

1423 PACIFIC

*A Historic,
Class-A Icon*



FOR SALE ±110,440 RSF OFFICE IN DOWNTOWN TACOMA

1411-1423 PACIFIC AVENUE, TACOMA, WA 98402

At ±110,440 RSF, 1423 PACIFIC is a historic icon of Tacoma. Designed by the nationally renowned architect, Frederick Heath, and earlier known as the Sandberg-Schoenfeld Building, the 10-story tower was the tallest building in Tacoma upon its completion in 1908. In 1999, new ownership saw to the full restoration, including a complete seismic retrofit, along with many safety and mechanical upgrades. Meticulous attention to detail can be seen throughout this iconic building.

Now available for the first time in over 20 years, this is your opportunity to own an architecturally significant, designated historic, Class-A building.

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ASSOCIATES**
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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A HISTORIC, CLASS-A ICON TACOMA, WA

BUILDING AMENITIES

- +/- 84 secure parking stalls in the building
- On-site gym with locker rooms and showers
- On-site cafe
- Fiber Internet
- High-end buildout
- Expansive windows surrounding each floor, providing abundant natural lighting and unimpeded water, mountain and city views
- Modernized elevators and HVAC system



FITNESS CENTER ENTRY



LOBBY

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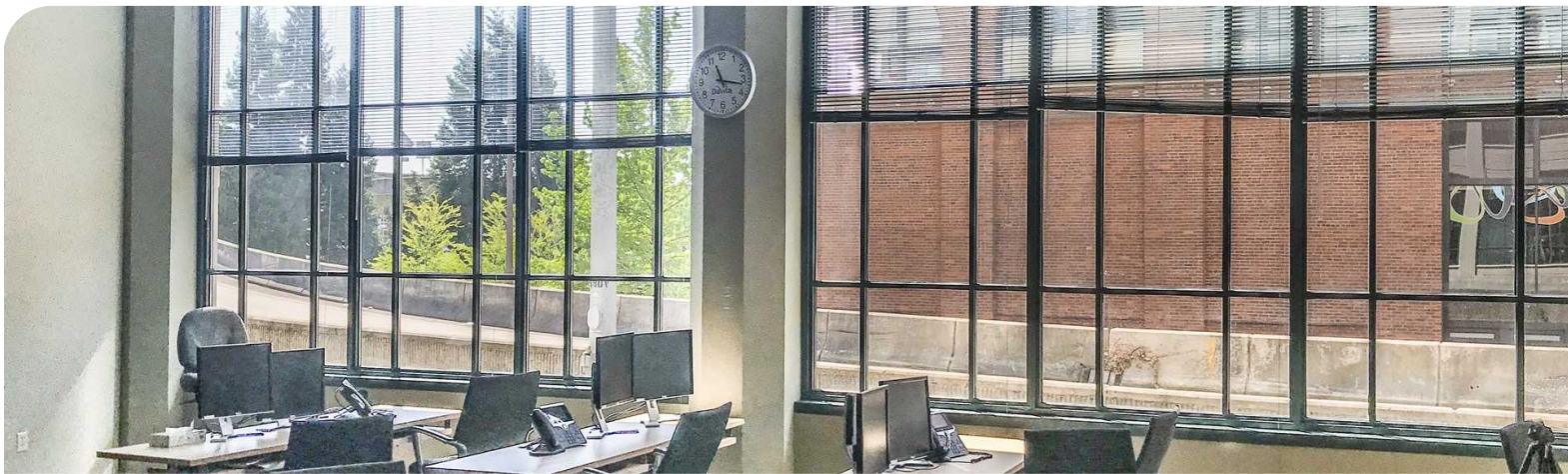
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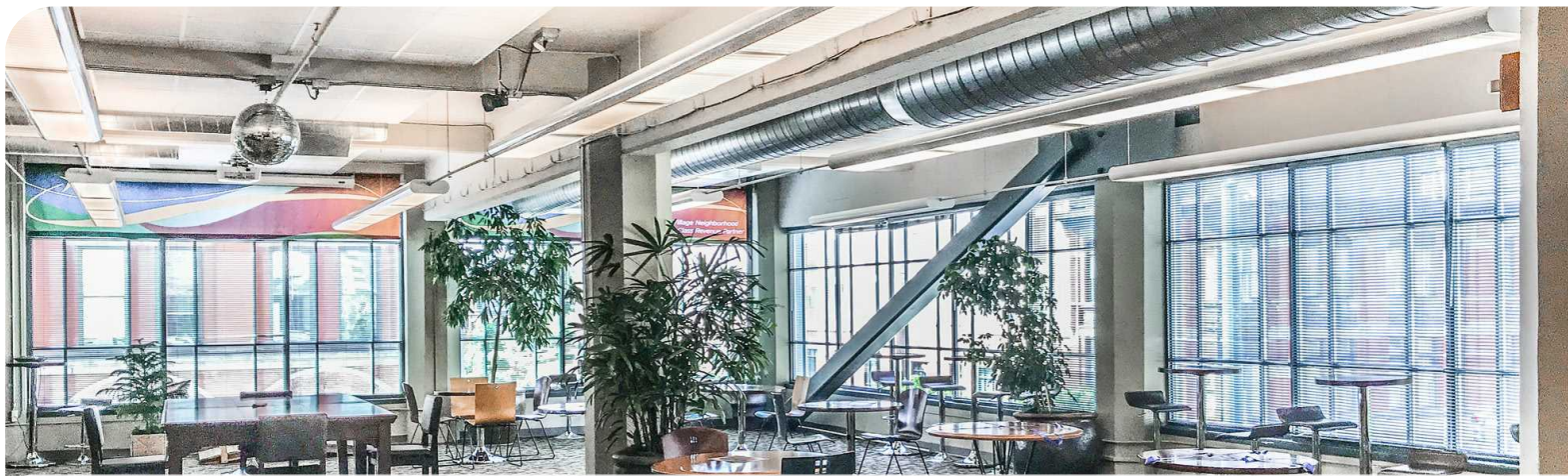
1423 PACIFIC was a pioneering example of very early reinforced concrete construction, and was designed by the same architect as Tacoma's famed Stadium High School.



