



Class A Office Space with Cutting-Edge Renovations

1313 BROADWAY

TACOMA, WA 98402



1313BROADWAY.COM

km Kidder
Mathews

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



WALKERS PARADISE
95 WALK SCORE



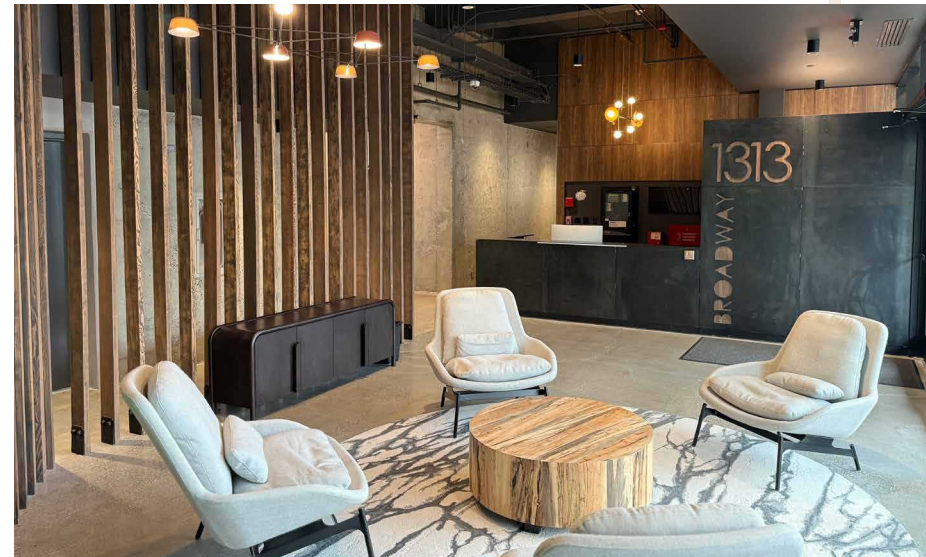
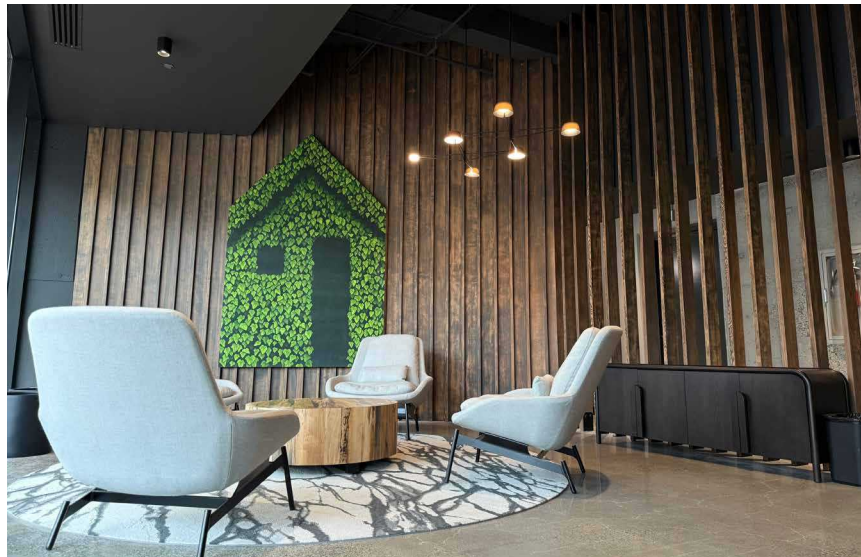
AVAILABLE FOR LEASE ■ 1313 BROADWAY

