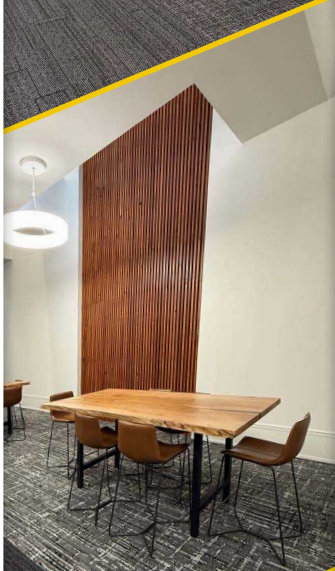


COMMERCE BUILDING



J SQUARED
INVESTMENTS



ANNOUNCING
OUTER DARK
COFFEE
Coming Soon!

950 PACIFIC AVENUE

LOCATED in the heart of Tacoma's Central Business District, the Commerce Building is at the center of downtown's best restaurants, green spaces, retail and transit. With flexible spaces, unrivaled amenities, abundant parking, and superb networking opportunities, the Commerce Building is home to many of Tacoma's most influential businesses, non-profits and government entities.

J SQUARED INVESTMENTS is proud to own and manage this distinguished building, bringing unmatched customer service and ensuring an elevated experience for every tenant.

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

COMMERCE BUILDING

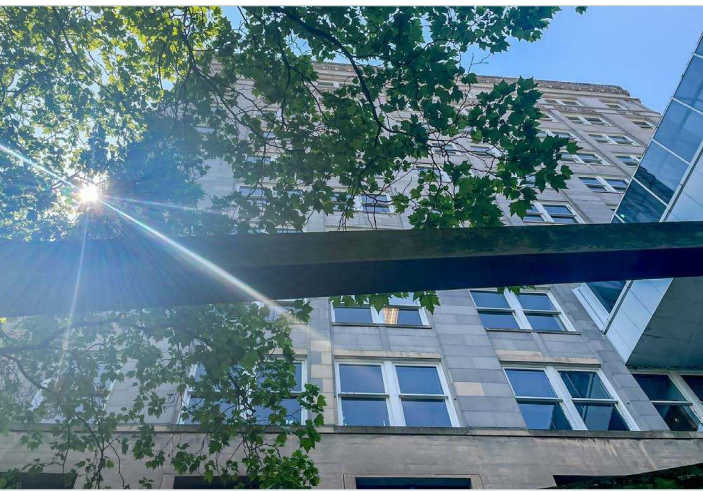
Location

Connectivity, at the center of community.

Surrounded by downtown Tacoma's primary retail, entertainment, and restaurants, the Commerce Building offers tenants outstanding walkability. Further, the building is adjacent to downtown's largest transit and light rail hub and is connected by skybridge to one of the City's largest parking structures.

Tacoma's expansive waterfront, bike and pedestrian paths, mid-block stairways, and accessible open spaces are met with remarkable light rail transport, a thriving trade economy, booming entrepreneurial resources, key industry presence, and top talent ready to reduce their onerous commute time. Tacoma is a city meticulously designed to enhance connectivity of every kind.

THE COMMERCE BUILDING



Tacoma is consistently recognized as one of the most livable and walkable cities in America. Continuous investment in infrastructure improvements, exceptional higher education institutions, a redeveloped waterfront and a thriving downtown attract people from all over the nation.



J SQUARED
INVESTMENTS

950 Pacific Avenue, Tacoma, WA
presented by LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES

COMMERCE BUILDING

Amenity Center

Access to new amenity, entertainment and fitness center

Owned and managed by J² Properties, the Commerce Building offers its tenants access to its shared Rainier Amenity Center, located two blocks away at the Tacoma Rhodes Center.



Featuring an
HD Multisport Simulator
Golf, Soccer and 30+ more sports!

Pool tables and shuffleboard

Coffee bar and kegerator

Fitness center and group classroom

Live digital bike and fitness classes

Locker rooms with showers

Bike storage and repair



Premier Access | Just 2 Blocks Away at the Tacoma Rhodes Center

J SQUARED
INVESTMENTS

950 Pacific Avenue, Tacoma, WA
presented by **LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES**

COMMERCE BUILDING

On-Site Amenities

A location that keeps you connected — amenities that enhance your workplace.



