

# TACOMA'S PREMIER CLASS A OFFICE

1201  
PACIFIC



[1201PACIFICAVE.COM](http://1201PACIFICAVE.COM)

Owned  
by

UNICO

Leased  
by



Kidder  
Mathews



Immediate ingress/  
egress to I-705/I-5

Brand new exterior renovations,  
new plaza/courtyard,  
and outdoor seating

Convenient on-site deli and  
coffee shop

Building conference rooms and  
locker room facilities available  
with ample covered parking  
for employees and visitors

Close to Marriott Hotel,  
Tacoma Convention Center,  
YMCA, and UW Tacoma

One block from Link Light Rail with  
direct connectivity to Tacoma  
Station, and Sounder Train

Panoramic view of  
Commencement Bay, Mt.  
Rainier, Olympics, and  
Cascade Mountains

Join tenants such as Gordon  
Thomas Honeywell, Merrill Lynch,  
Propel Insurance, NY Life,  
and Regus



## AVAILABILITIES

|             |                      |             |
|-------------|----------------------|-------------|
| C Suites    | ±886 - ±3,701 RSF    | \$22.00 PSF |
| Suite P-175 | ±2,086 RSF           | \$32.00 PSF |
| Suite 300   | ±6,670 - ±14,326 RSF | \$27.00 PSF |
| Suite 450   | ±7,257 RSF           | \$32.00 PSF |
| Suite 1200  | ±9,044 RSF           | \$32.00 PSF |
| Suite 1450  | ±4,122 RSF           | \$34.00 PSF |
| Suite 1502  | ±5,252 RSF           | \$34.00 PSF |
| Suite 1650  | ±3,406 RSF           | \$34.00 PSF |
| Suite 2100  | ±3,499 - ±15,871 RSF | \$34.00 PSF |



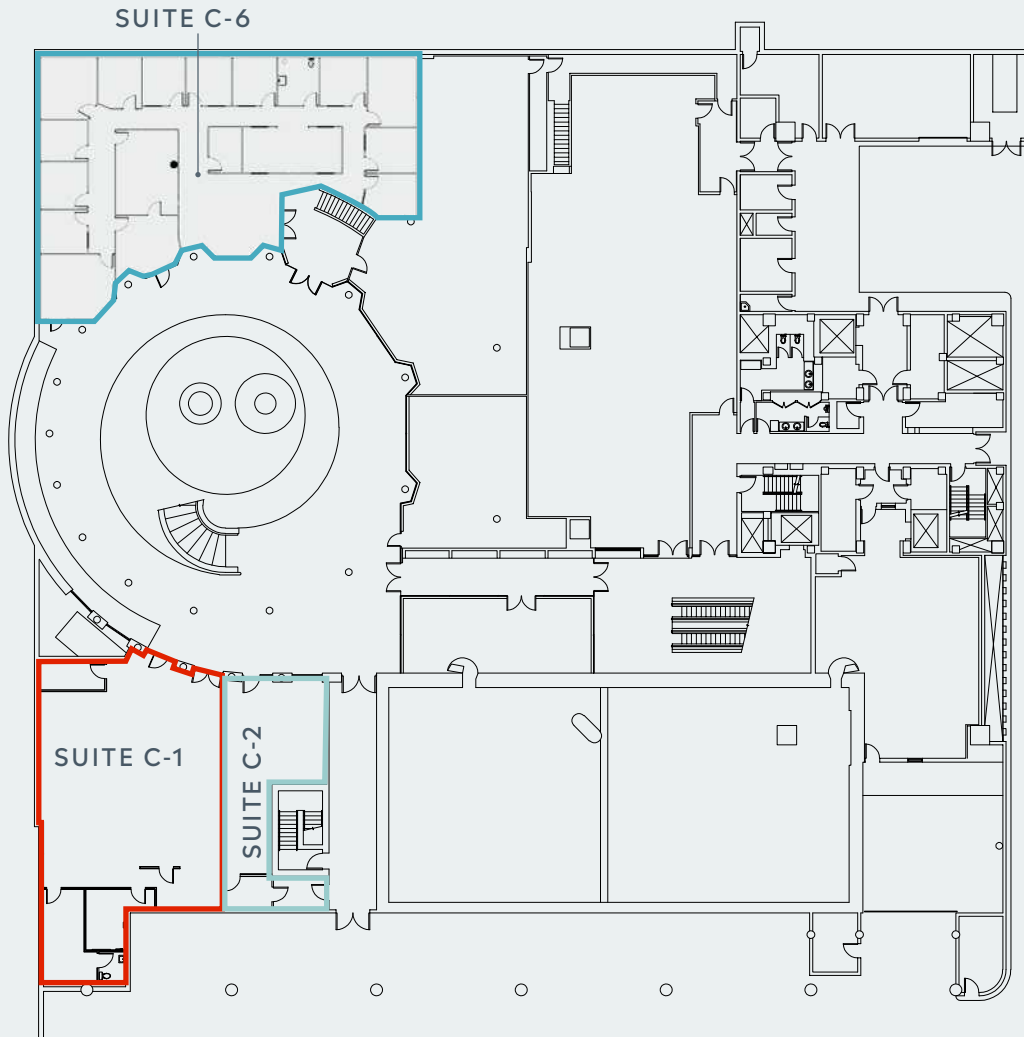
1201 Pacific, Tacoma's largest office tower, is located in the heart of the CBD, providing employees with all the convenience they need and the energy they desire.