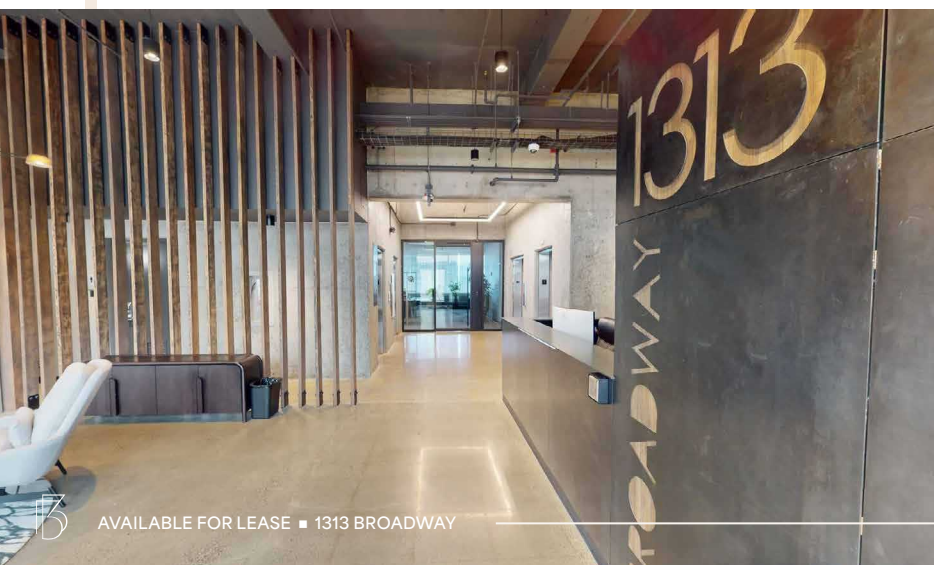
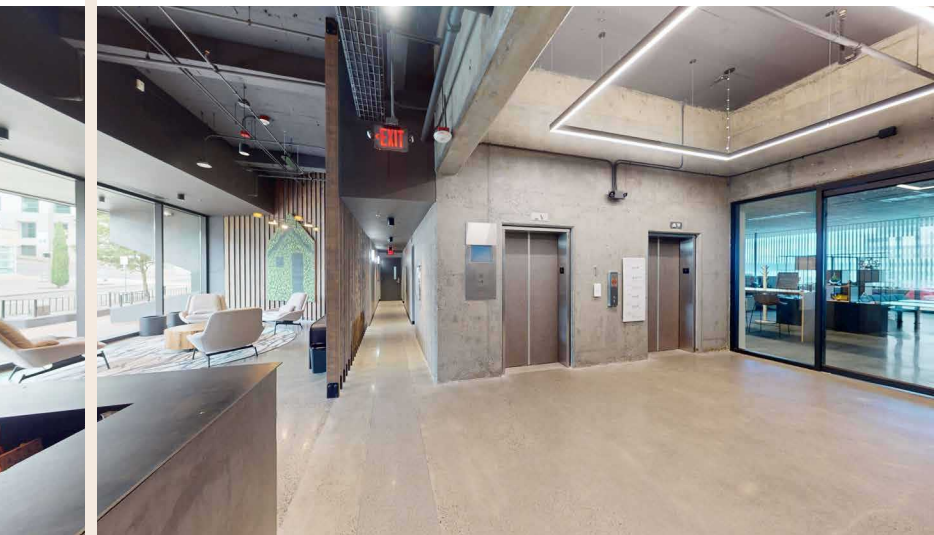
KIDDER MATHEWS

CUTTING-EDGE RENOVATION

Renovations include the lobby, common areas and building storefront, creating 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