Conference Rooms



Tenant Lounge

Training Center

■ OUTER DARK COFFEE | WILL SOON BE LOCATED INSIDE THE PACIFIC AVE ENTRANCE TO THE BUILDING ■

Now Complete!
■ Redesigned Common Spaces



On-Site Amenities at the Commerce Building

COMMERCE BUILDING

Available Spaces

Spaces that fit your business.

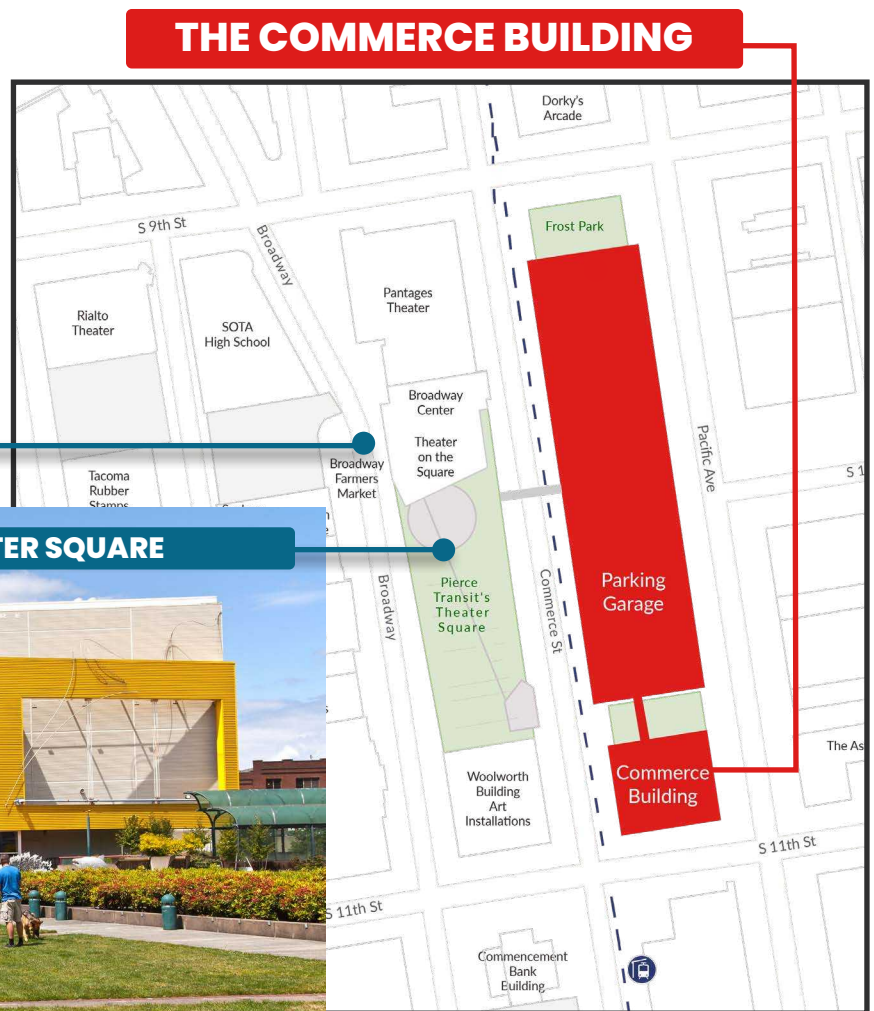
With flexible spaces, unrivaled amenities, abundant parking and superb networking opportunities, the Commerce Building is home to many of Tacoma's most influential businesses, non-profits and government entities.

Lease terms are negotiable.

Available Spaces

FLOOR	SUITE	RATE (SF / YR)	SIZE (SF)
2	Suite 200	\$30.00	3,068 SF
5	Suite 520	\$30.00	612 SF
6	Suite 640	\$30.00	437 SF
10	Suite 1020	\$30.00	1,740 SF
10	Suite 1050	\$30.00	1,946 SF
12	Suite 1200 (Sublease)	\$32.00	2,874 SF*

