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.

J SQUARED
INVESTMENTS

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

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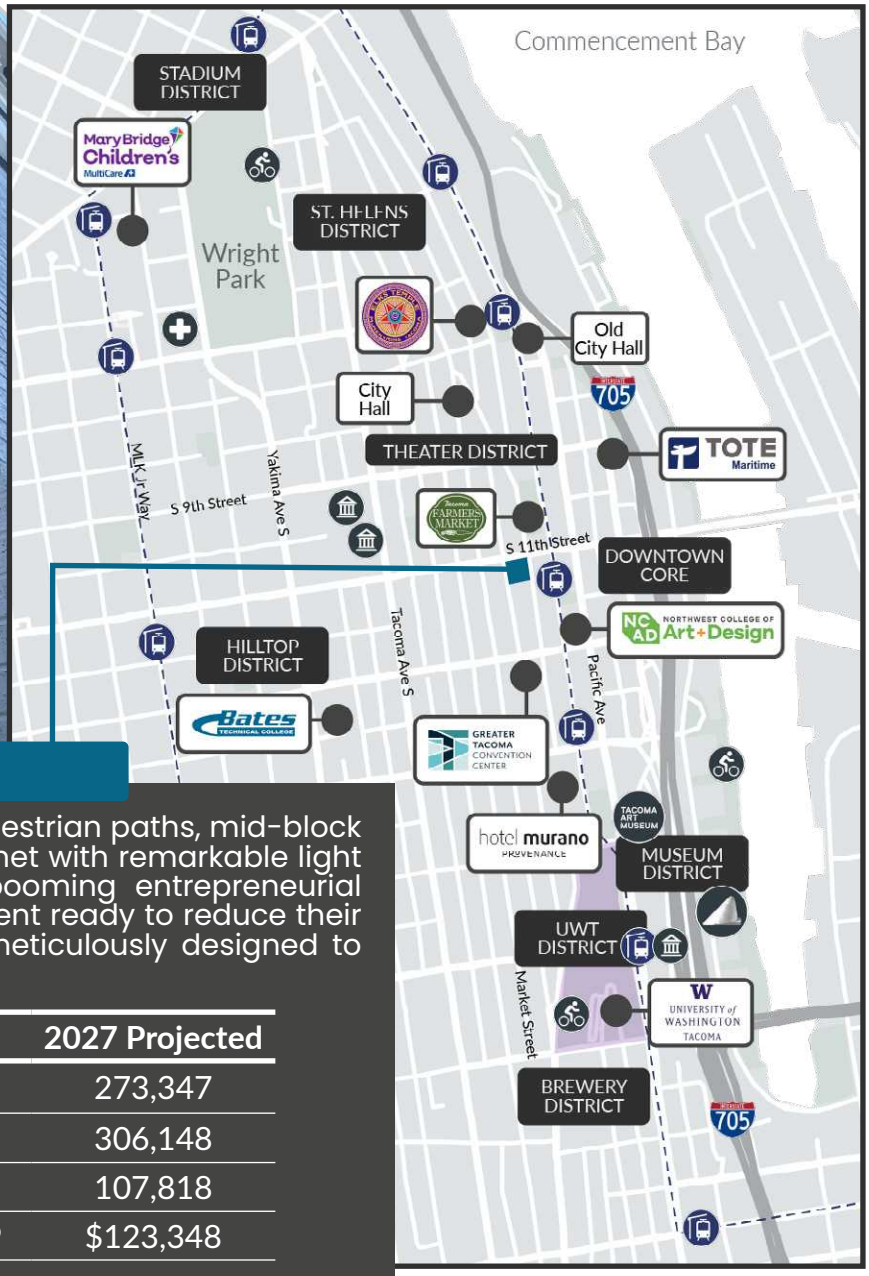
1102 BROADWAY

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 lost 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.

