



**History.
Connectivity.
Innovation.**

OCH
Old City Hall Tacoma

625 COMMERCE STREET, TACOMA, WA
Restaurants · Retail · Office

For leasing, contact:

LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES
Harrison Laird John Bauder, CCIM
253.238.0044 253.238.0043
teamlairdbaude@lee-associates.com

Old City Hall Tacoma

NOW LEASING

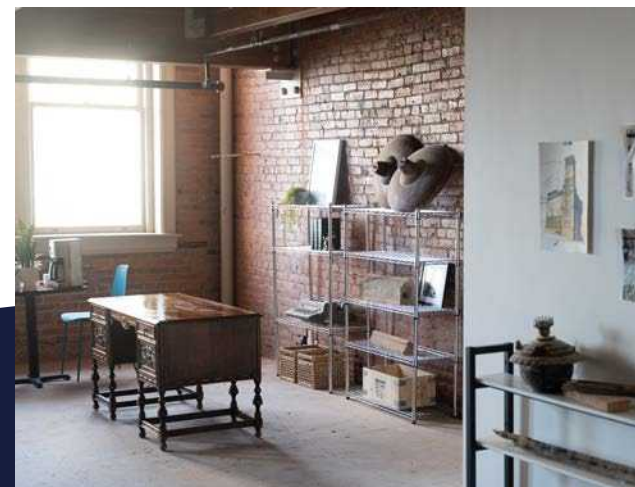
PHASE 1

Complete Historic Renovation in 2025

NOW
LEASING

Iconic building and spaces with sweeping views and timeless architecture. Available spaces include:

- » **Restaurants/Food Vendor**
700 - 1,400 RSF, accommodating up to 3 unique dining concepts
- » **Retail**
540 - 2,000 RSF, with an additional street-level cafe or vendor opportunity to capture building and light rail customers
- » **Offices**
Flexible layouts from 150 - 9,532 RSF to fit the needs of innovative and growing businesses
- » **Amenities include:**
Natural lighting flooding from 8' windows
Elevator lobbies featuring 16' ceilings
Immediate light rail access at Old City Hall stop
Coffee/food vendor space off Commerce St



Lease rates starting at \$30/SF/yr
Modified Full Service

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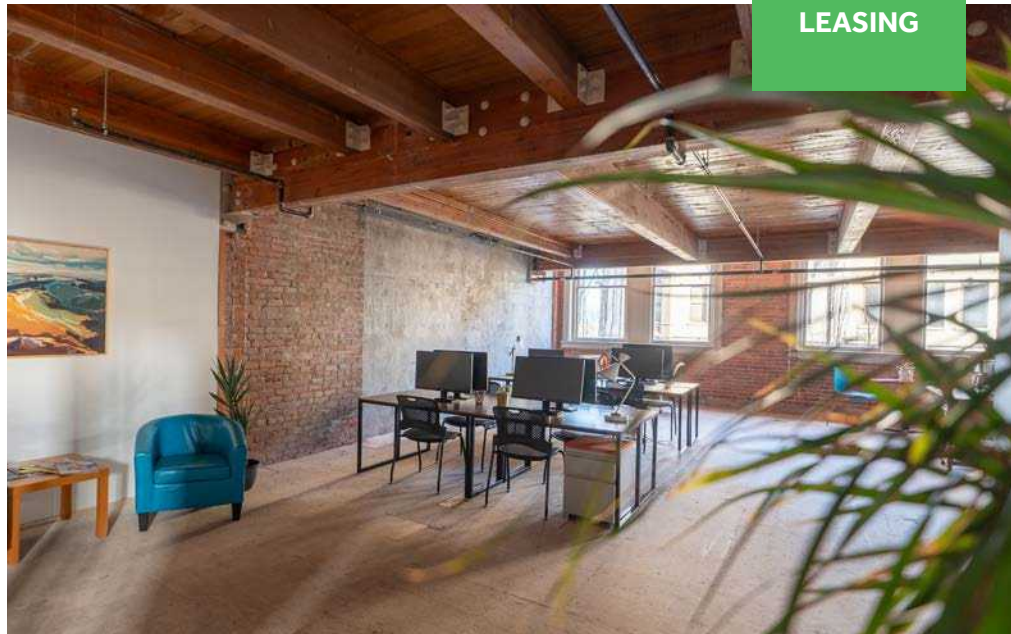