TOUR MAIN FLOOR

SUITE 100
\$32 PSF, FULL SERVICE

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

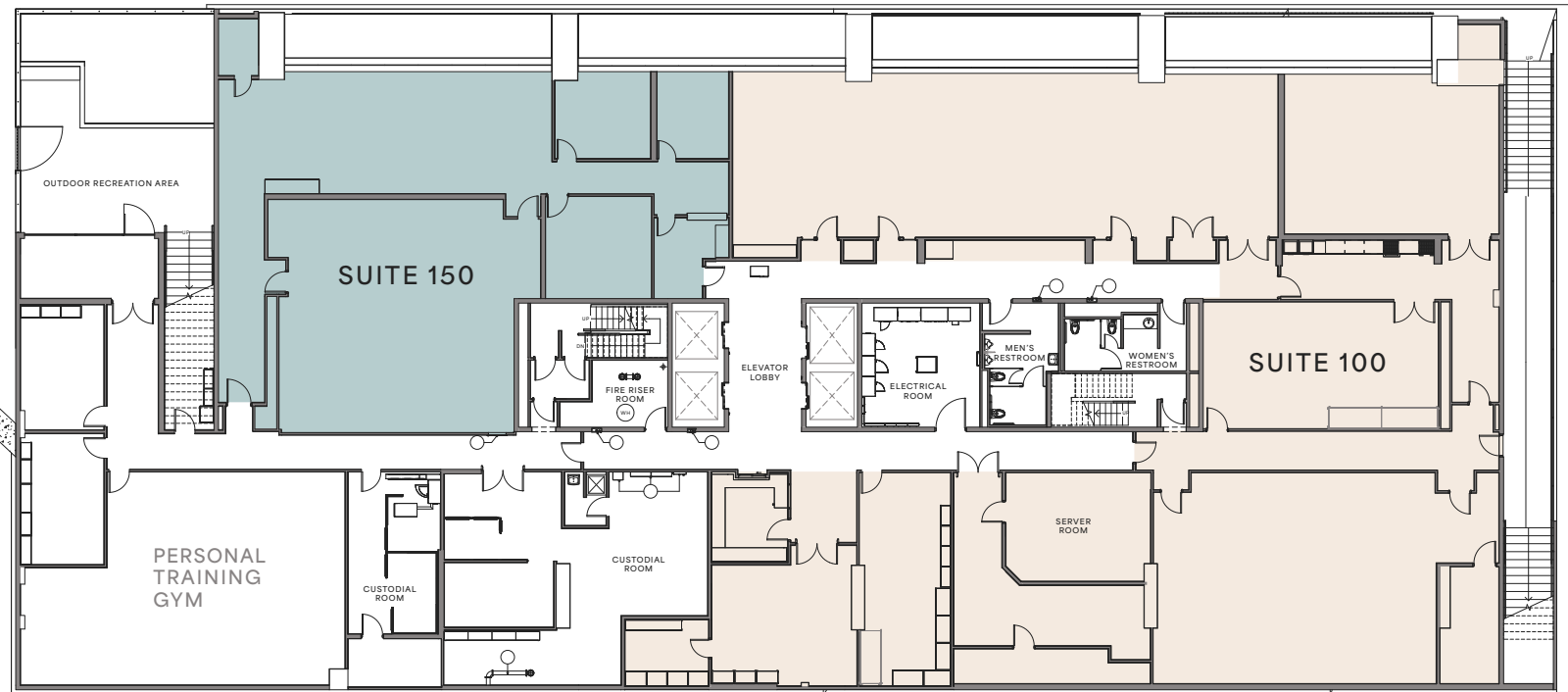
SUITE 150
\$32 PSF, FULL SERVICE

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

CITY VIEWS

THEA FOSS WATERWAY

MT. RAINIER



3RD FLOOR

13,911 SF

DIVISIBLE TO ±2000 SF

\$32

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



3RD FLOOR — TEST FIT 1

SUITE 301 | ±7,378 SF \$32 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 \$32 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



3RD FLOOR — TEST FIT 2

SUITE 301 | ±7,374 SF \$32 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
- Separate break room

CITY VIEWS

THEA FOSS WATERWAY

MT. RAINIER



LOCATION

Located at 13th & Broadway in downtown Tacoma, between the entrance & exit routes of I-705.