*Can be demised to 1,725 SF

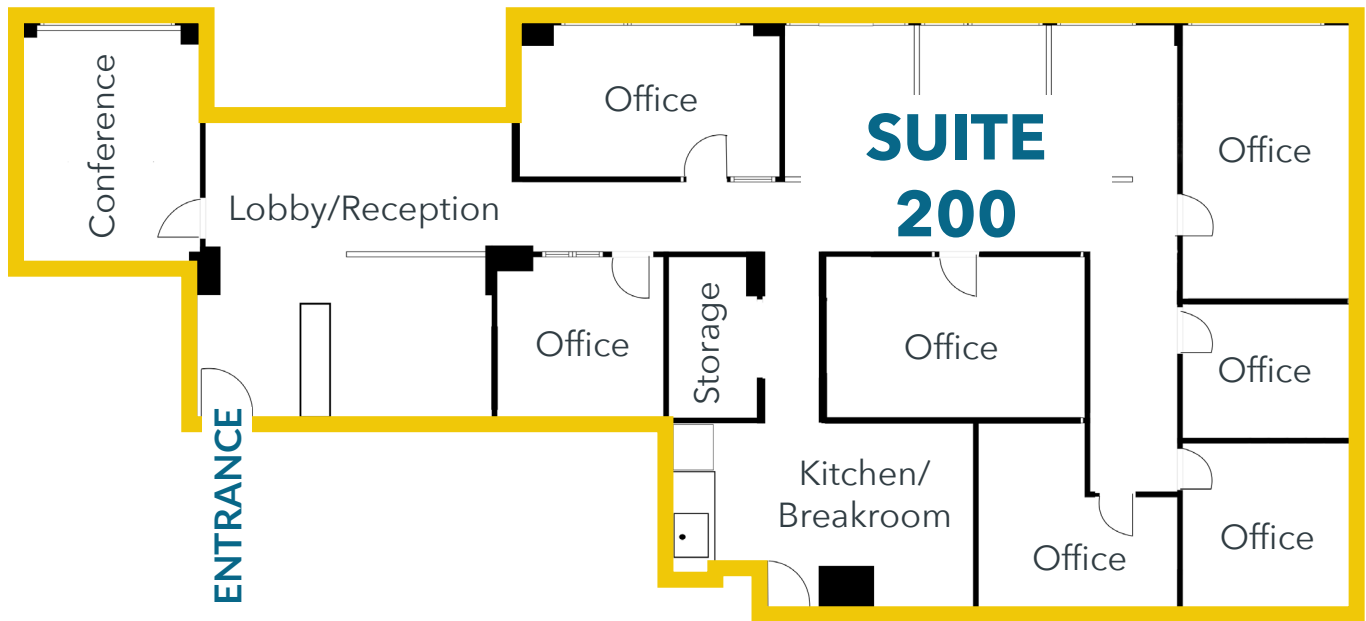


COMMERCE BUILDING

Available Suites

2nd Floor

SPACE	TYPE	RATE (SF / YR)	SIZE (SF)	NOTES
Suite 200	Office	\$30.00	3,068 SF	Available August 1, 2026