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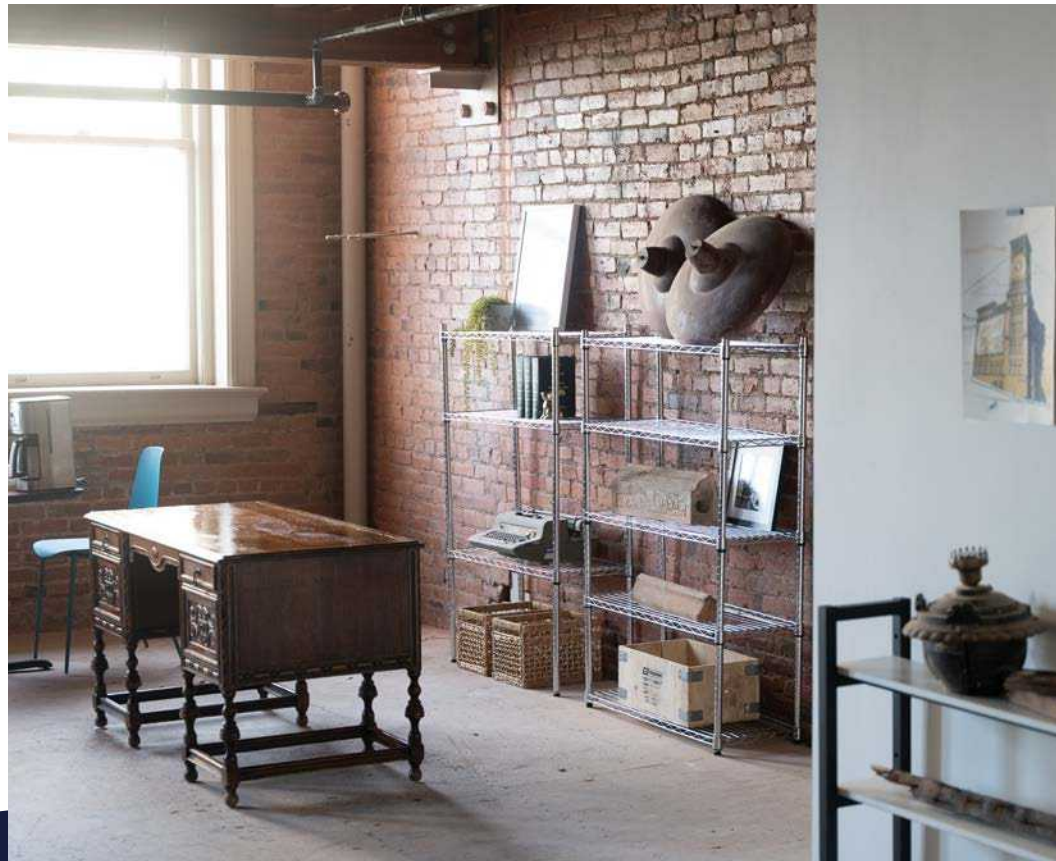
PHASE 1

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Find Your Space to Thrive

- **Room to Grow:**
Flexible spaces from 150-9,532 RSF
- **Creative Energy:**
Iconic architecture, abundant light, and striking views
- **The Place to Be:**
Where Tacoma's historic character meets its modern rhythm
- **Make Your Mark:**
Energy that invites collaboration and leaves lasting impressions