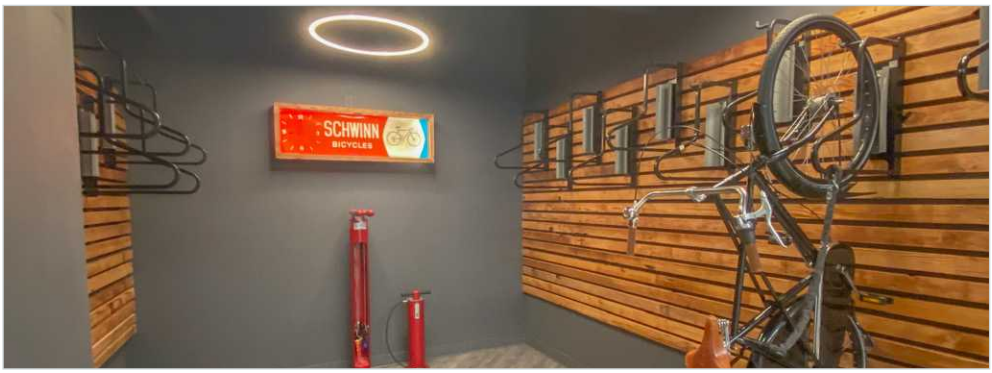
Demographics	2020	2027 Projected
5-Mile Population	266,319	273,347
1-Mile Daytime Population	298,455	306,148
5-Mile Households	105,204	107,818
5-Mile Avg Household Income	$103,919	$123,348

1102 BROADWAY

Amenities

Access to new amenity, entertainment and fitness center

Owned and managed by J² 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*

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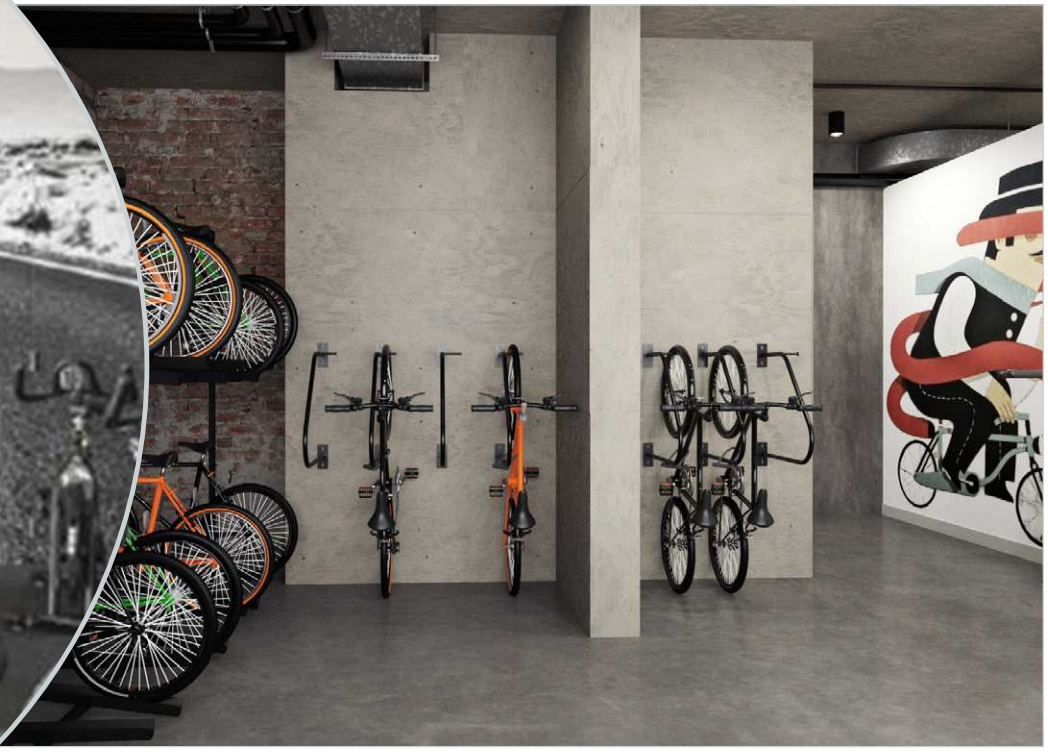
1102 Broadway, Tacoma, WA
presented by **LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES**