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# COURTYARD



±2,637

RENTABLE SF  
SUITE C-1

±886

RENTABLE SF  
SUITE C-2

±3,701

RENTABLE SF  
SUITE C-6

\$22.00

PSF, FULL SERVICE

## SUITE C-6 SPACE PROGRAM

- 14 Private Offices
- 1 Large Conference Room
- 1 Medium Conference Room
- 1 Breakroom
- IT/Server Room

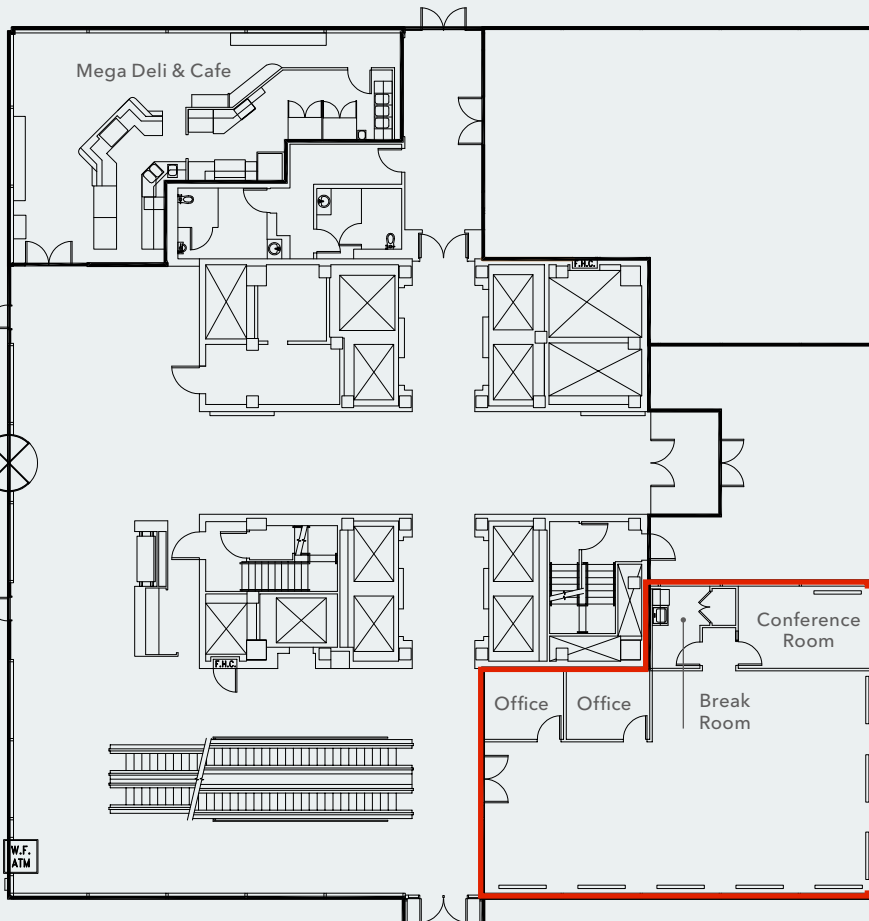


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# SUITE P-175

