

FOR LEASE

OFFICE/FLEX & DATA CENTER

*Office with Warehouse Space &
Data Center Available for Lease*

2320 COMMERCE ST & 2324 PACIFIC AVE
TACOMA, WA



OFFICE/FLEX & DATA CENTER

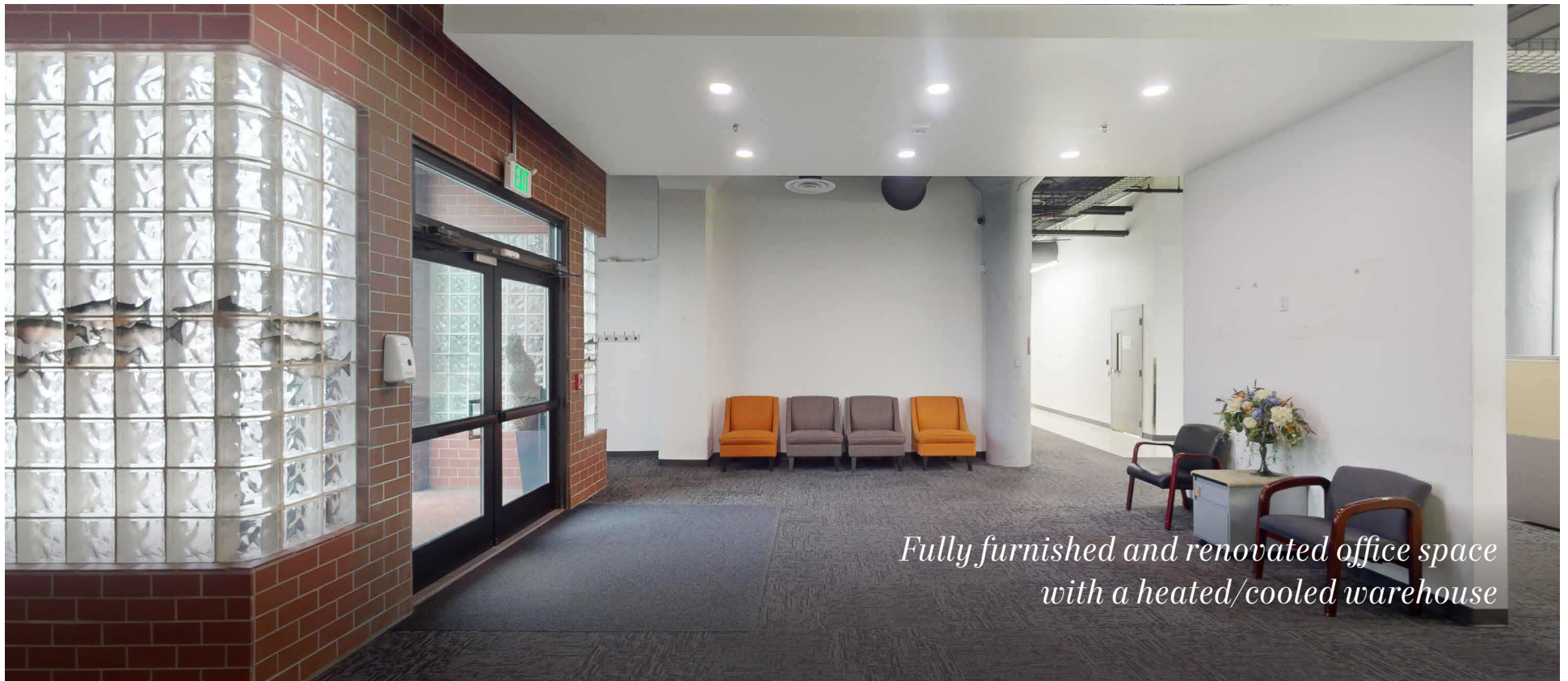
Entire building available for Lease for ±38,230 SF

OFFICE / WAREHOUSE | ±21,000 SF

| | |
|-------------------------|-------------------|
| ADDRESS | 2320 Commerce St |
| DOCK LEVEL GARAGE DOORS | 3 |
| CEILING HEIGHT | 13'7" |
| LEASE RATE | \$12.00 PSF + NNN |