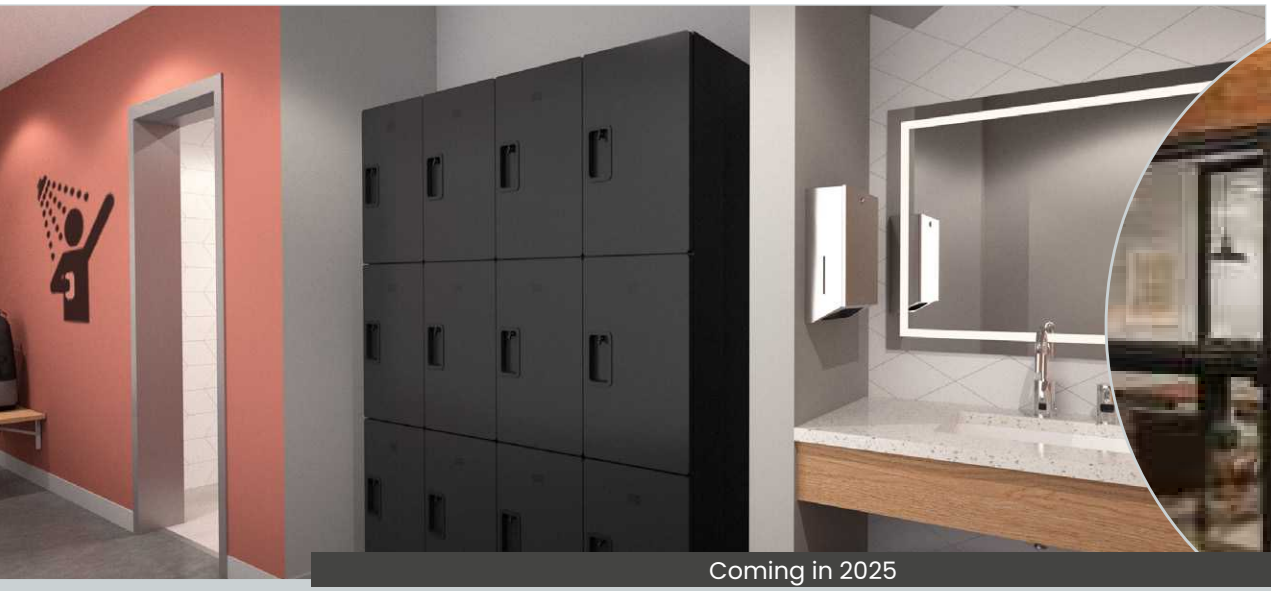
1102 BROADWAY

Amenities

Brand new on-site amenities coming in 2025.



- 30-person Conference Room with A/V
- Tenant Lounge + Kitchenette
- Fitness Room with Lockers/ Showers