COMMENCEMENT BAY VIEWS

DOWNTOWN TACOMA VIEWS - PACIFIC AVE



MT RAINIER & THEA FOSS WATERWAY VIEWS

±2,086

RENTABLE SF

\$32.00

PSF, FULL SERVICE

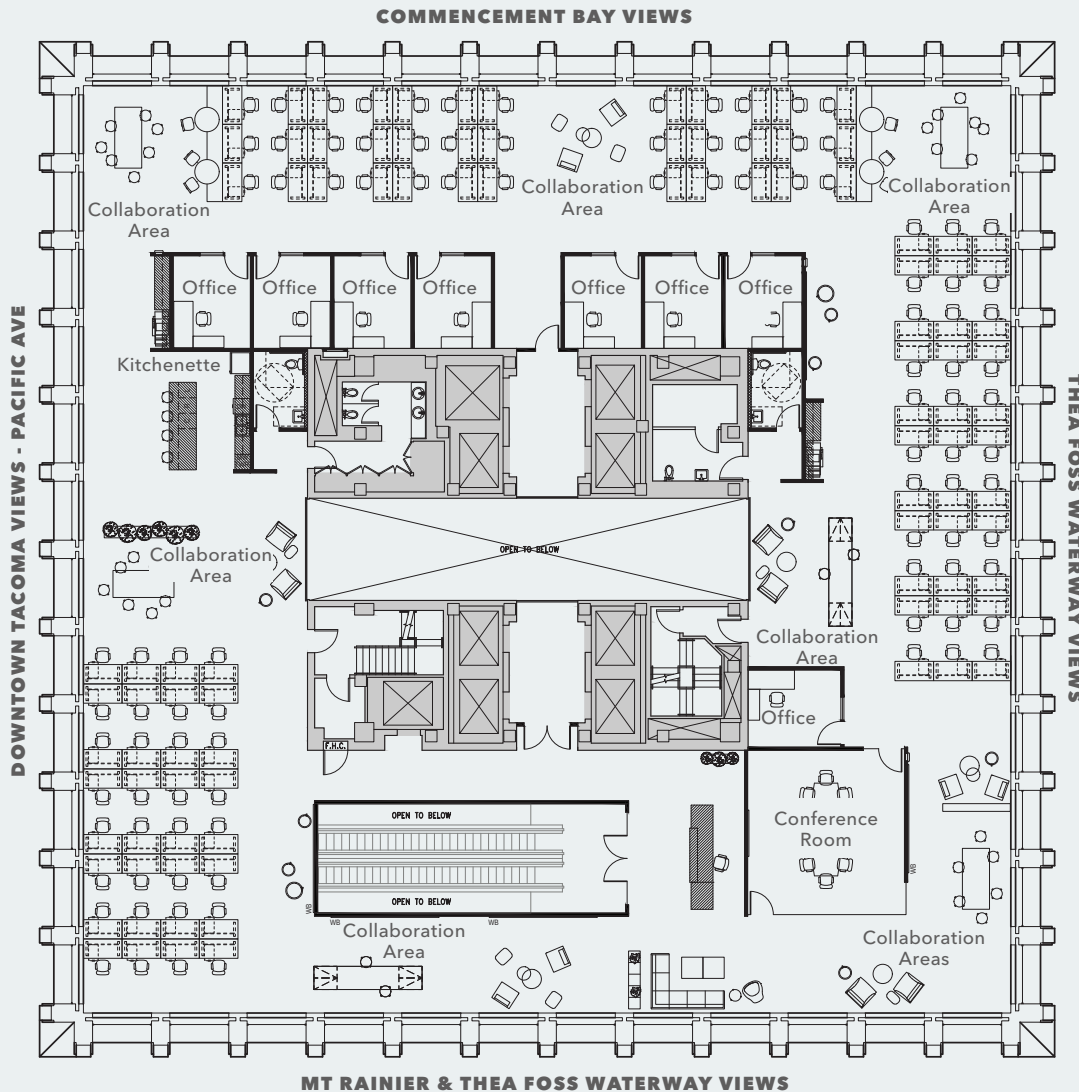
## SUITE P-175 SPACE PROGRAM

- 2 Private Offices
- Conference Room
- Breakroom

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# SUITE 300

TEST FIT



±14,326

RENTABLE SF  
(DEMISABLE)

