

## A MODERNIZED LANDMARK



LEED-CERTIFIED CLASS A OFFICE



MT. RAINIER & WATER VIEWS



1-BLOCK FROM CONVENTION CENTER LIGHT RAIL STATION



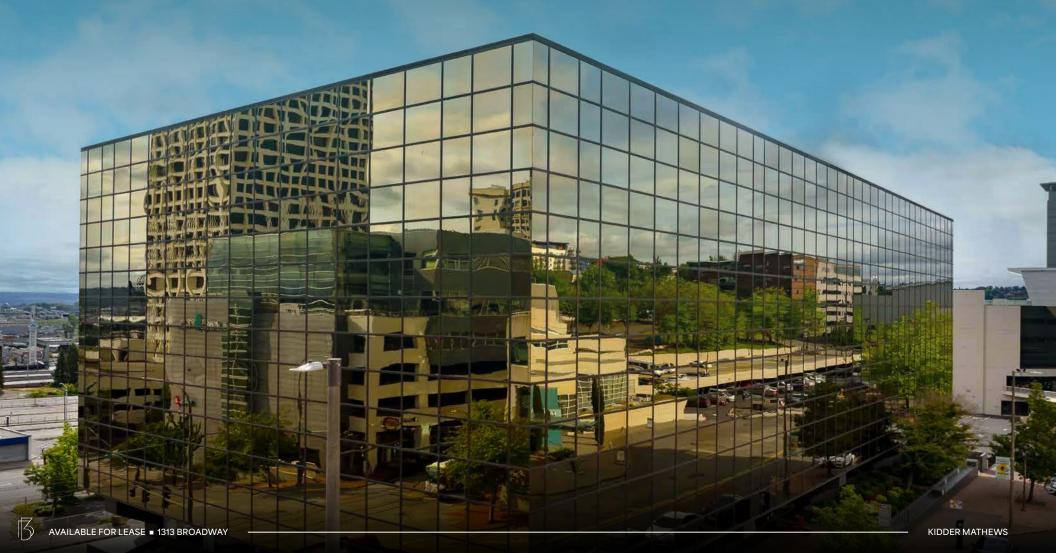
HIGH PROFILE CORNER LOCATION



EXTENSIVE LOBBY RENOVATIONS UNDERWAY



WALKERS PARADISE 95 WALK SCORE



## **CUTTING-EDGE RENOVATION**

Scheduled for Q2 2025 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

±2,000-13,911 SF

AVAILABLE FOR LEASE

## MAIN FLOOR

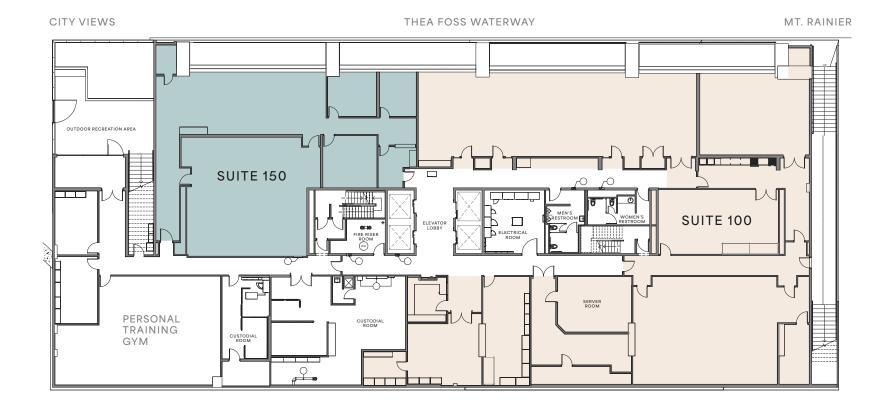
**13,756 SF**DIVISIBLE TO 2,000 SF

#### SUITE 100 \$18-24 PSF, FULL SERVICE

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

#### SUITE 150 \$24 PSF, FULL SERVICE

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



AVAILABLE FOR LEASE = 1313 BROADWAY KIDDER MATHEWS

## **3RD FLOOR**

13,911 SF

DIVISIBLE TO ±2000 SF

\$30

PSF FULL-SERVICE

#### **SUITE 300**

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

#### SPACE PROGRAM

- 3 conferences
- 14 private offices
- 2 phone rooms

- Break room
- Storage room
- Grand entry lobby

CITY VIEWS THEA FOSS WATERWAY MT. RAINIER



AVAILABLE FOR LEASE = 1313 BROADWAY KIDDER MATHEWS

## 3RD FLOOR—TEST FIT 1

#### SUITE 301 | ±7,378 SF \$28 PSF, FULL SERVICE

- 9 private offices
- 1 large conference
- 2 medium conferences
- Spacious reception area
- Hoteling area
- Server Room
- Storage Room