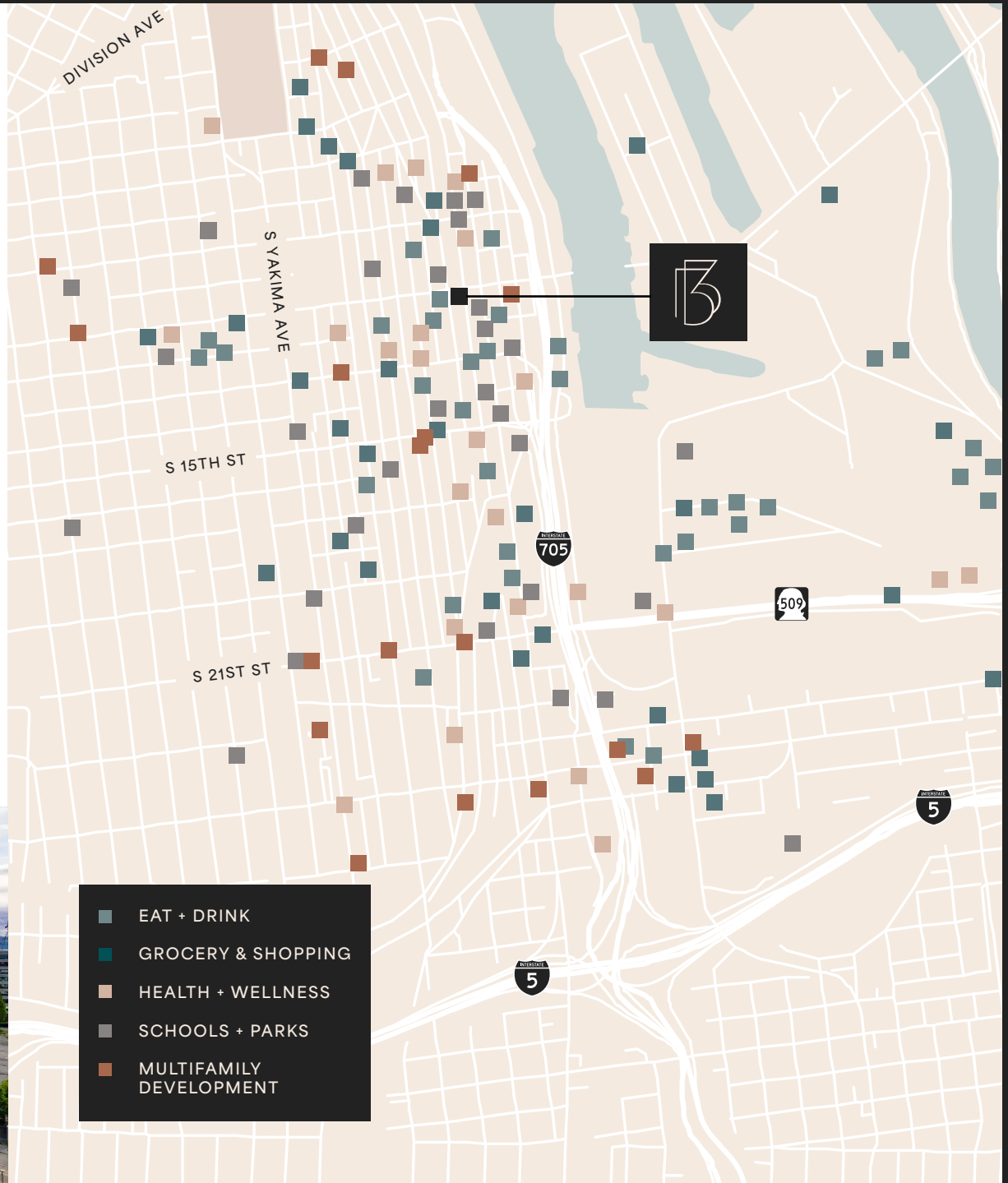
Directly across from Hotel Murano, 1-block away from the Greater Tacoma Convention center and the recently opened Marriott Hotel. Numerous restaurants and retail are within walking distance, along with attractions such as museums, theaters, parks, breweries and the Broadway Farmers Market.

221,776

TACOMA POPULATION

7,640+

APARTMENT PIPELINE





1313 BROADWAY

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