10TH FLOOR BOARD ROOM



3RD FLOOR TRAINING ROOM



3RD FLOOR LOUNGE

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AT THE CORNER of the two I-705 exits into downtown Tacoma, the building has adjacent parking, and highway entrance access just around the corner off of A Street, leading to both directions on I-5.

LOCATION HIGHLIGHTS

- **Drive:** Directly adjacent to the I-705 entrance and 2 exits, and within 1/4 mile of bi-directional access to and from I-5
- **Ride:** 1-block from the Convention Center Light Rail Station; access from Sounder Light Rail via Tacoma Link Light Rail
- **Walk:** WalkScore of 91. Nearby trails include the Prairie Line Trail into Tacoma's Brewery District, and the Thea Foss Esplanade along the Waterway.



MT. RAINIER FROM THE 10TH FLOOR

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MARKET ACTIVITY

is at a decades-long high, bringing housing development, strong retail activity and a renewed interest in office. Extensive transportation improvements help provide the perfect confluence for this major market hub.



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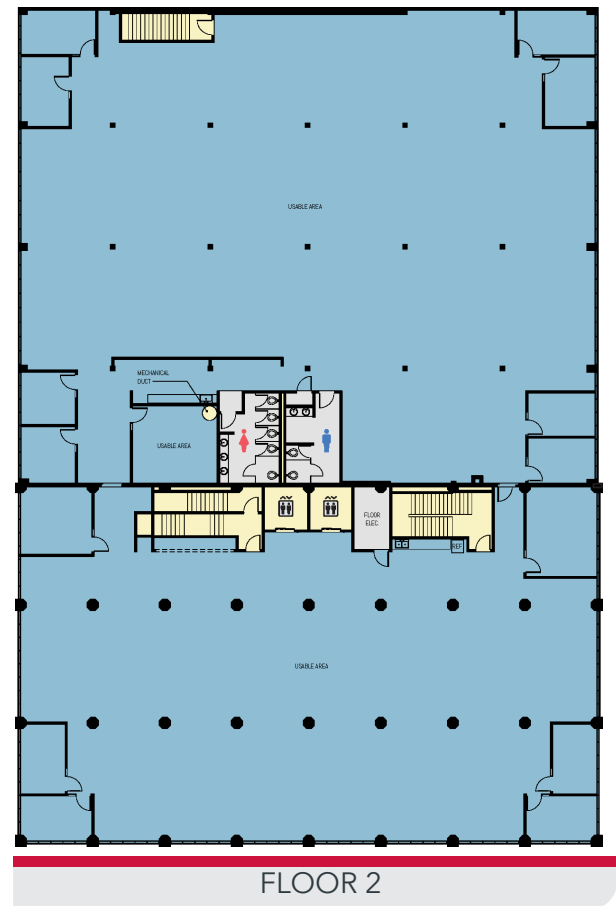
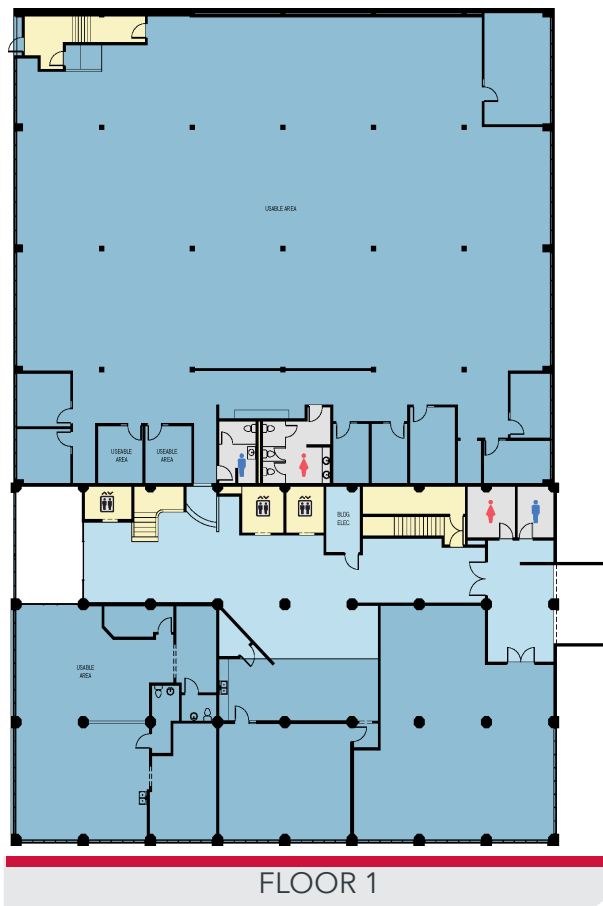
EACH FLOOR

 features its own kitchenette, creating ideal configuration options for single-floor tenants or shared common space among multiple tenants.

AVAILABLE SPACE

Each floor at 1423 PACIFIC has its own kitchenette and restrooms, making the building ideal for a variety of tenant sizes, from a single-floor to the entire building.

- +/-110,400 RSF available, divisible to 3,625 SF
- Floor 1: 18,567 SF
- Floor 2: 21,220 SF
- Floors 3-10: 8,832 SF each



