Old City Hall
Tacoma by Surge Co.
NOW LEASING
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
253.238.0044
John Bauder, CCIM
253.238.0043
teamlairdbauder@lee-associates.com

Old City Hall Tacoma

NOW LEASING

PHASE 1

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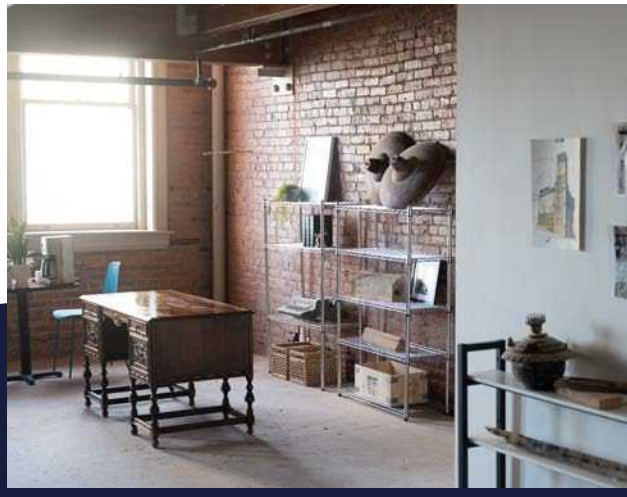
Complete Historic Renovation in 2025

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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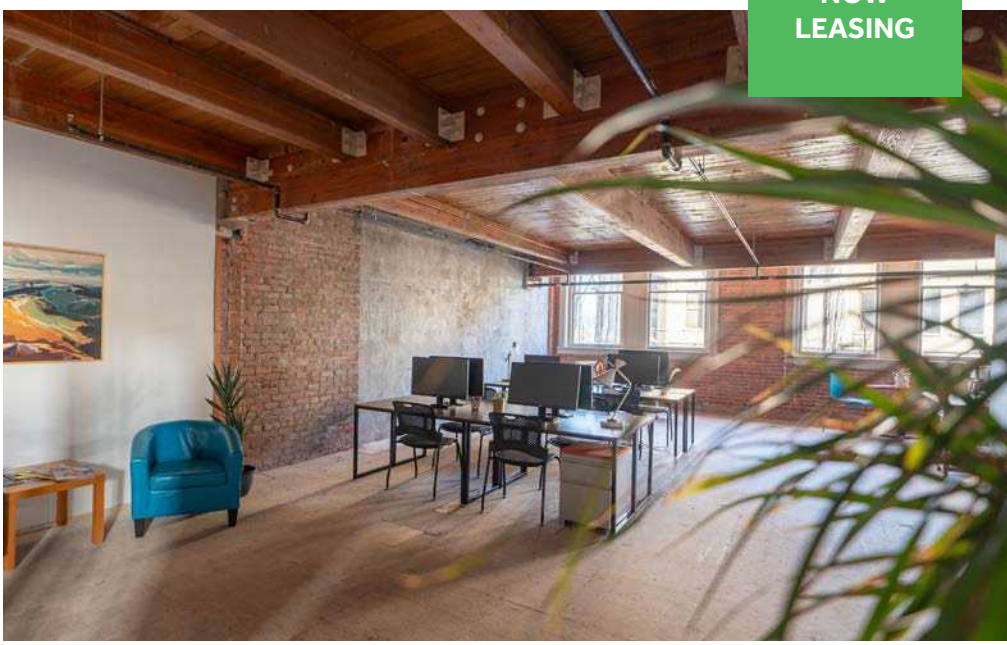
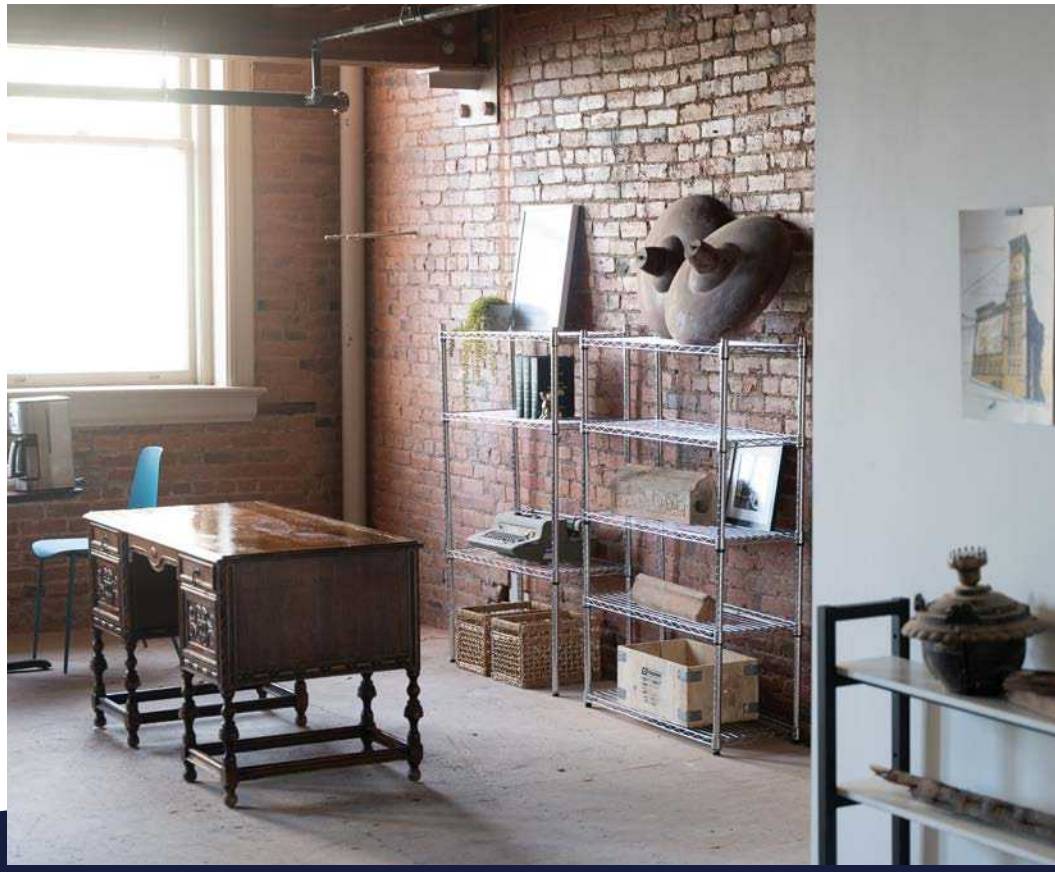