DATA CENTER/FLEX | ±17,230 SF

| | |
|---------------------------------------|------------------|
| ADDRESS | 2324 Pacific Ave |
| DRIVE-IN GARAGE FOR LOADING/UNLOADING | 1 |
| CEILING HEIGHT | 14'4" - 14'8" |
| LEASE RATE | Call Brokers |



*Fully furnished and renovated office space
with a heated/cooled warehouse*

PROPERTY OVERVIEW

OFFICE / WAREHOUSE | 2320 COMMERCE ST

Power - 400 amp 480v 3-phase power

Office space has been renovated and is fully furnished

Warehouse (upper level) is heated and cooled

Fully Sprinklered

Warehouse ceiling height: 13'7"

DATA CENTER | 2324 PACIFIC AVE

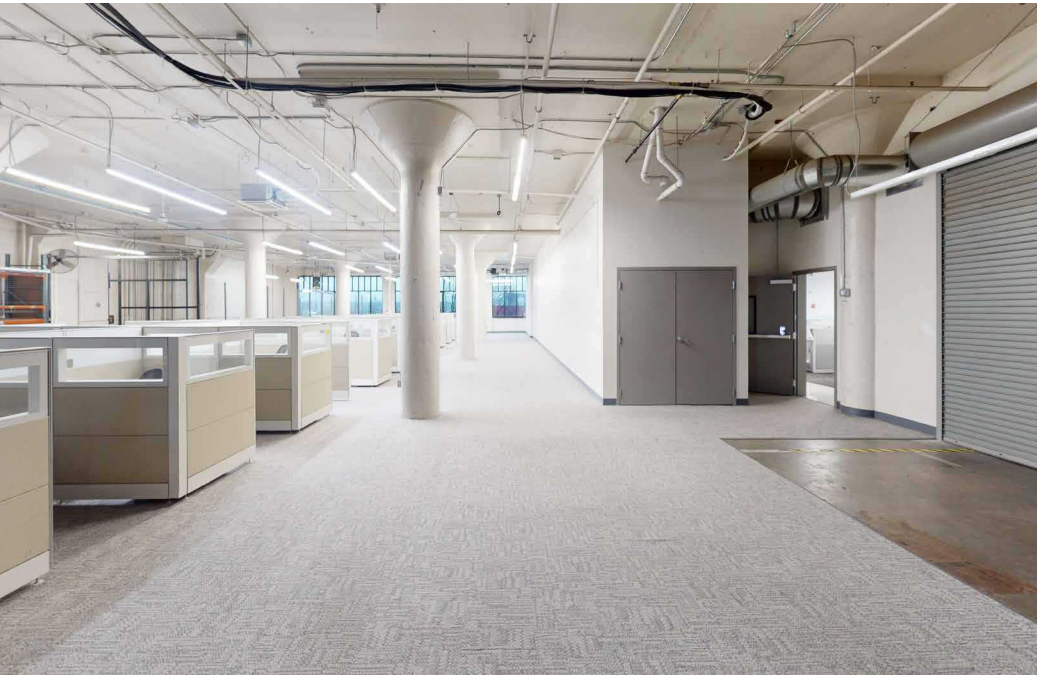
1,600 amp 480v 3-phase power & 800kw diesel rooftop generator