\$27.00

PSF, FULL SERVICE

## SPACE PROGRAM

- 8 Private Offices
- Large Conference Room
- 10 Collaboration Areas
- 101 Work Stations
- Kitchenette

⇒ [Click Here to View 3rd Floor Dimising and Layout Options](#)

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# SUITES 450



±7,257  
RENTABLE SF

\$32.00  
PSF, FULL SERVICE

## SPACE PROGRAM

- 16 Private Offices
- Conference Room
- Work Room
- Breakroom
- Storage Room

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# SUITE 1200



±9,044  
RENTABLE SF

\$32.00  
PSF, FULL SERVICE

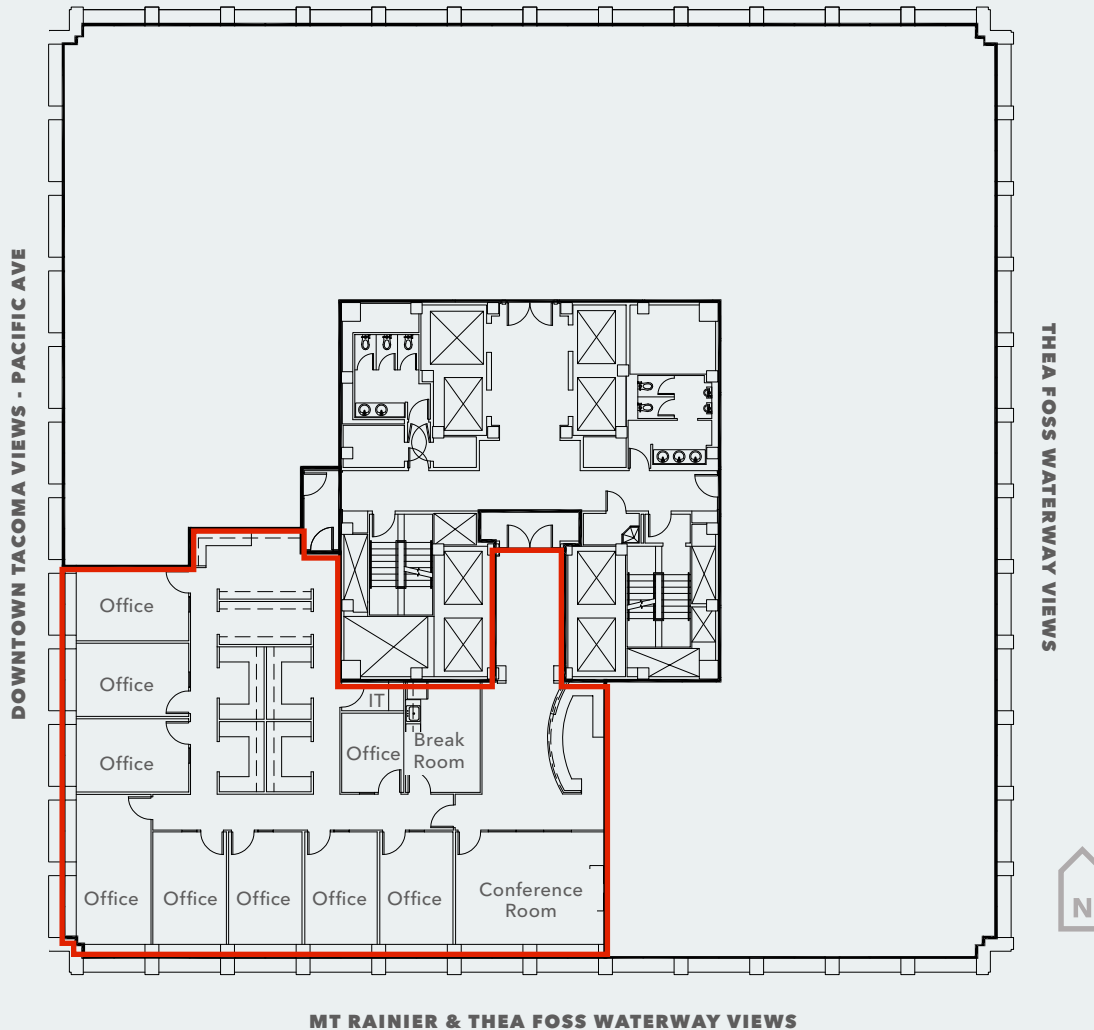
## SPACE PROGRAM

- 25 Private Offices
- 1 Large Conference Room
- 3 Storage Rooms
- Spacious Reception
- Copy/Mail Room
- Lounge Area
- Kitchenette