Coming in 2025

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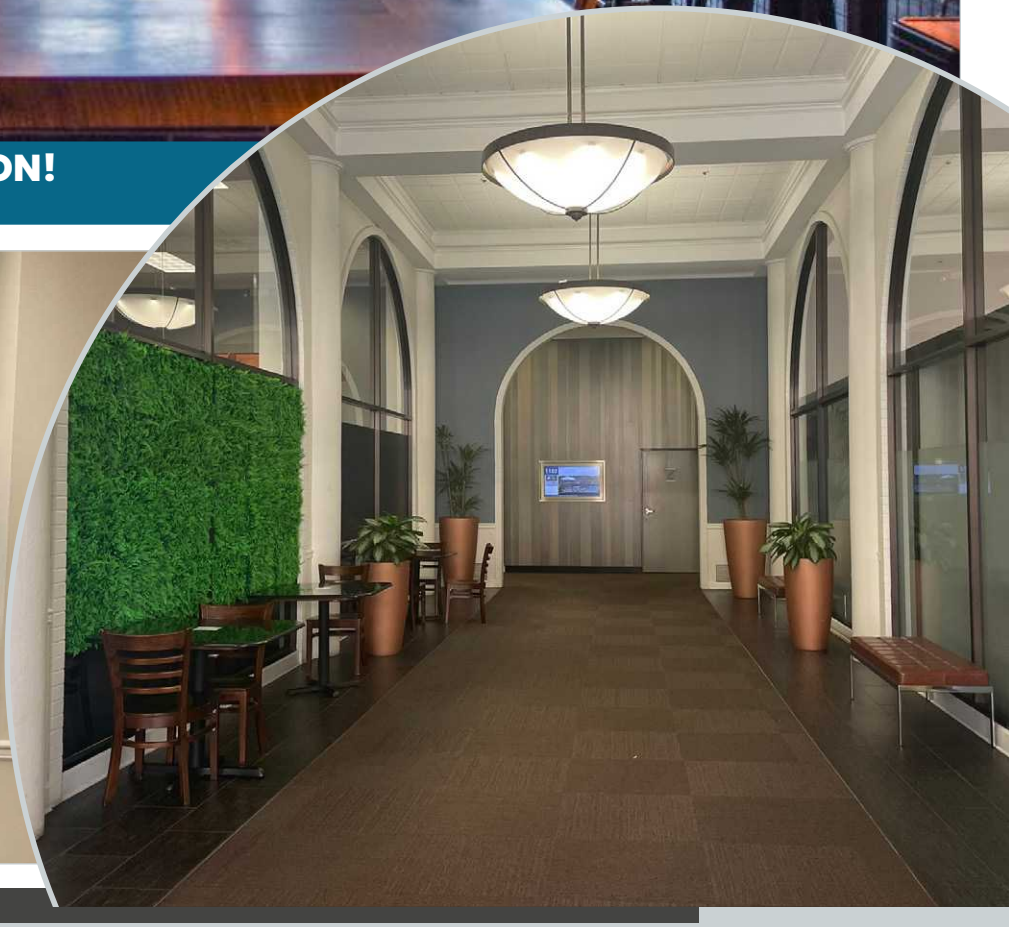
1102 BROADWAY

Buildouts

Refinished Lobbies and High-End Tenant Buildouts

WOODEN CITY - COMING SOON!

(PHOTO OF DIFFERENT LOCATION)



