

# 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

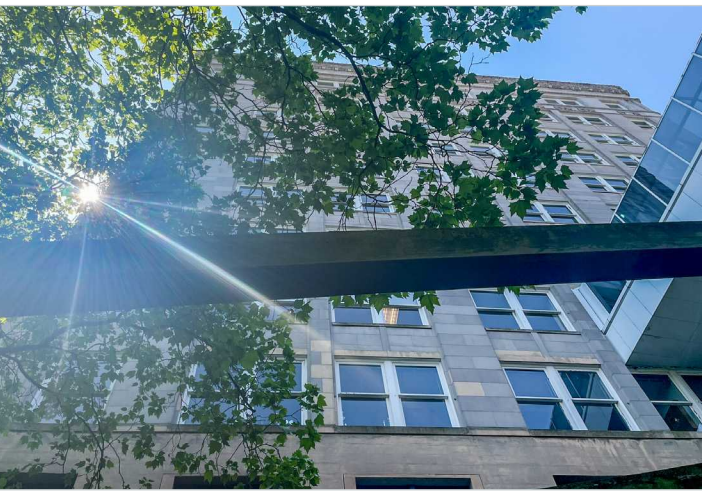
Location

## 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  
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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 J<sup>2</sup> 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

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# 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

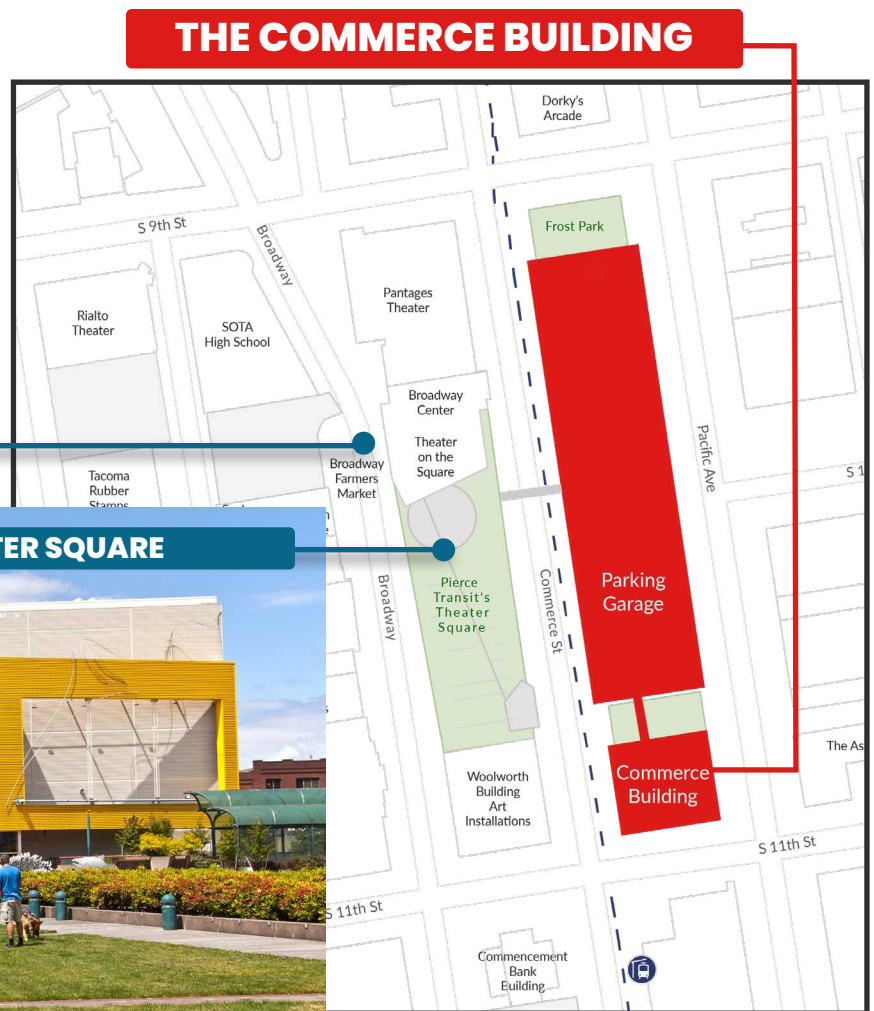
### Spaces that fit your business.

