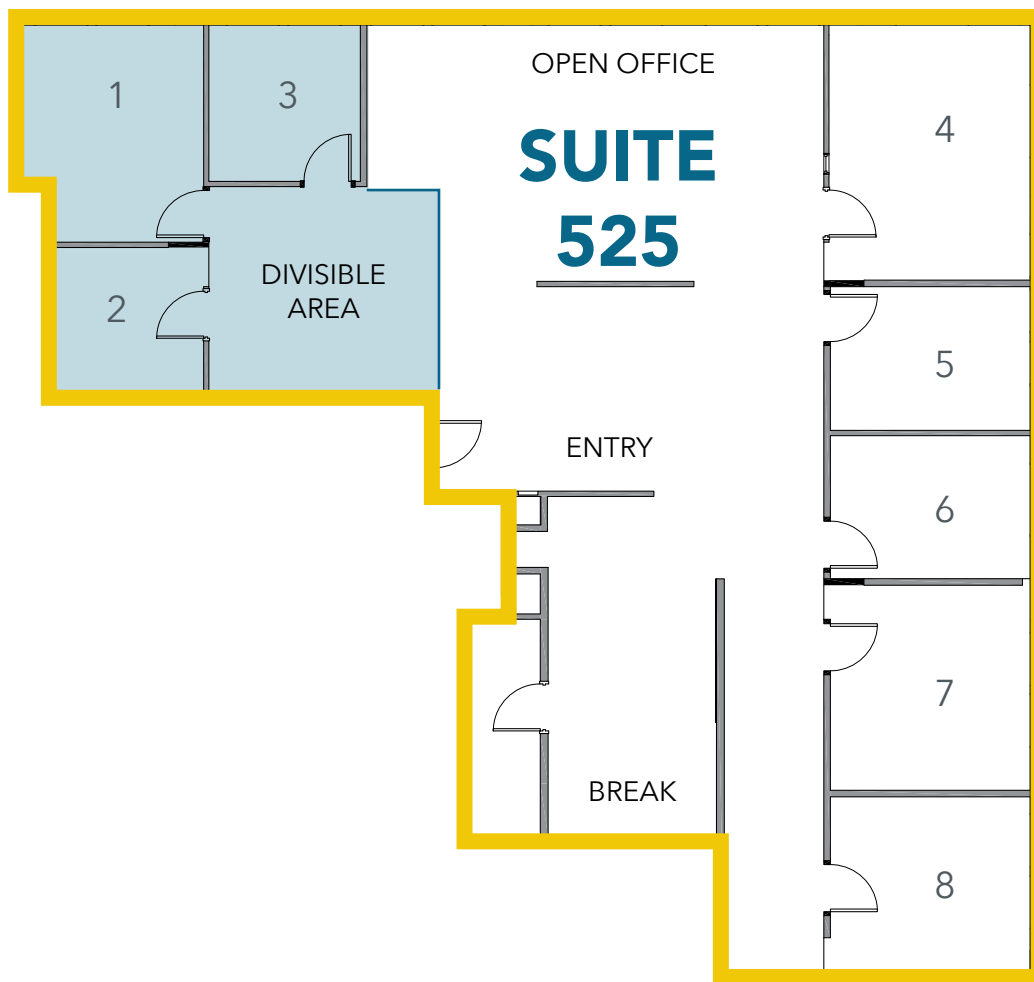


COMMERCE BUILDING

Available Suites

5th Floor

SPACE	TYPE	RATE (SF / YR)	SIZE (SF)	NOTES
Suite 525	Office	\$30.00	2,966 SF	Divisible to 667 SF