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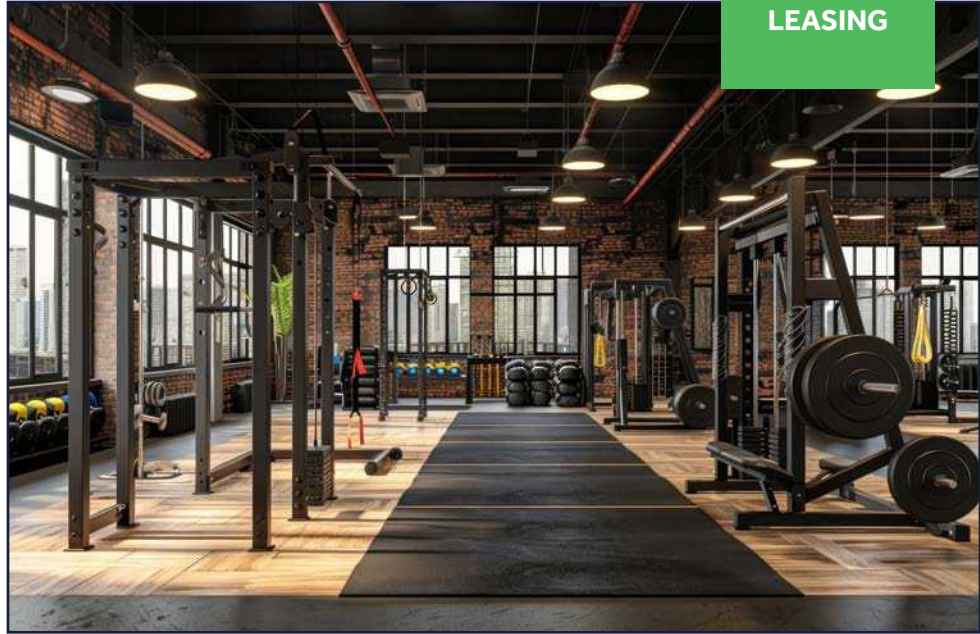
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Current Amenities

- Dedicated parking options

Amenities Coming in 2028

- Fitness center
- Showers/Locker rooms
- Bike lockers
- Conference room



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Old City Hall Tacoma
by Surge Co.