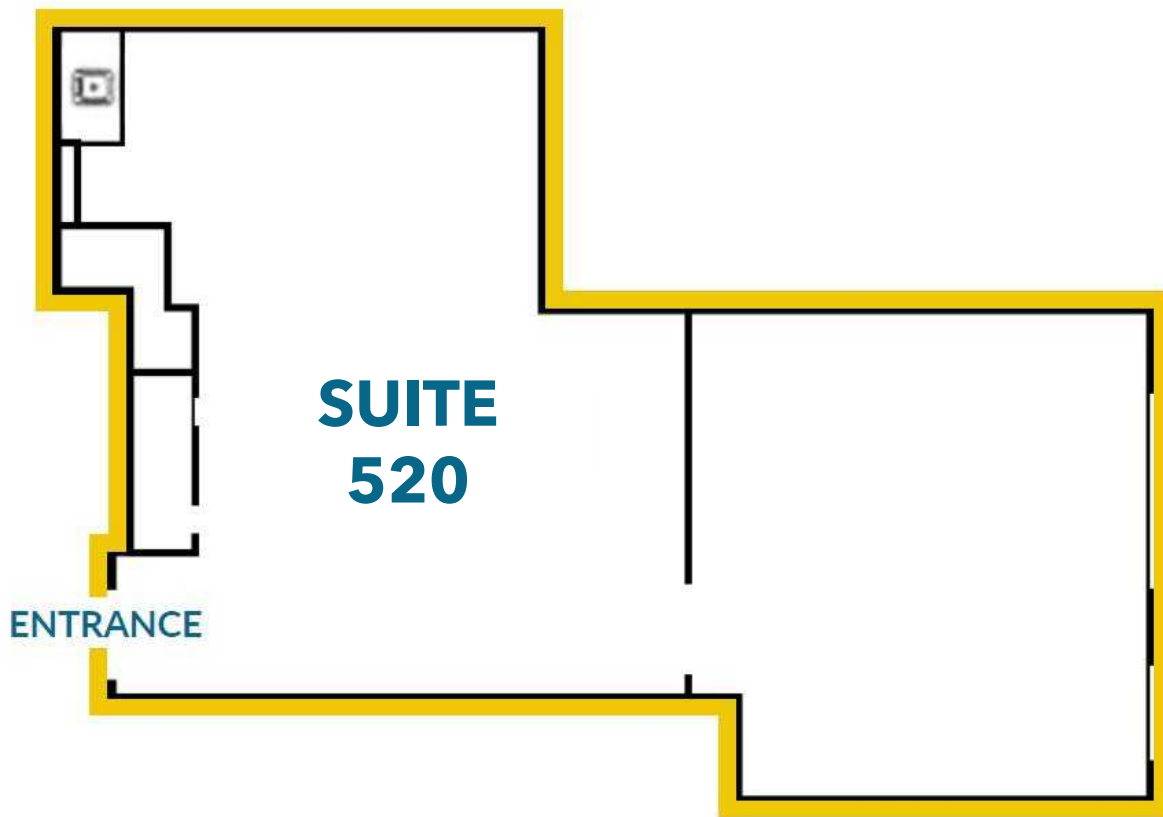
FOR LEASE

COMMERCE BUILDING

Available Suites

5th Floor

SPACE	TYPE	RATE (SF / YR)	SIZE (SF)	NOTES
Suite 520	Office	\$30.00	612 SF	

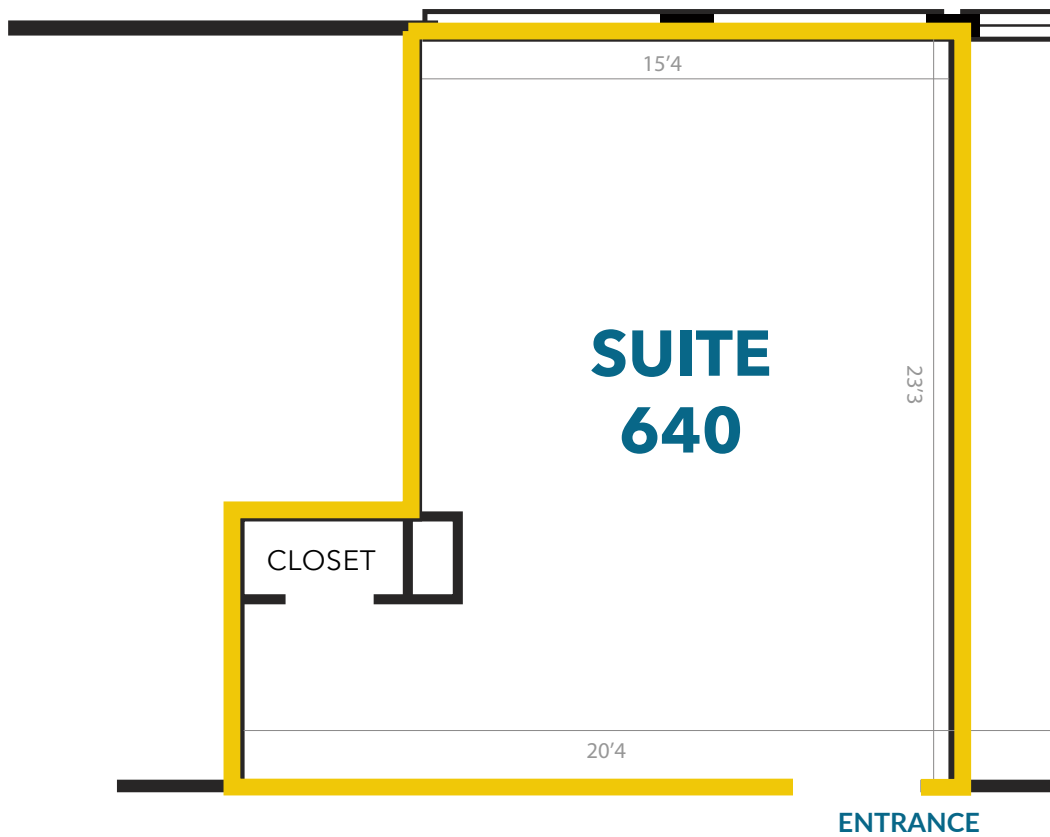