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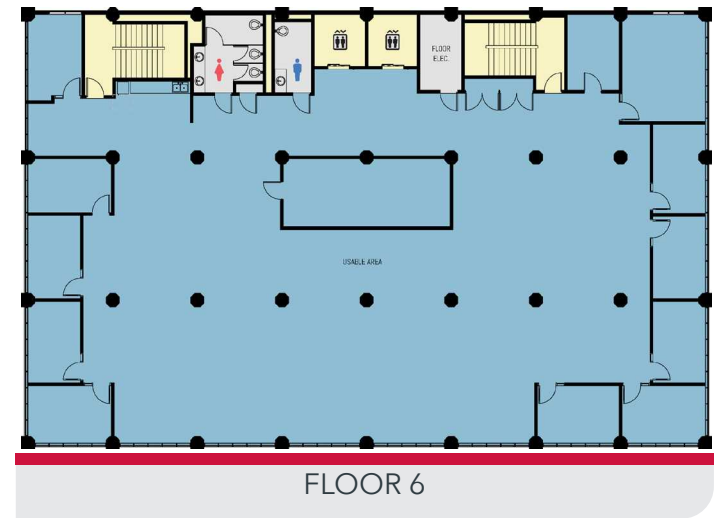
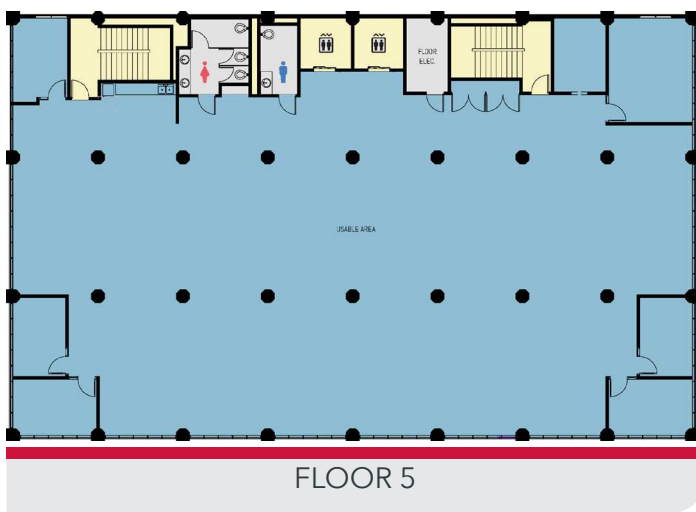
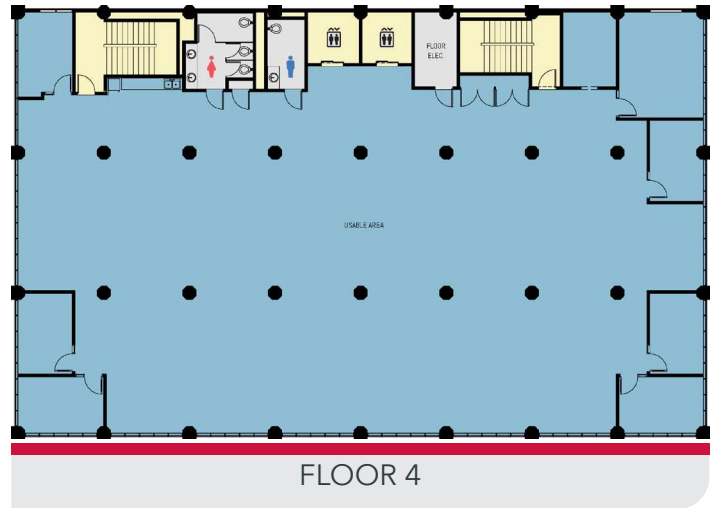
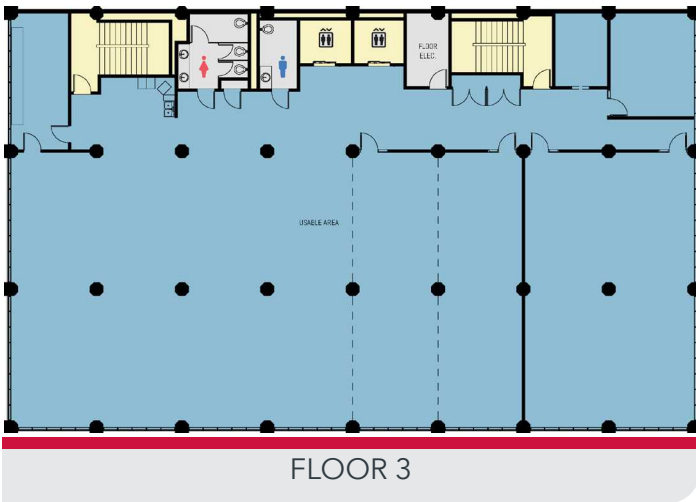
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FLOOR PLANS