#### SUITE 302 | ±3,459 SF \$30 PSF, FULL SERVICE

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

#### SUITE 303 | ±3,074 SF \$32 PSF, FULL SERVICE

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

CITY VIEWS THEA FOSS WATERWAY MT. RAINIER



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AVAILABLE FOR LEASE = 1313 BROADWAY KIDDER MATHEWS

## 3RD FLOOR—TEST FIT 2

#### SUITE 301 | ±7,374 SF \$28 PSF, FULL SERVICE

- 9 private offices
- 1 large conference
- 2 medium conferences
- Hoteling area

- Spacious reception
- Server room
- Storage room
- Break room

#### SUITE 302 | ±6,537 SF \$32 PSF, FULL SERVICE

- 7 private offices
- 2 large conferences
- 2 spacious storage rooms
- Spacious reception room
- Seperate break room

CITY VIEWS THEA FOSS WATERWAY MT. RAINIER OFFICE OFFICE CONFERENCE OFFICE OFFICE **SUITE 301** OFFICE **SUITE 302** RECEPTION OFFICE **BUILT IN CASEWORK** COFFEE STATION STORAGE SERVER OFFICE CONFERENCE H OFFICE LEASED OFFICE SUITE 302 BREAK ROOM LEASED OFFICE 

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AVAILABLE FOR LEASE 

1313 BROADWAY

# PROPERTY PARKING

#### MARKET GARAGE

1149 MARKET ST, TACOMA, WA

10 employees / stalls: \$134.83\*

Single park: \$178.95\*

TYPE Garage

PRICE

#### PACIFIC PLAZA GARAGE

1137 COMMERCE ST, TACOMA, WA

PRICE \$167.66 / stall / monthly

TYPE Garage

#### 1306 PACIFIC AVE

TACOMA. WA

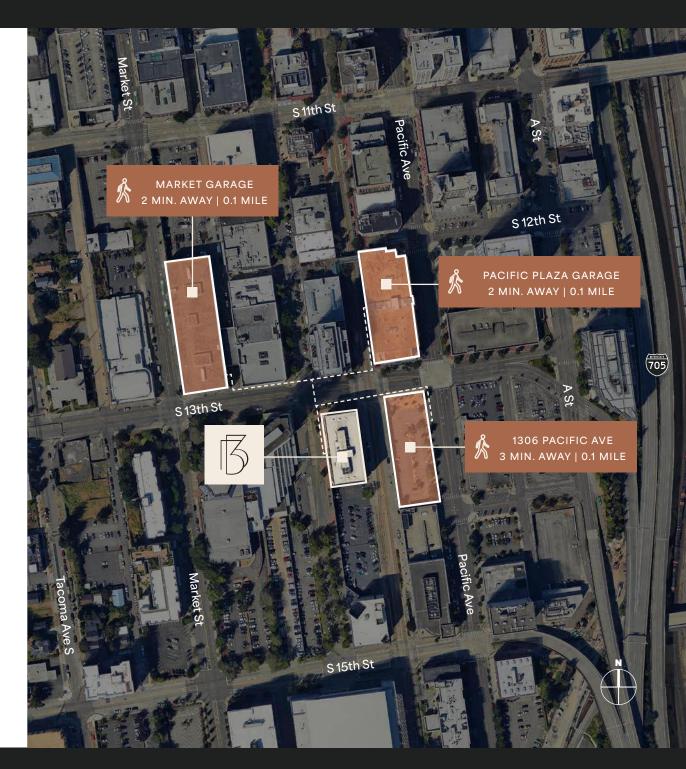
PRICE

10 employees / stalls: \$118.80\*

Single park: \$156.89\*

TYPE Surface lot

\*Includes estimated taxes and fees



## **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







### Exclusively leased by

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