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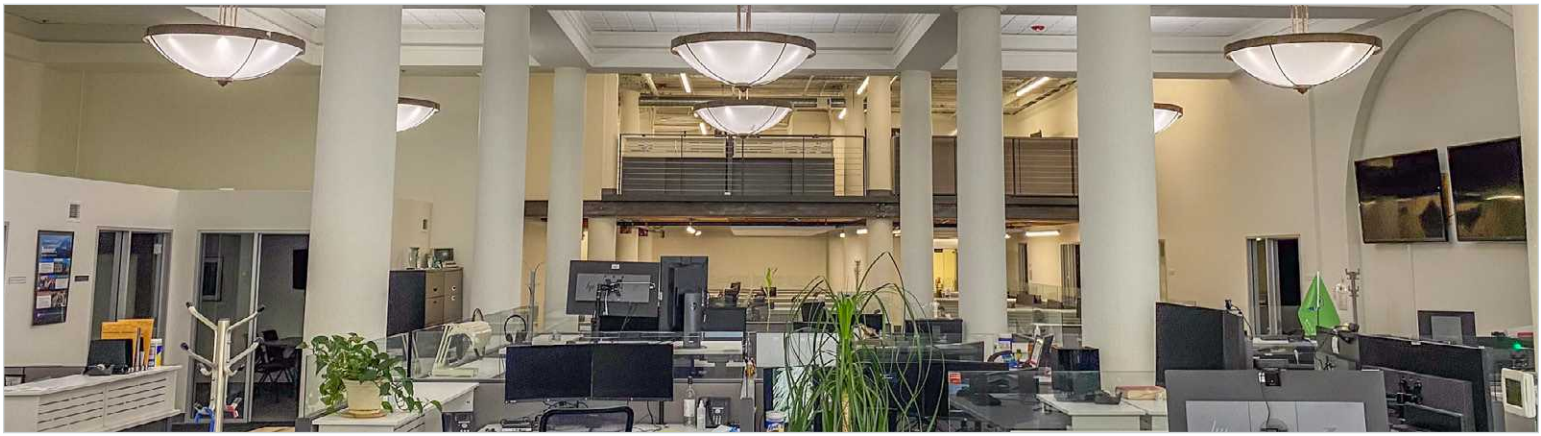
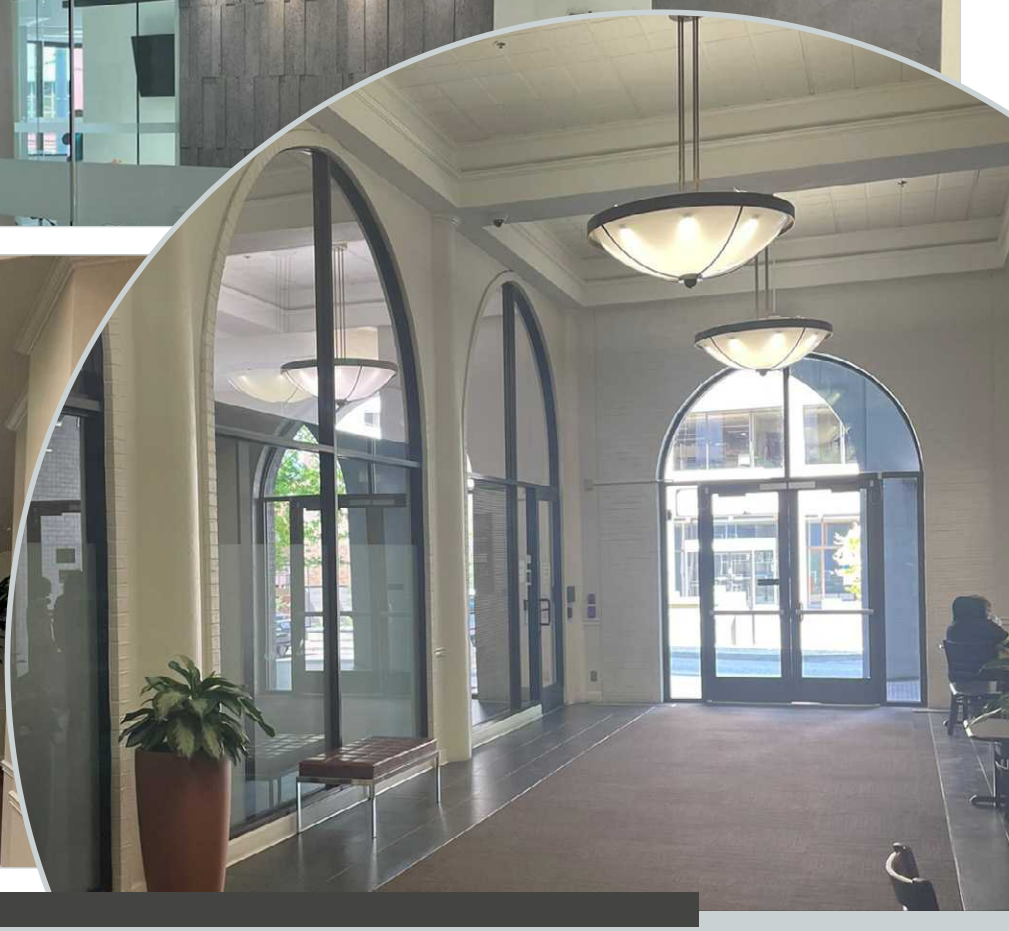
1102 BROADWAY