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# SUITE 1450

COMMENCEMENT BAY VIEWS



±4,122  
RENTABLE SF

\$34.00  
PSF, FULL SERVICE

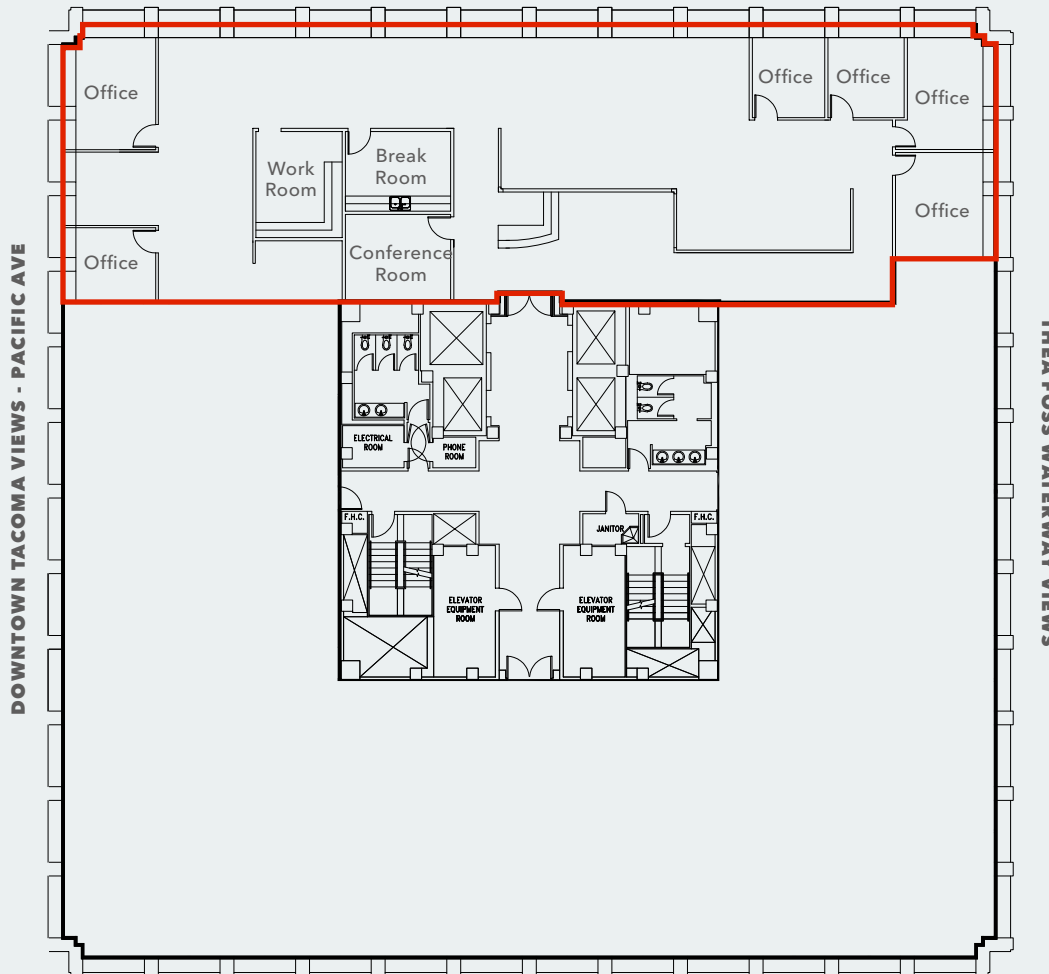
## SPACE PROGRAM

- 9 Private Offices
- Conference Room
- IT / Server Room
- Breakroom

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# SUITE 1502

COMMENCEMENT BAY VIEWS



±5,252  
RENTABLE SF

\$34.00  
PSF, FULL SERVICE

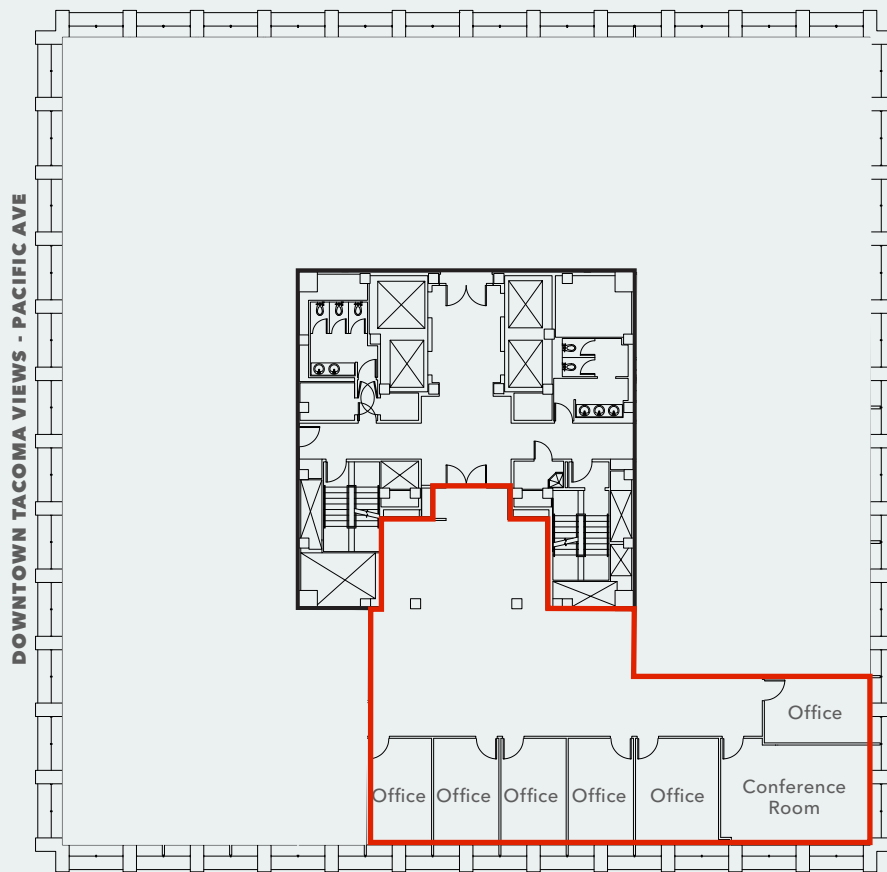
## SPACE PROGRAM

- 6 Private Offices
- Conference Room
- Workroom
- Breakroom

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# SUITE 1650

COMMENCEMENT BAY VIEWS



MT RAINIER & THEA FOSS WATERWAY VIEWS

±3,406

RENTABLE SF

\$34.00

PSF, FULL SERVICE

## SPACE PROGRAM

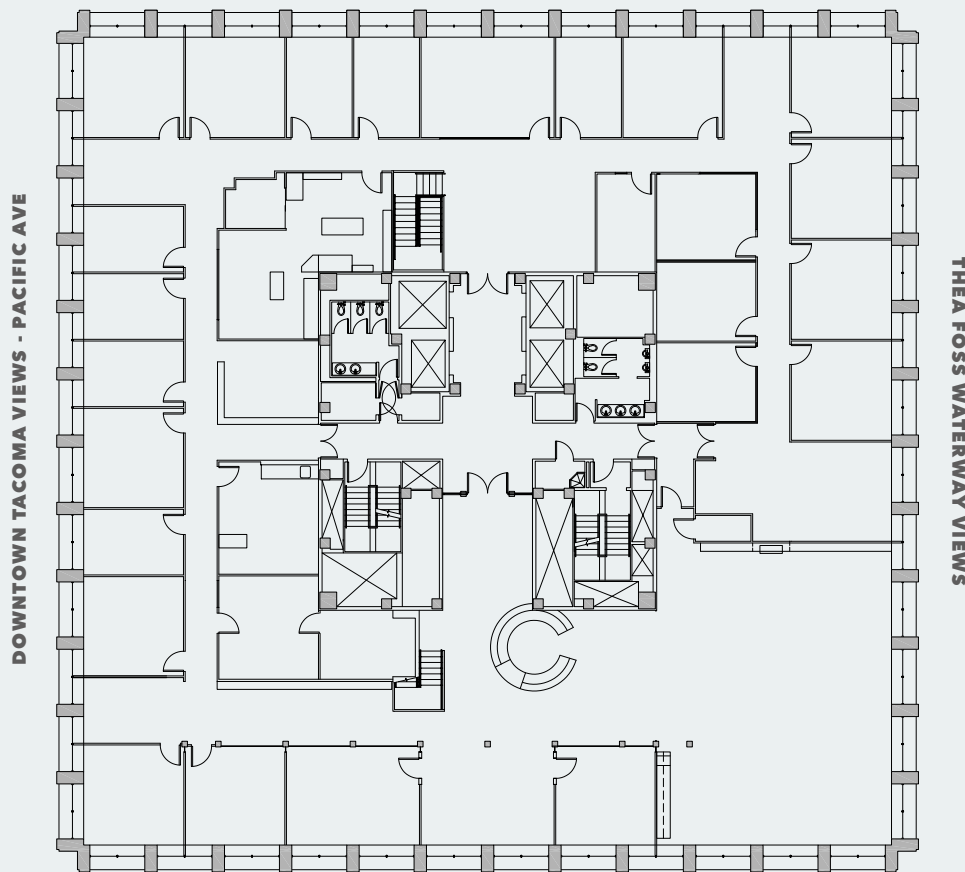
- 6 Private Offices
- Conference Room



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# SUITE 2100

COMMENCEMENT BAY VIEWS



MT RAINIER & THEA FOSS WATERWAY VIEWS

±15,871

RENTABLE SF

\$34.00

PSF, FULL SERVICE

## SPACE PROGRAM

- 23 Private Offices
- 5 Conference Room
- Data/Server Room



⇒ [Click Here to View 21st Floor Dimising and Layout Options](#)



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99

WALK SCORE

2 min

TO INTERSTATE 5

40 min

TO SEATTLE  
CBD