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
7	Suite 705	\$30.00	1,039 SF
10	Suite 1020	\$30.00	1,740 SF
10	Suite 1050	\$30.00	1,946 SF

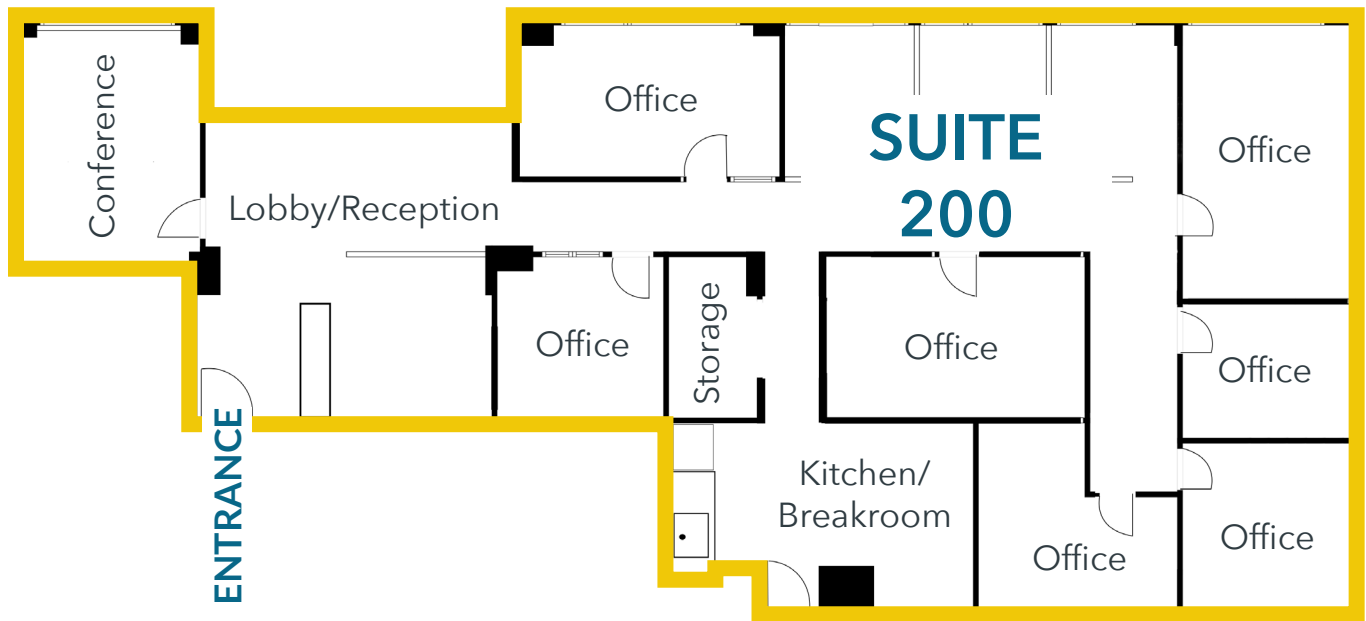


# COMMERCE BUILDING

Available Suites

## 2nd Floor

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