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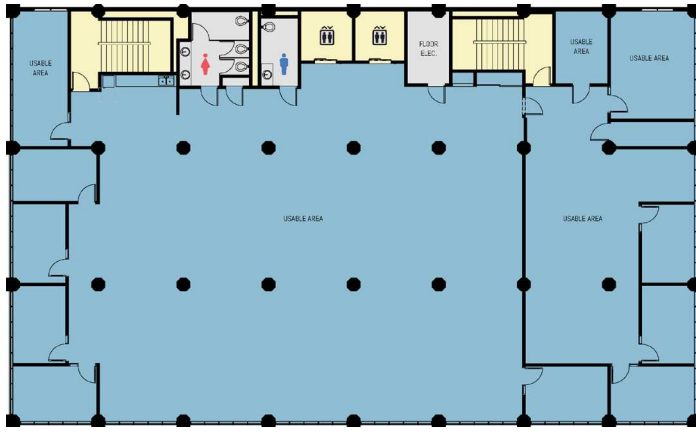
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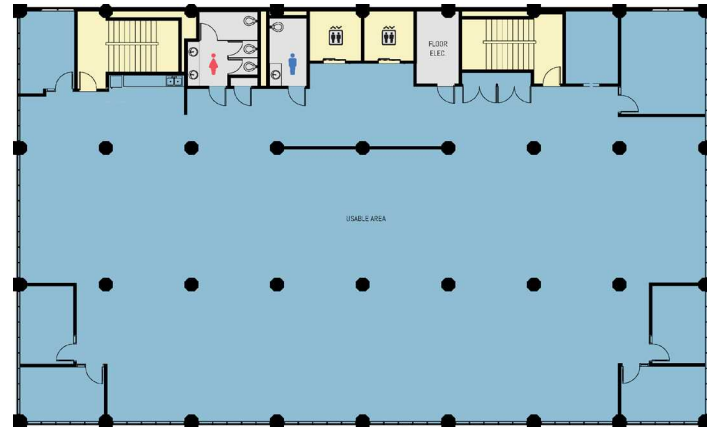
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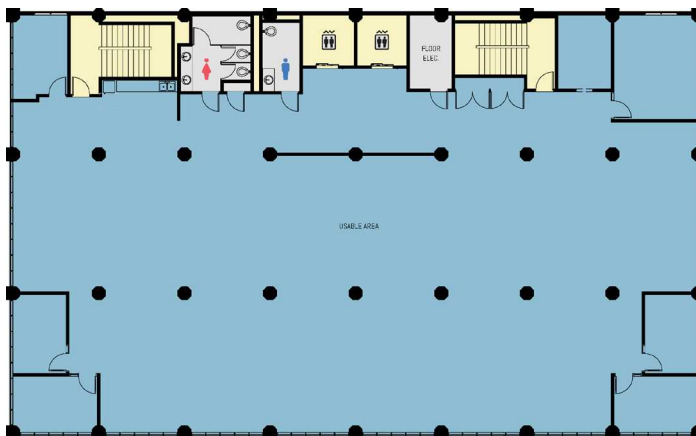
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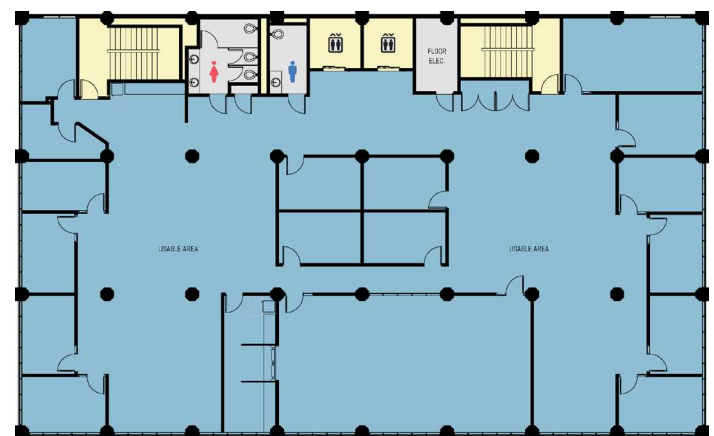
FLOOR 7



FLOOR 8



FLOOR 9



FLOOR 10

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