

1441 Court A

1441 Court A, Tacoma, WA 98402



NEWMARK

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The Property

1441 Court A offers a unique sublease opportunity in downtown Tacoma with existing data center and infrastructure improvements in place. The property includes a combination of raised-floor server space, office areas, loading capabilities, ample on-site parking, and strong signage opportunities with convenient access to I-5, SR-705, downtown Tacoma, and the Port of Tacoma. Flexible layouts and existing infrastructure make the space well suited for technology, infrastructure, operations, or other specialized users.



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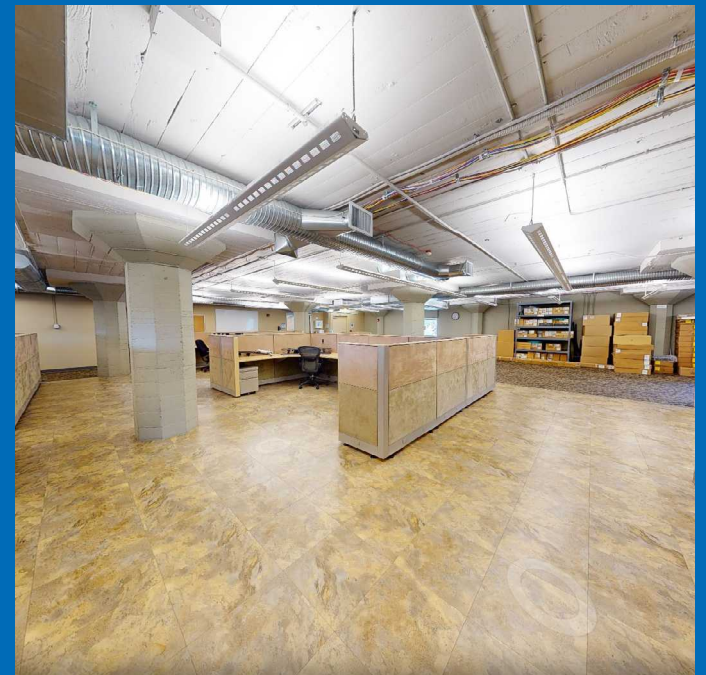
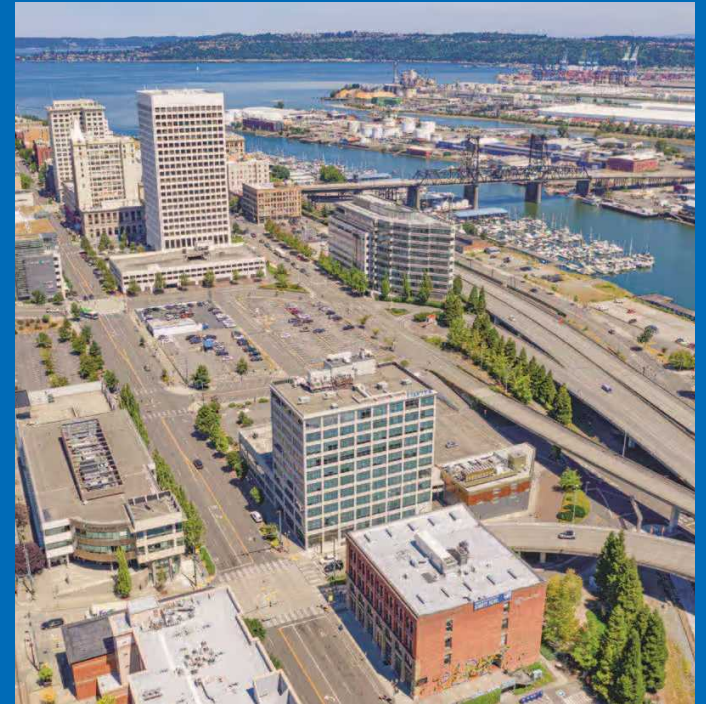
Space Highlights

- 23,001 SF Available
- Term through November 2032
- Existing raised-floor server environment
- Office and operational support areas
- Loading dock access
- Ample on-site parking
- Strong signage opportunities
- Fiber/data infrastructure throughout
- Convenient access to I-5, SR-705, Downtown Tacoma, and Port of Tacoma
- Flexible layout for a variety of operational uses