FOR LEASE

COMMERCE BUILDING

6th Floor

SPACE	TYPE	RATE (SF / YR)	SIZE (SF)	NOTES
Suite 640	Office	\$30.00	437 SF	



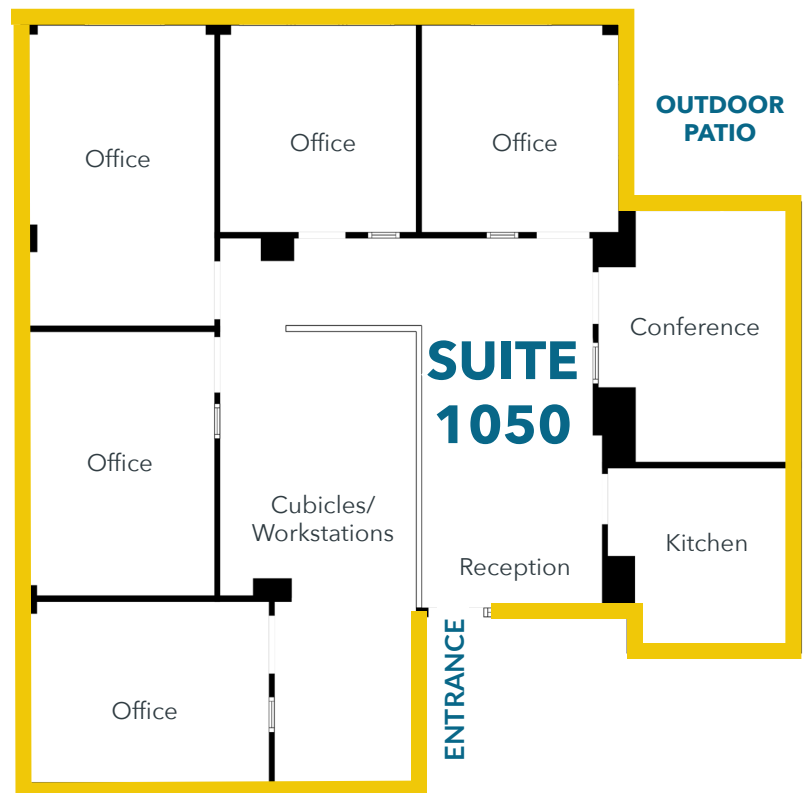
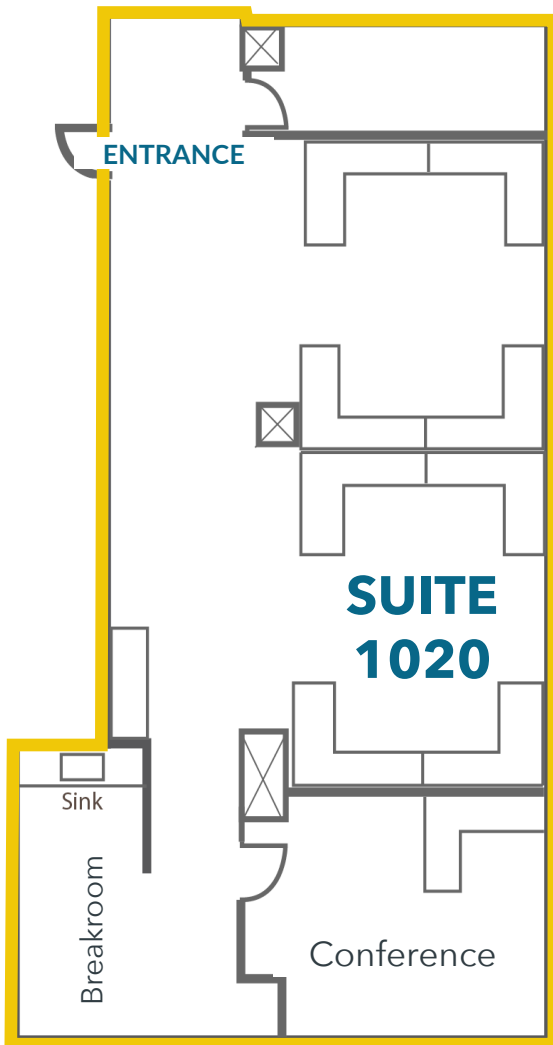
FOR LEASE