Find Your Space to Thrive

- 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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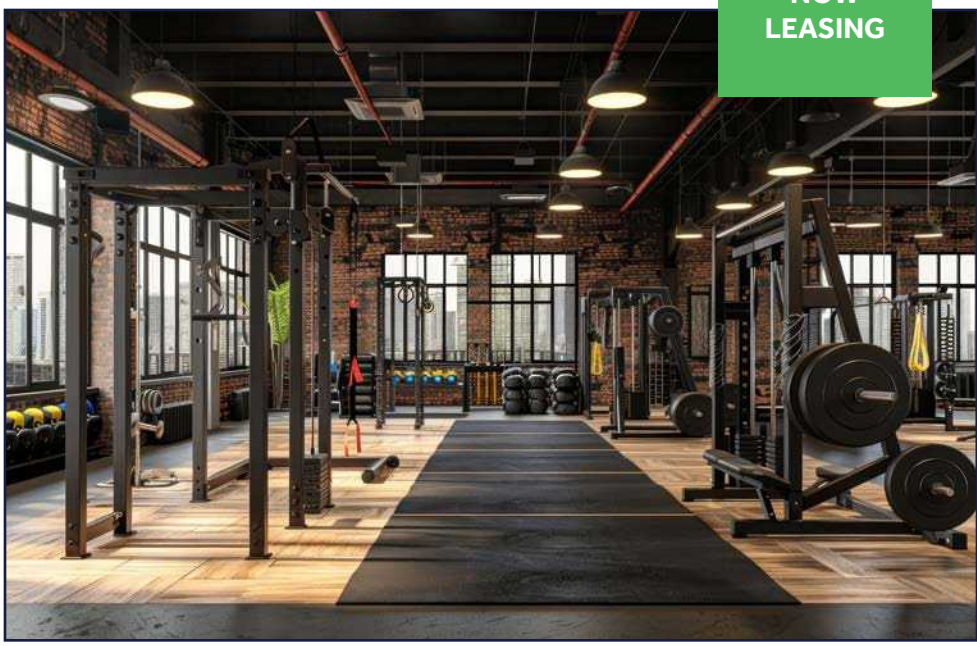
Current Amenities

- Dedicated parking options

Amenities Coming in 2028

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



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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.

Old City Hall Tacoma by Surge Co.

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

AVAILABILITY

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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

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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

AVAILABILITY

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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

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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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