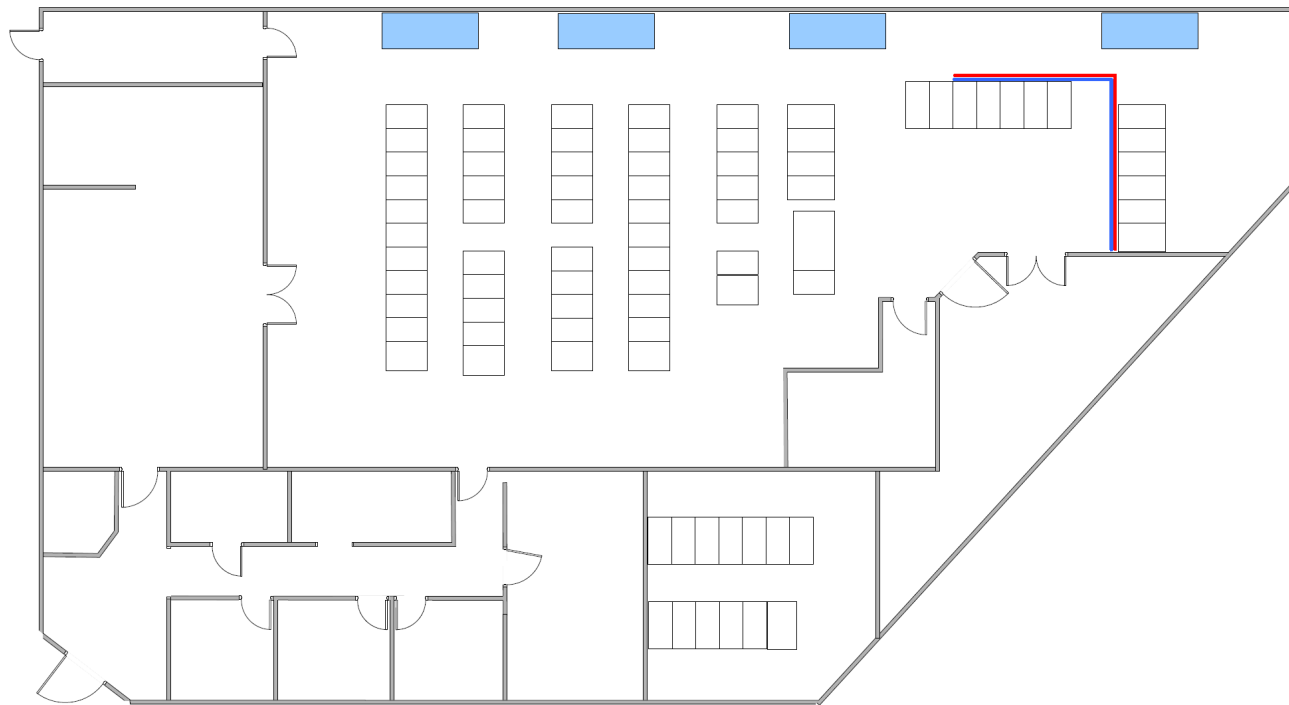
Power / Data Center Highlights

- 1200-amp, 480-volt, 3-phase power
- Eaton UPS uninterruptible power supply
- 1 CAT 750 KW / 987 KVA generator
- 1 Kohler 250 KW / 325 KVA generator
- Central AC / climate-controlled environment
- FM-200 fire suppression system with VESDA smoke detection
- (5) 30-ton, Arctic Chill, air cooled chiller modules with (2) 15 ton scroll compressors per module, R410A refrigerant, variable speed EC condenser fans, and master microprocessor with 7" graphical interface display

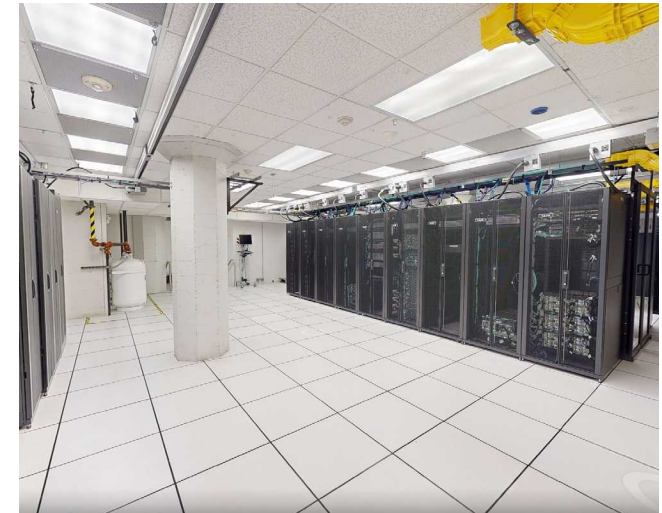
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First Floor | 5,560 RSF