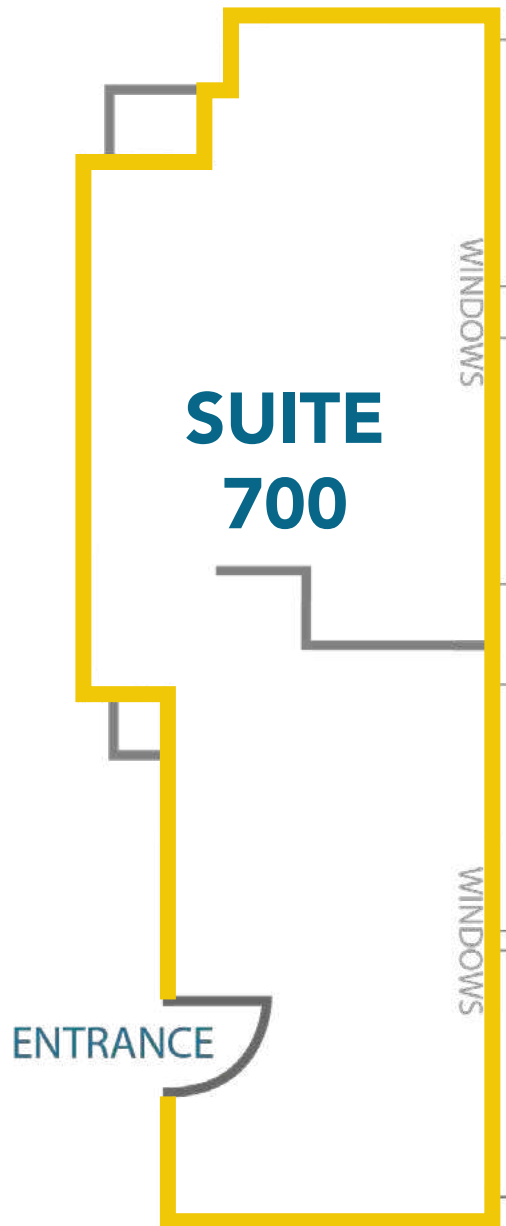
FOR LEASE

COMMERCE BUILDING

Available Suites

7th Floor

SPACE	TYPE	RATE (SF / YR)	SIZE (SF)	NOTES
Suite 700	Office	\$32.00	688 SF	Available 05/01/2025 North facing windows



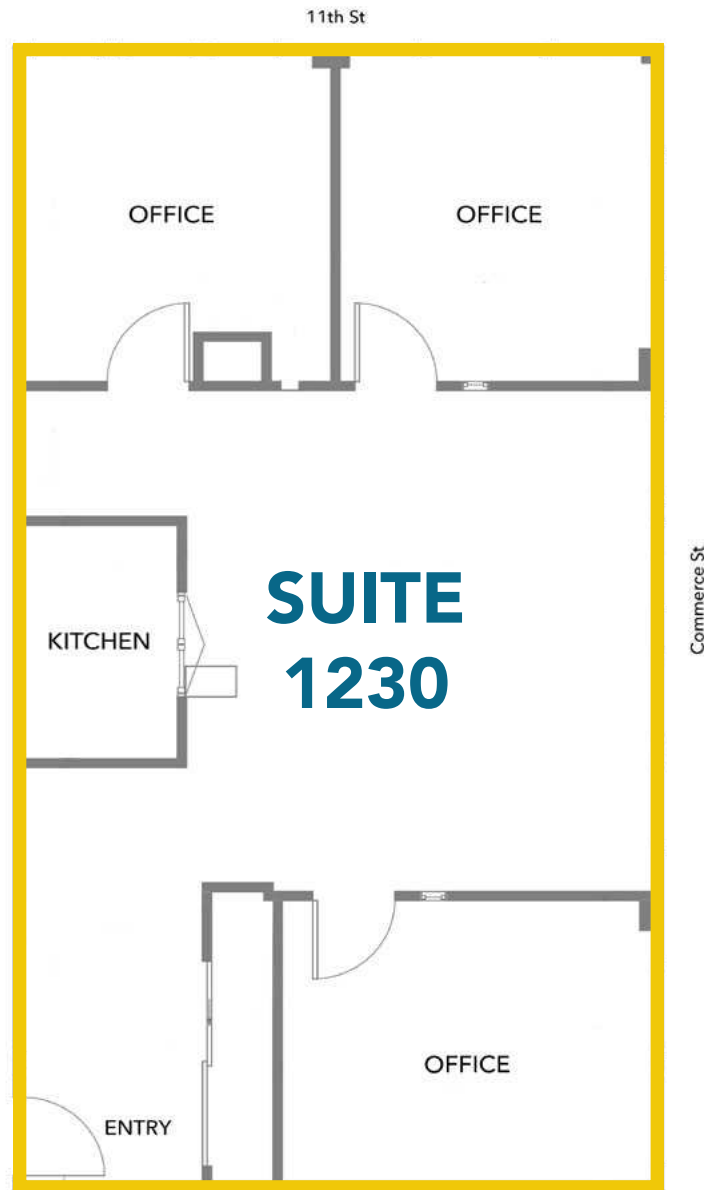
FOR LEASE

COMMERCE BUILDING

Available Suites

12th Floor

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



FOR LEASE



J SQUARED
INVESTMENTS

WHERE PROPERTY MANAGEMENT *REALLY* MEANS WORKSPACE EVOLUTION.



For more information about this property, contact:

JOHN BAUDER
jbauder@lee-associates.com
D 253.238.0043

HARRISON LAIRD
hlaird@lee-associates.com
D 253.238.0044

950 Pacific Avenue, Suite 200, Tacoma, WA 98402
253.383.8382 | lee-nw.com



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.