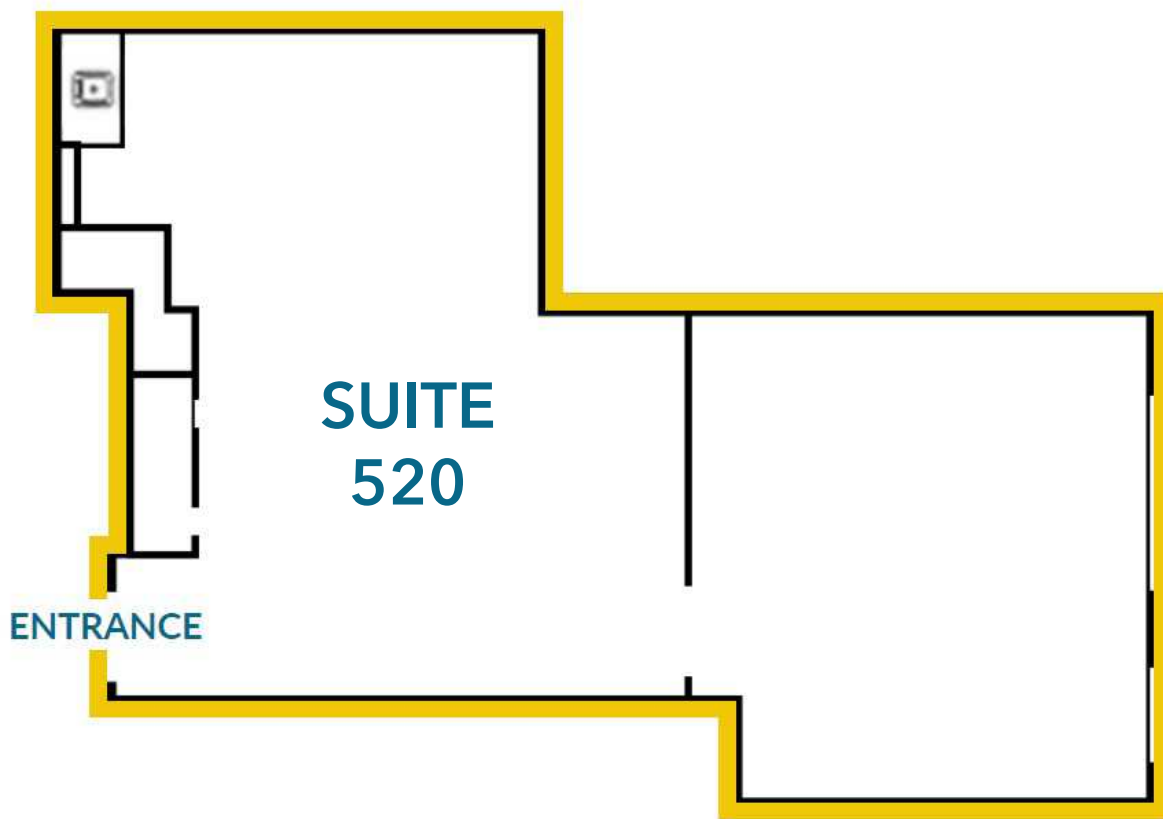
FOR LEASE

# COMMERCE BUILDING

Available Suites

## 5th Floor

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

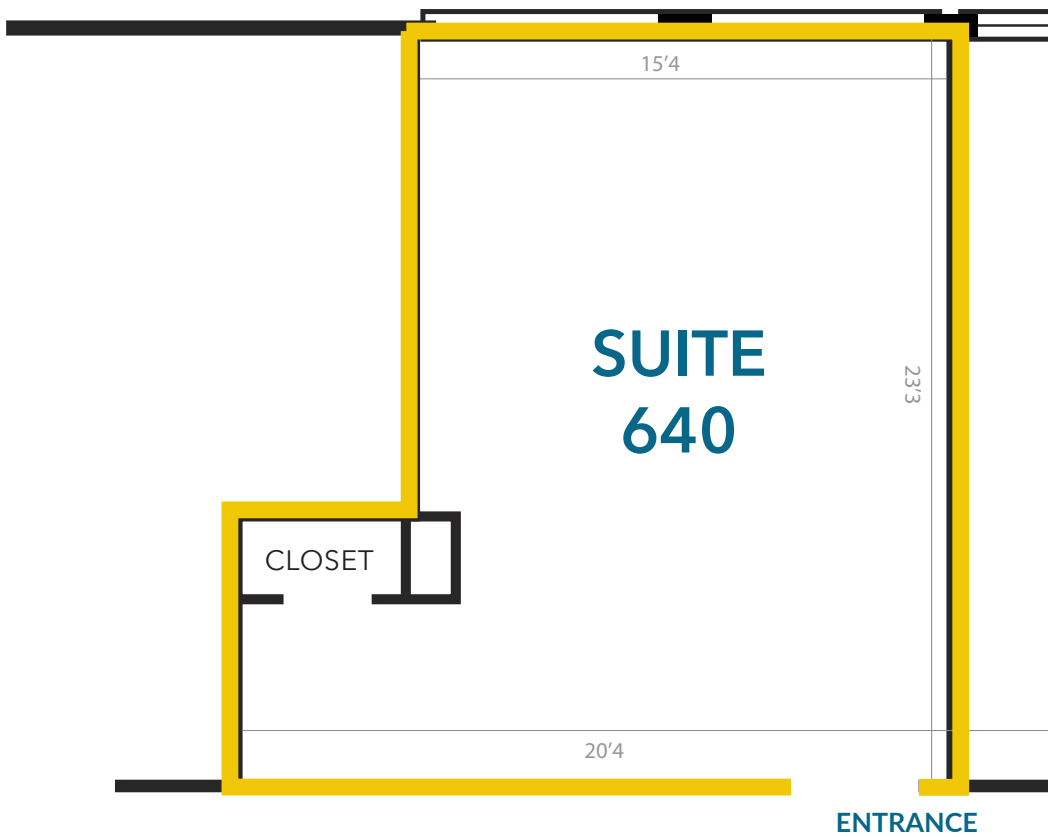


FOR LEASE