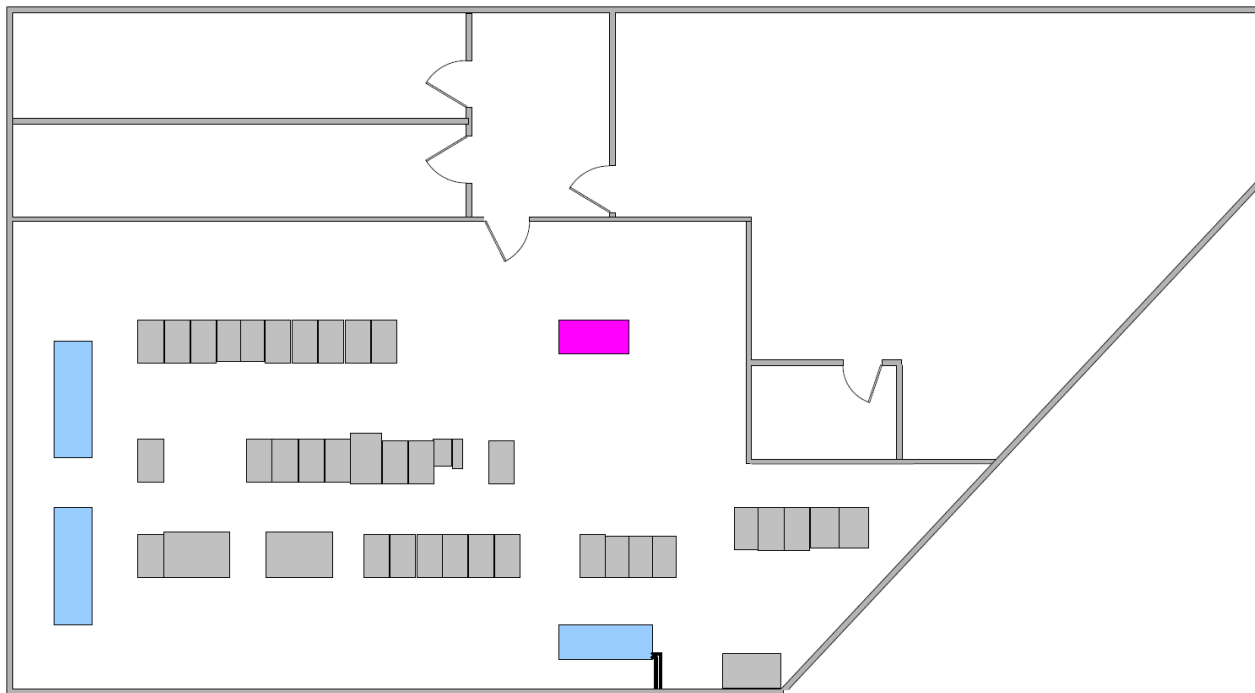
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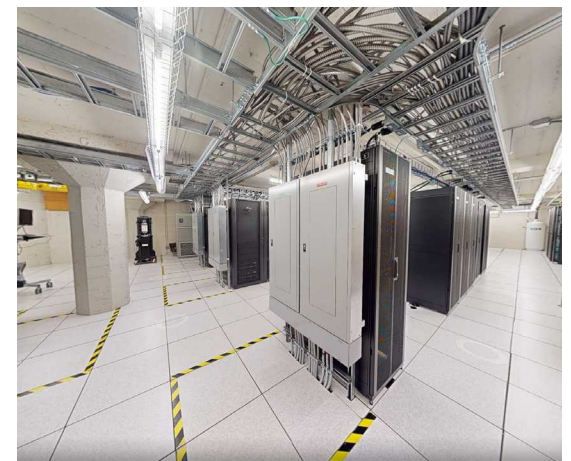
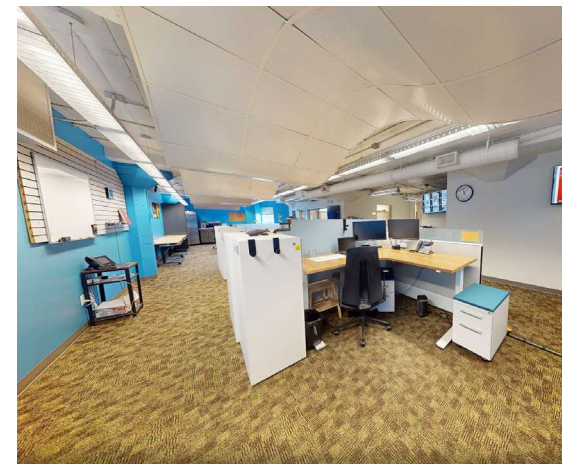
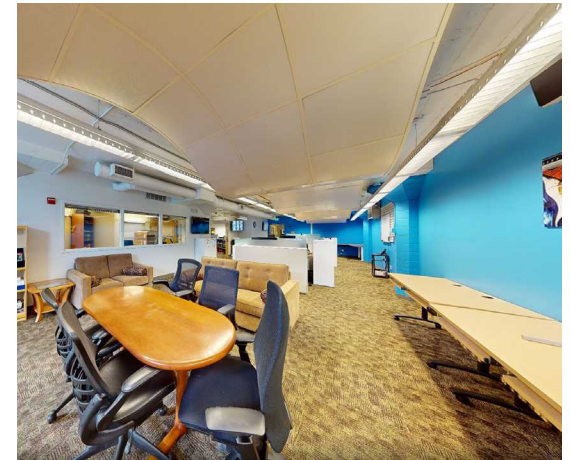
Additional Basement
Space - 6,293 RSF