40 min

TO BELLEVUE  
CBD

# ALL YOU NEED IS FOOTSTEPS AWAY

## EAT + DRINK

- |                                |                             |
|--------------------------------|-----------------------------|
| 1 McMenamins Elk's Temple      | 19 Outpost                  |
| 2 The Matador                  | 20 Mega Bites               |
| 3 Thai Pepper                  | 21 En Rama                  |
| 4 Over the Moon Cafe           | 22 Happy Belly              |
| 5 Merconi's Pub                | 23 The Fish Peddler         |
| 6 Dystopian Brewery            | 24 Fresh Rolls              |
| 7 Steel Creek American Whiskey | 25 The KOI Japanese Cuisine |
| 8 Fujiya Japanese              | 26 The Social Bar & Grill   |
| 9 Galanga Thai                 | 27 Johnny's Dock            |
| 10 Mexico Magicao              | 28 Abella Pizza             |
| 11 Old Spaghetti Factory       | 29 The Harmon               |
| 12 The Forum                   | 30 Indochine                |
| 13 Office Bar & Grill          | 31 Subway                   |
| 14 Pita Pit                    | 32 Poke                     |
| 15 Domino's                    | 33 Jimmy Johns              |
| 16 Subway                      | 34 Zeeks Pizza              |
| 17 Puget Sound Pizza           |                             |

## BANKS

- |                     |
|---------------------|
| 1 Key Bank          |
| 2 Union Bank        |
| 3 Commencement Bank |
| 4 Columbia Bank     |
| 5 Bank of America   |
| 6 Banner Bank       |
| 7 Chase Bank        |
| 8 Heritage Bank     |
| 9 Umpqua Bank       |
| 10 Bank of the West |

## COFFEE

- |                         |
|-------------------------|
| 1 Bostwick Cafe & Bagel |
| 2 Lucky Penny Cafe      |
| 3 Lift Bridge Coffee    |
| 4 Mad Hat Tea Co        |
| 5 Tower Coffee          |
| 6 Anthem Coffee & Tea   |

## CULTURE & ARTS

- |                               |
|-------------------------------|
| 1 Tacoma Art Museum           |
| 2 Children's Museum of Tacoma |
| 3 Museum of Glass             |
| 4 Broadway Farmers Market     |
| 5 Pantages Theater            |
| 6 Rialto Theater              |
| 7 Theater on the Square       |
| 8 Tacoma Historical Society   |
| 9 Tacoma Comedy Club          |
| 10 Fireman's Park             |
| 11 Prairie Line Trail         |
| 12 UW Tacoma                  |
| 13 Tacoma School of the Arts  |
| 14 YMCA                       |

# 1201 PACIFIC



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by



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