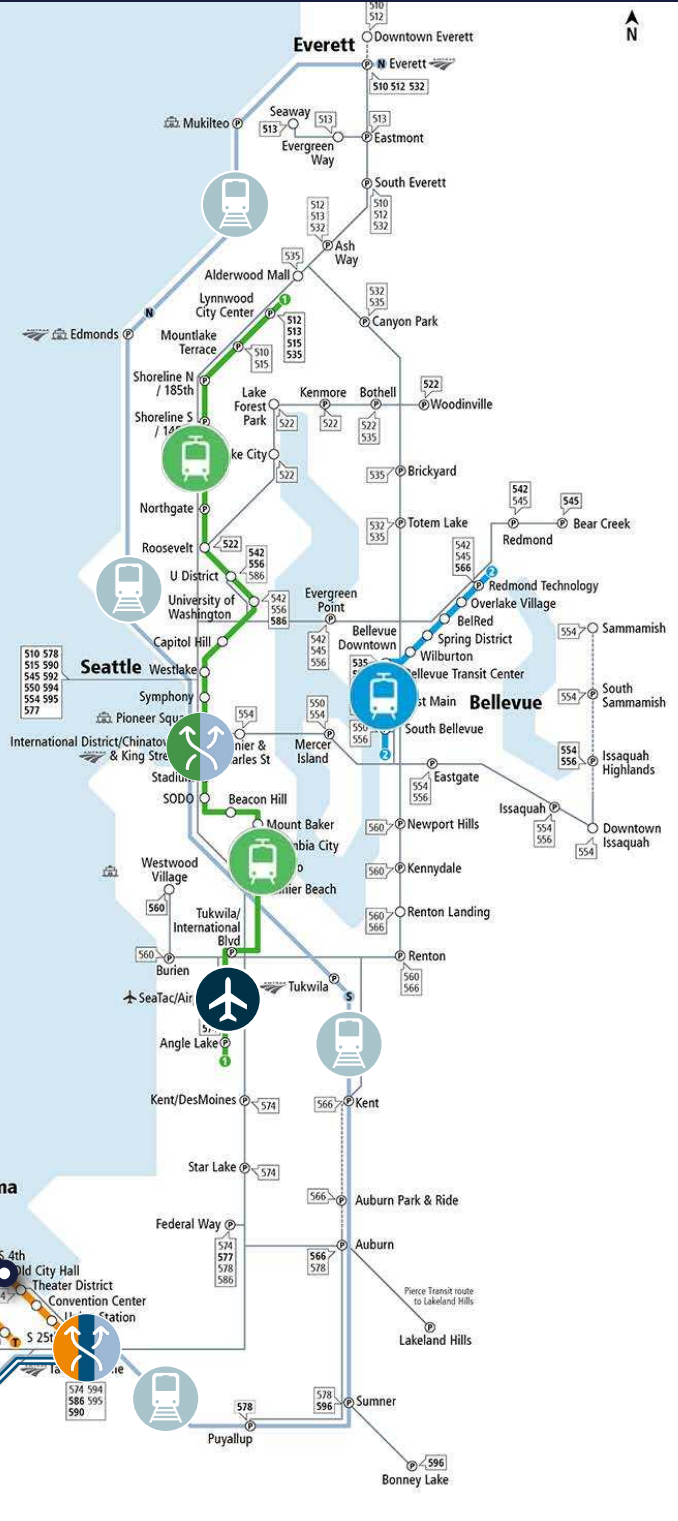
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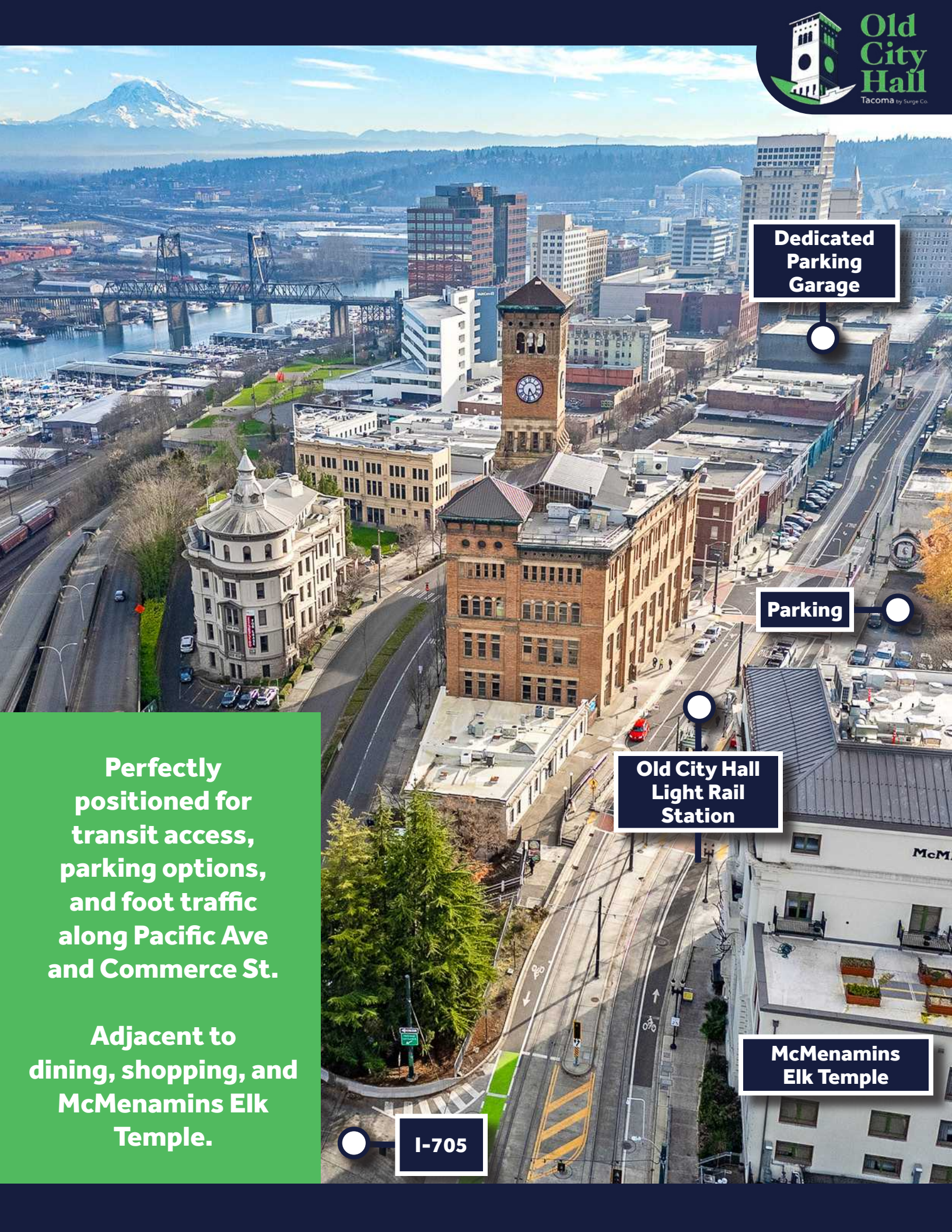