# COMMERCE BUILDING

## 6th Floor

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

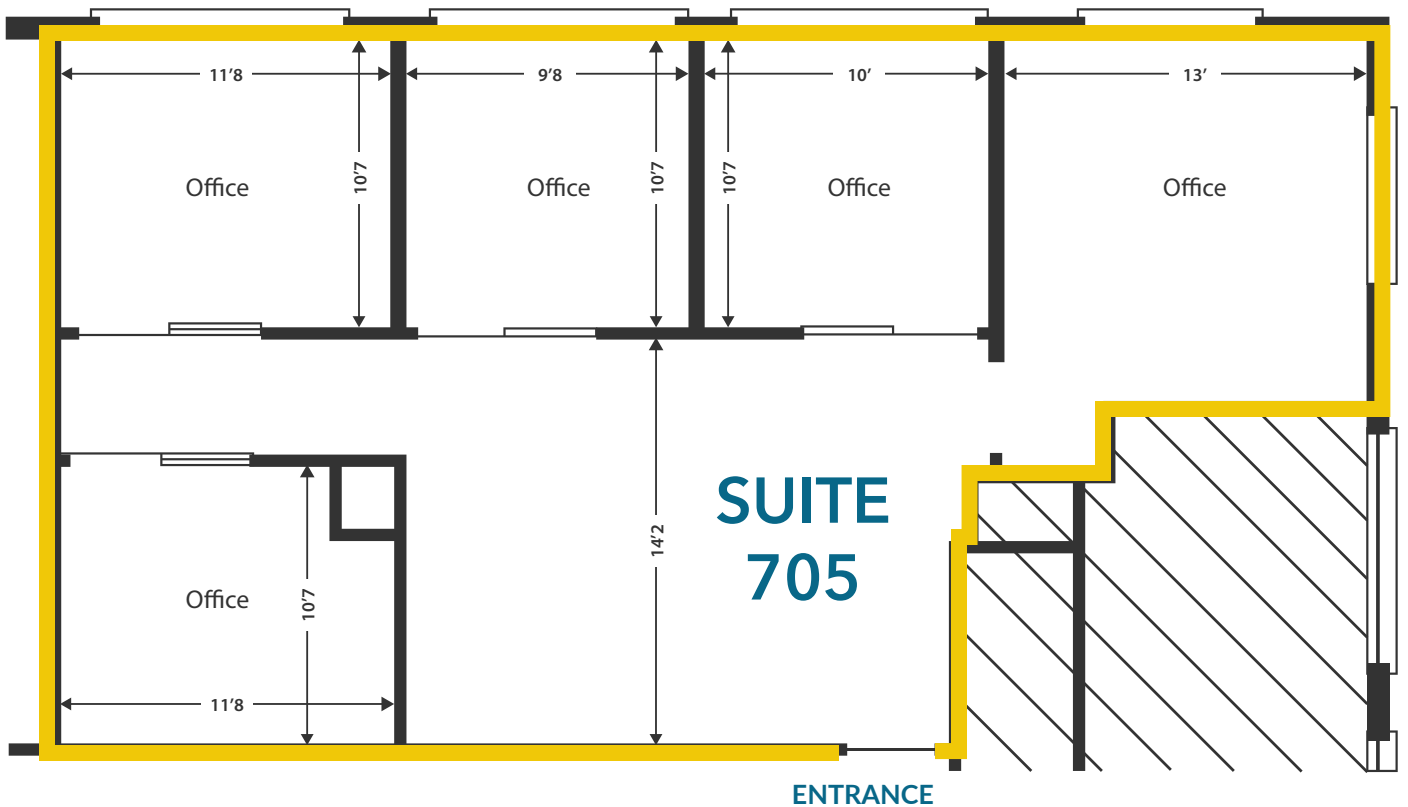


FOR LEASE

# COMMERCE BUILDING

## 7th Floor

SPACE	TYPE	RATE (SF / YR)	SIZE (SF)	NOTES
Suite 705	Office	\$30.00	1,039 SF	Available August 1, 2026