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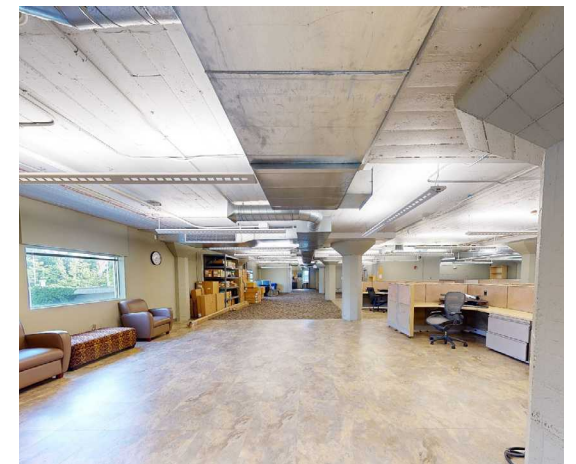
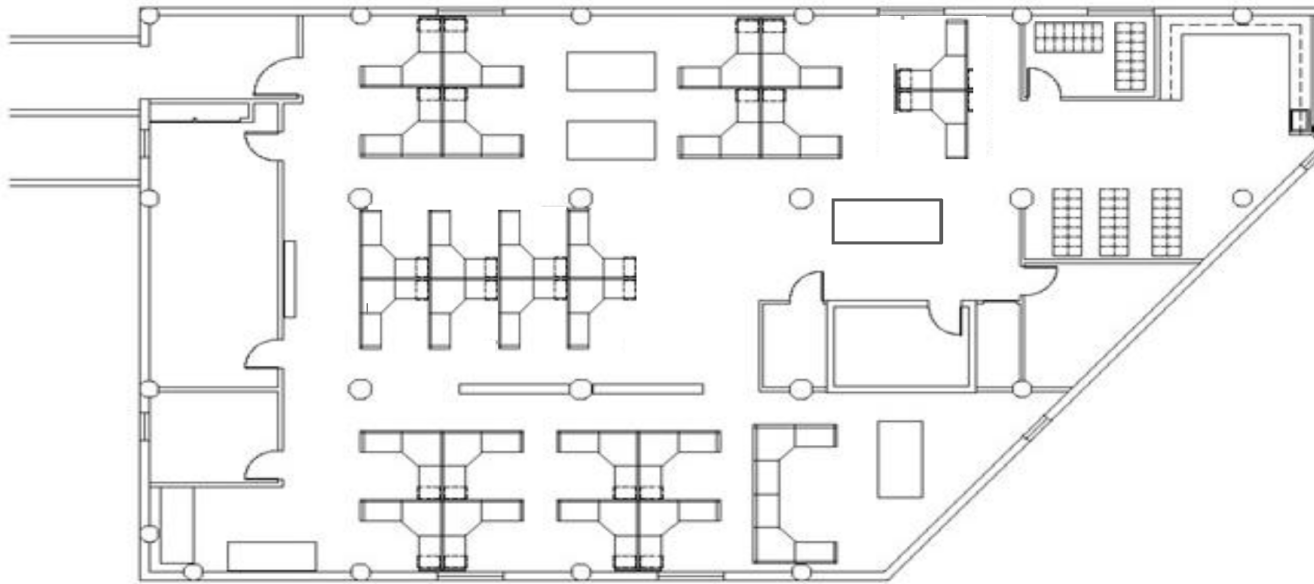
Second Floor | 5,574 RSF



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Third Floor | 5,574 RSF



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