Located at the Old City Hall stop on Tacoma's Link Light Rail, Old City Hall is seamlessly connected to every major downtown market in the Pacific Northwest.



2 HOUR TRAIN RIDE TO PORTLAND





**Dedicated
Parking
Garage**

Parking

**Old City Hall
Light Rail
Station**

**McMenamins
Elk Temple**

I-705

**Perfectly
positioned for
transit access,
parking options,
and foot traffic
along Pacific Ave
and Commerce St.**

**Adjacent to
dining, shopping, and
McMenamins Elk
Temple.**

2nd Floor

AVAILABILITY

PHASE 1

NOW LEASING

Pacific Avenue



Suite Number	Type	Size	Monthly Rent	Features
Suite 206	Office	1,616 RSF	\$4,846.68	Includes mezzanine level.
Suite 213	Retail/Office	878 RSF	\$3,370.19	Includes vault room.
Suite 219	Food Vendor	378 RSF	\$2,075.70	Open to food hall area. Plumbing available. Window signage directly facing light rail stop.
Suite 226	Retail/Office	903 RSF	\$3,836.48	Can be combined with Suite 229.
Suite 229	Retail/Office	541 RSF	\$2,297.09	Can be combined for 1,068 RSF.
Suite 230	Retail/Office	527 RSF	\$2,238.96	

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2nd Floor Mezzanine

PHASE 1

AVAILABILITY

NOW LEASING

Pacific Avenue



Suite Number	Type	Size	Monthly Rent	Features
Suite 204	Office	600 RSF	\$2,250.00	Includes vault room.
Suite 210	Office	214 RSF	\$1,386.14	
Suite 214	Office	356 RSF	\$1,782.50	
Suite 215	Office	800 RSF	\$2,979.27	Stairway entrance; 1 private office.
Suite 217	Office			

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3rd Floor

AVAILABILITY

PHASE 1

NOW LEASING

Pacific Avenue



Suite Number	Type	Size	Monthly Rent	Features
Suite 305	Office	1,556 RSF	\$4,276.80	Includes mezzanine level.
Suite 310	Office	1,920 RSF	\$4,800.00	Includes 3+ private offices on mezzanine level.
Suite 315	Office	770 RSF	\$3,465.00	Shared waiting area. Can be combined for 1,095 RSF for two private offices plus waiting area.
Suite 320	Office	325 RSF	\$1,462.50	
Suite 330	Office	132 RSF	\$990.00	
Suite 336	Office	589 RSF	\$2,353.58	
Suite 338	Office	199 RSF	\$1,387.68	
Suite 339	Office	255 RSF	\$1,462.80	
Suite 342	Office	658 RSF	\$2,010.53	1 private office with reception.
Suite 347	Office	1,014 RSF	\$2,788.50	