Buildouts

Refinished Lobbies and High-End Tenant Buildouts





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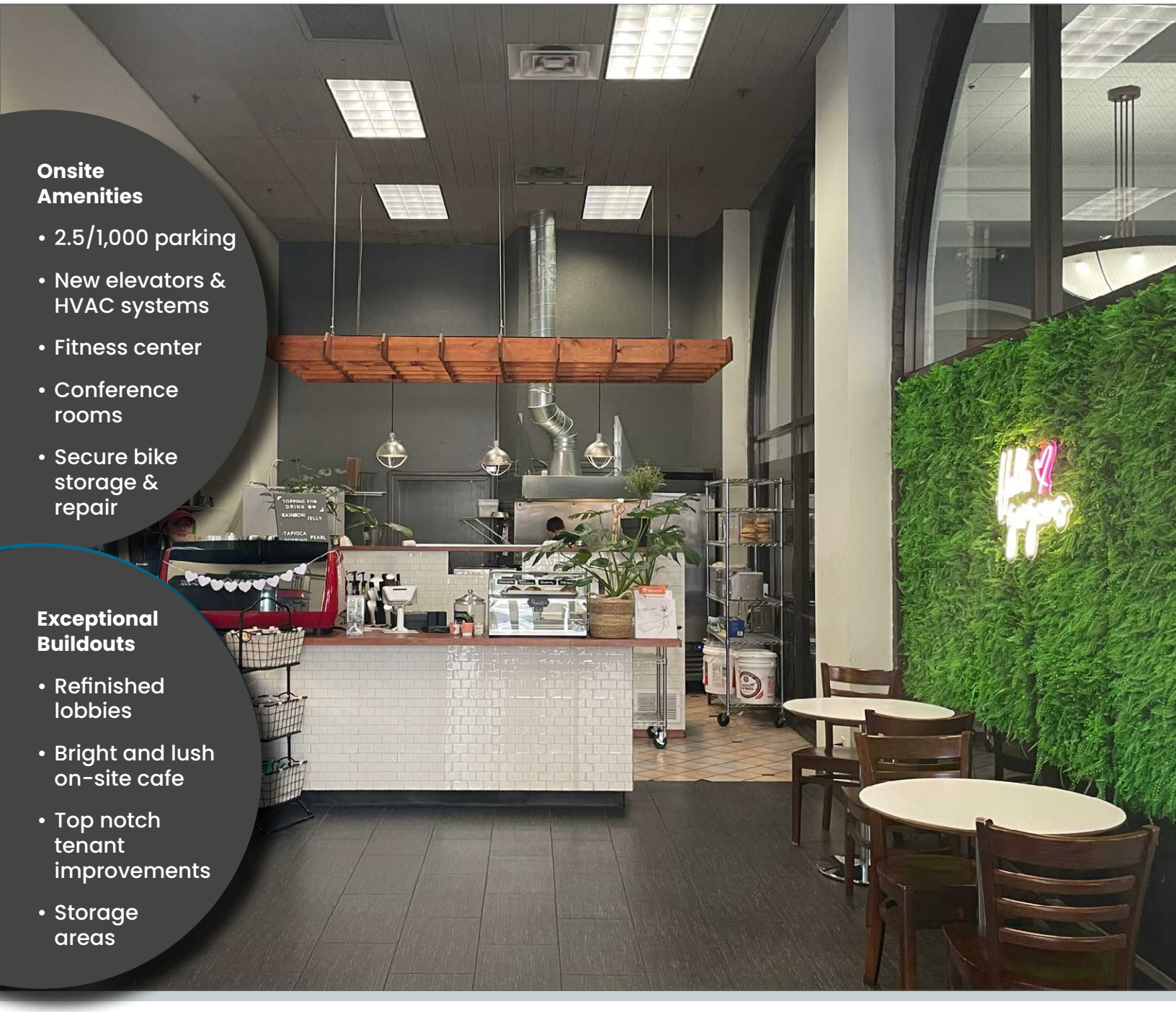
1102 BROADWAY

Available Spaces

Available Suites

FLOOR	SUITE	RATE (SF / YR)	SIZE (SF)	NOTES
2	Suite 200	$28.00 SF / YR	4,062 SF	Divisible to 1,448 SF
2	Suite 201	$28.00 SF / YR	3,579 SF	Divisible to 2,000 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

J SQUARED INVESTMENTS

1102 Broadway, Tacoma, WA

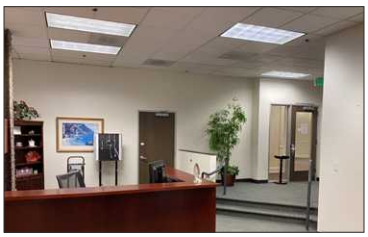
presented by **LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES**

2nd Floor

VIEW ALL AVAILABLE SUITES

SUITE	TYPE	RATE (SF / YR)	SIZE (SF)
Suite 200	Office	$28.00 SF/YR	4,062 SF (divisible to 1,448 SF)
Suite 201	Office	$28.00 SF/YR	3,579 SF (divisible to 2,000 SF)

Photos below are of Suite 201



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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

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