Power substation located next to building for future power upgrades

Additional power hookup for street/mobile generator

2 AT&T fiber drops with access agreement in place

Pre-action sprinkler system & seismic upgrades



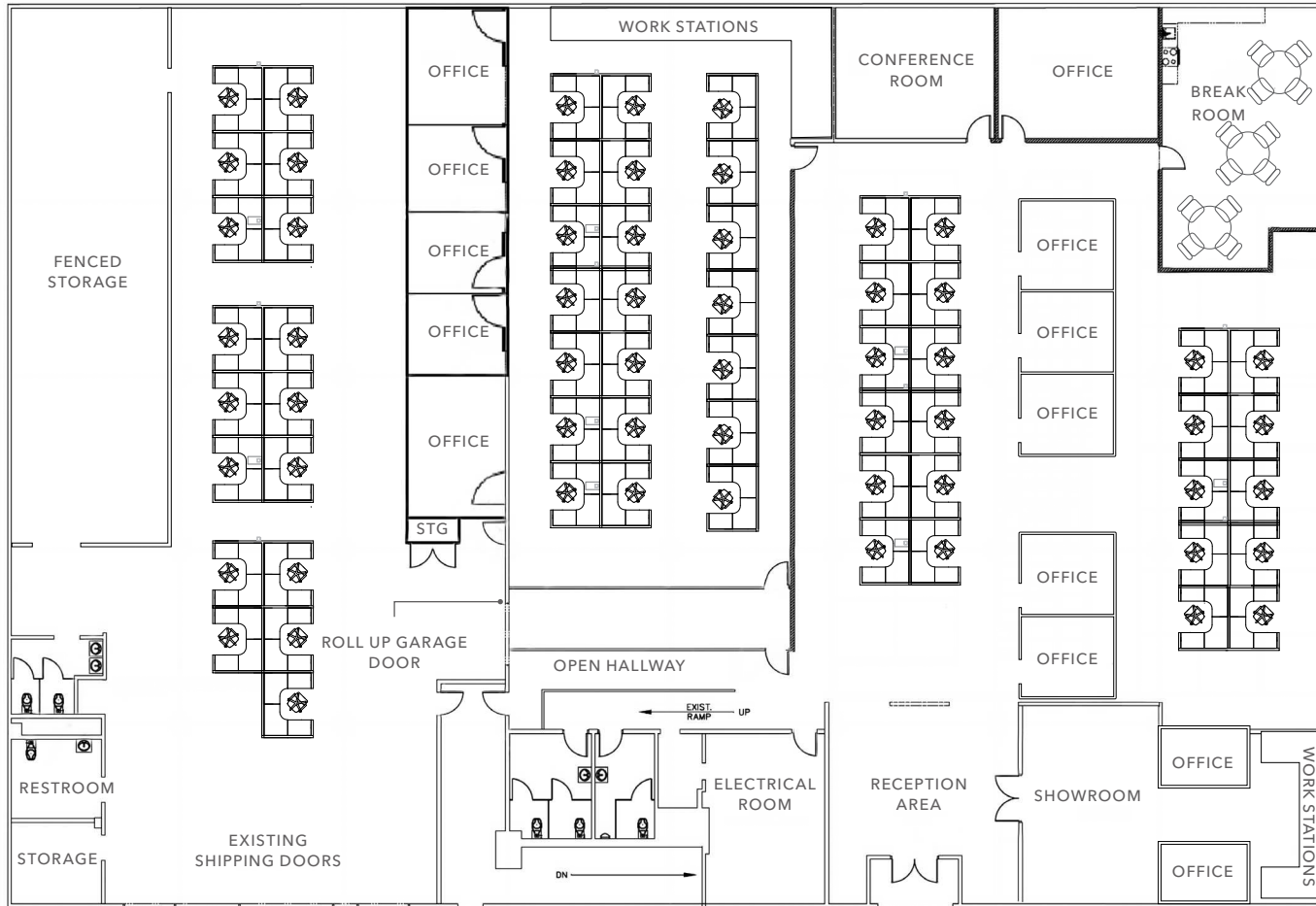
OFFICE/FLEX & DATA CENTER



Renovated & Furnished Office



2320 COMMERCE | OFFICE / WAREHOUSE



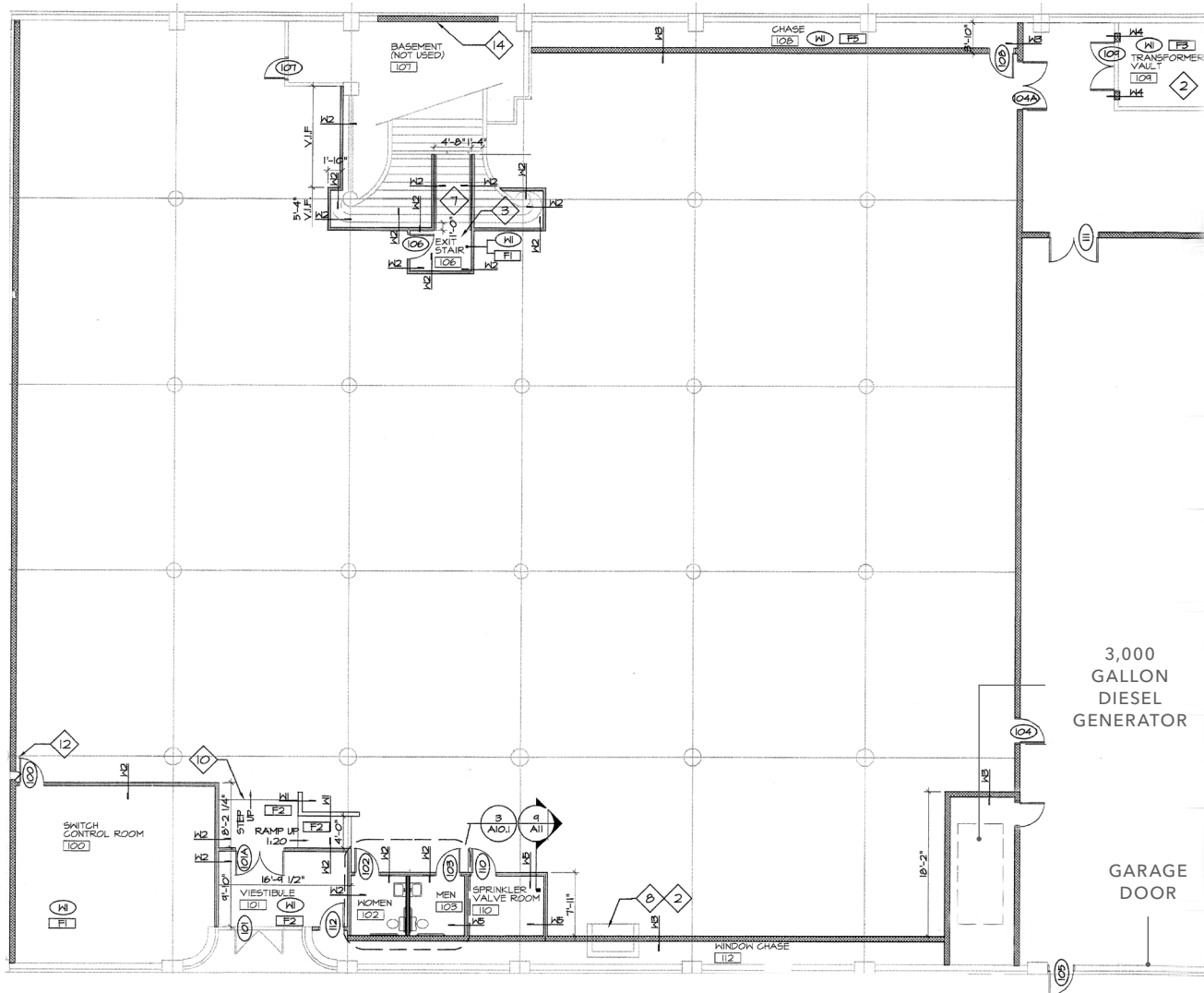
+21,000
SF AVAILABLE

\$12.00
PSF, PLUS NNN

OFFICE/FLEX & DATA CENTER



2324 PACIFIC AVE | DATA CENTER



±17,230
SF AVAILABLE

CALL
BROKERS FOR RATE

OFFICE/FLEX & DATA CENTER

THE LOCATION YOUR EMPLOYEES NEED & YOUR CLIENTS DESERVE

DRIVE TO I-705

3 MINS

DRIVE TO I-5

3 MINS

DRIVE TO HWY 16

4 MINS

DRIVE TO
ST. JOSEPH MEDICAL CENTER




5 MINS

AVAILABLE FOR LEASE



OFFICE/FLEX & DATA CENTER

AVAILABLE PARKING

-  STREET PARKING
-  LONG TERM PARKING
-  SHORT TERM PARKING



**SUBJECT
PROPERTY**

OFFICE/FLEX & DATA CENTER

Exclusively leased by

DREW FRAME, SIOR
Senior Vice President
253.948.7032
drew.frame@kidder.com

RYAN KERSHAW
Associate
206.949.1334
ryan.kershaw@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