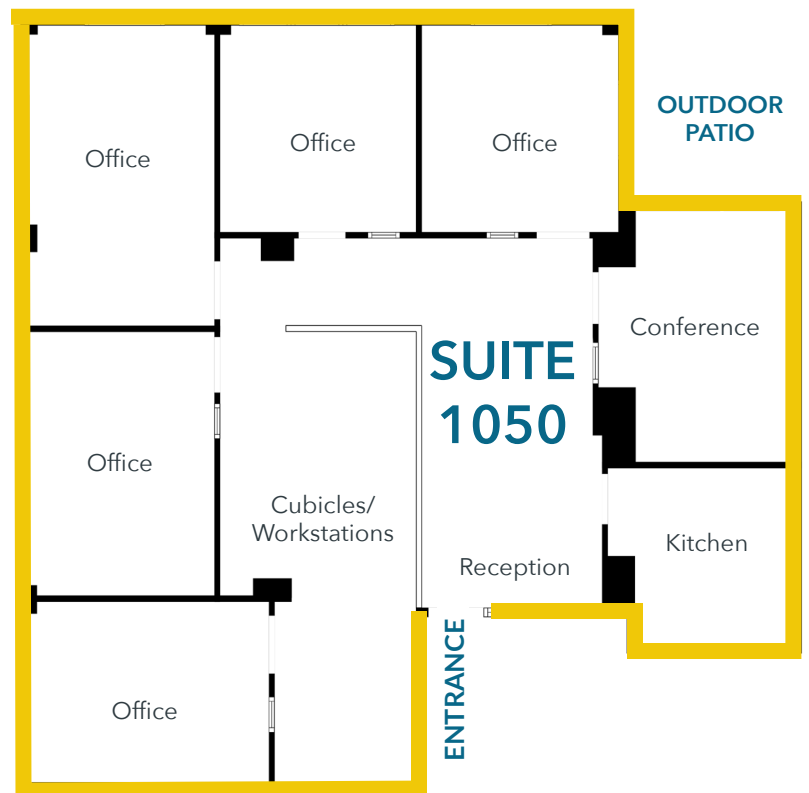
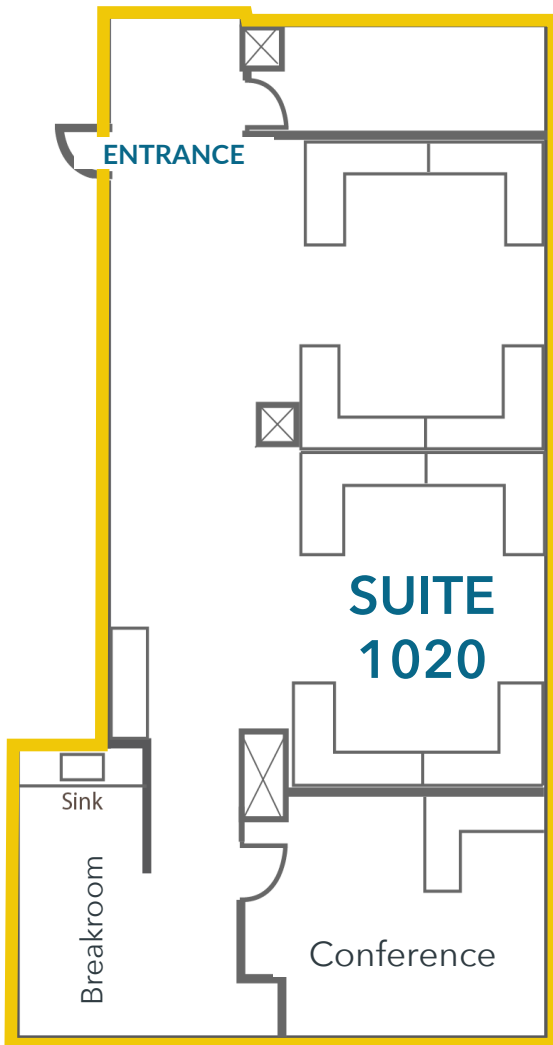
FOR LEASE

# 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



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INVESTMENTS

# WHERE PROPERTY MANAGEMENT *REALLY* MEANS WORKSPACE EVOLUTION.



For more information about this property, contact:

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