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3rd Floor Mezzanine

PHASE 1

AVAILABILITY

NOW LEASING

Pacific Avenue



Suite Number	Type	Size	Monthly Rent	Features
Suite 306	Office	953 RSF	\$4,052.70.00	Divisible from 127-1,242 RSF.
Suite 312	Office	408 RSF	\$1,632.00	Can be combined for up to 5 private offices and 1,538 RSF.
Suite 313	Office	151 RSF	\$904.32	
Suite 314	Office	196 RSF	\$1,173.60	
Suite 315	Office	210 RSF	\$1,260.14	
Suite 325	Office	282 RSF	\$1,269.00	
Suite 320M	Office	159 RSF	\$871.20	Can be combined for 3-4 private offices and 860 RSF total.
Suite 321M	Office	336 RSF	\$1,428.00	
Suite 323M	Office	95 RSF	\$213.30	
Suite 324 M	Office	271 RSF	\$1,420.02	

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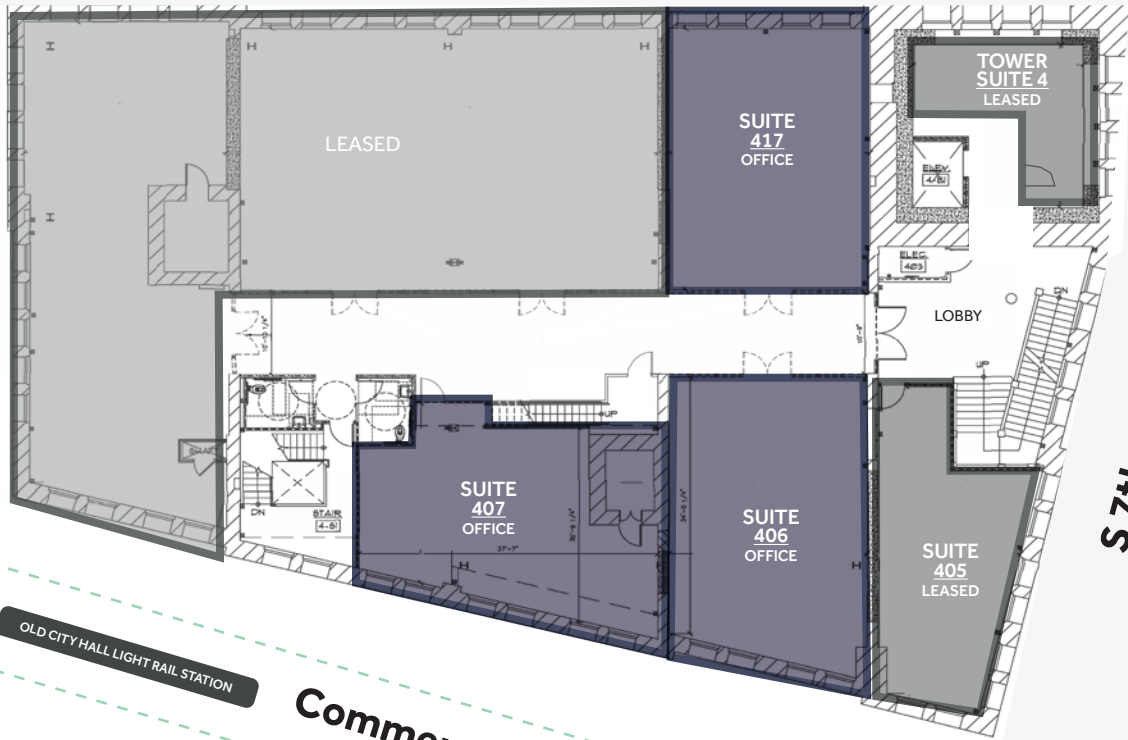
4th Floor

AVAILABILITY

PHASE 1

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Pacific Avenue



S 7th Street

OLD CITY HALL LIGHT RAIL STATION

Commerce Avenue

Suite Number	Type	Size	Monthly Rent	Features
Suite 400M	Office	1,200 RSF	\$3,500.00	Mezzanine level. Stairway entrance.
Suite 407	Office	1,162 RSF	\$3,485.52	
Suite 406	Office	979 RSF	\$2,937.60	
Suite 417	Office	1,041 RSF	\$3,120.88	16' tall windows with water and mountain views.

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