COMMERCE BUILDING

Available Suites

10th Floor

SPACE	TYPE	RATE (SF / YR)	SIZE (SF)	NOTES
Suite 1020	Office	\$30.00	1,740 SF	
Suite 1050	Office	\$30.00	1,946 SF	



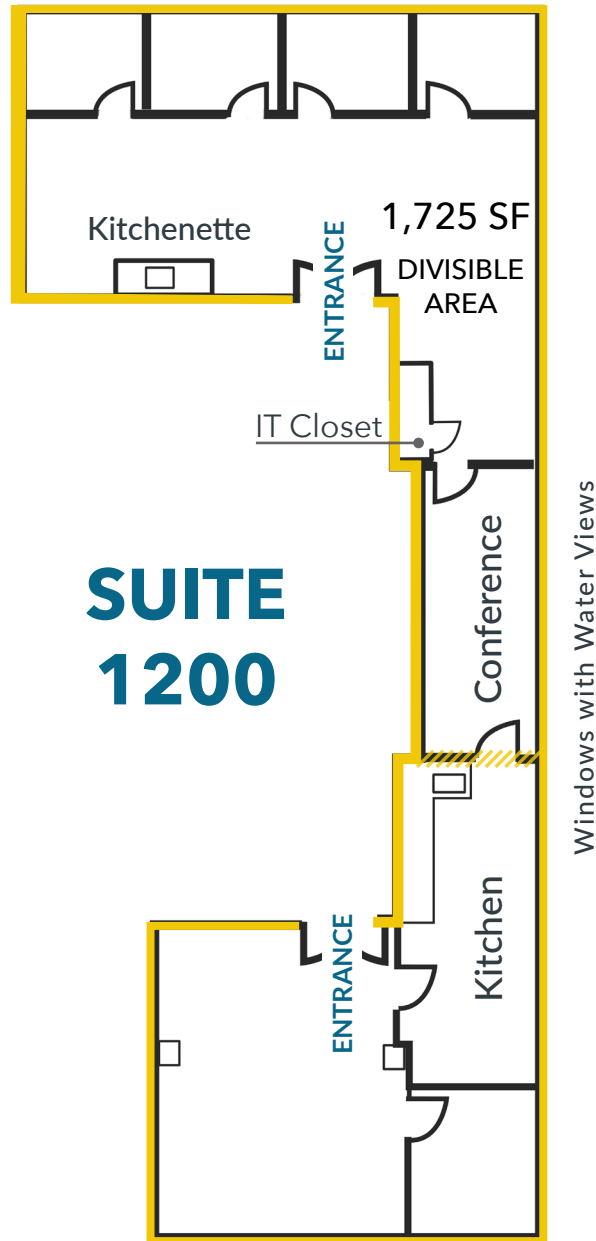
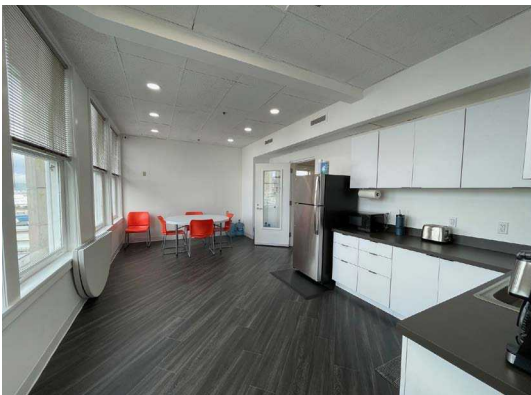
FOR LEASE

COMMERCE BUILDING

Available Suites

12th Floor

SPACE	TYPE	RATE (SF / YR)	SIZE (SF)	NOTES
Suite 1200 Sublease	Office	\$32.00	2,847 SF	Can be demised to 1,725 SF. Top floor, water views. Sublease expires 7/31/32.



FOR LEASE

J SQUARED
INVESTMENTS

950 Pacific Avenue, Tacoma, WA
presented by **LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES**



J SQUARED
INVESTMENTS

WHERE PROPERTY MANAGEMENT *REALLY* MEANS WORKSPACE EVOLUTION.



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LEE & ASSOCIATES
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