



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# FOR SALE OR LEASE



**BREWERY BLOCKS**  
tacoma



Centered in the historic Brewery District, **BREWERY BLOCKS** adds more than 200 residential units, 250 parking stalls, 75,000 SF of Class A office and 42,000 SF of retail and restaurants.

## AVAILABLE OFFICE SPACE

- » 2122 Commerce Street, 5,650 SF
- » Sale Price \$1,950,000
- » \$26/SF Modified Full-Service (plus separately metered electric)
- » Elevator and internal staircase
- » Signage available
- » 3/1,000 Parking Available at Market Rate
- » High-end furniture available

## AMENITIES

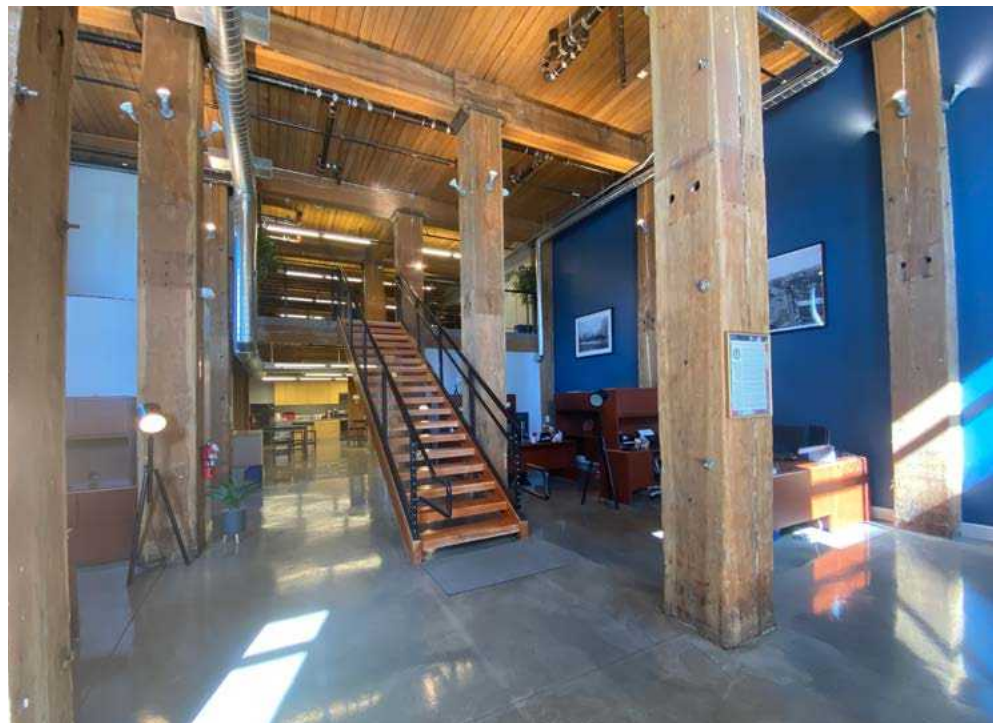
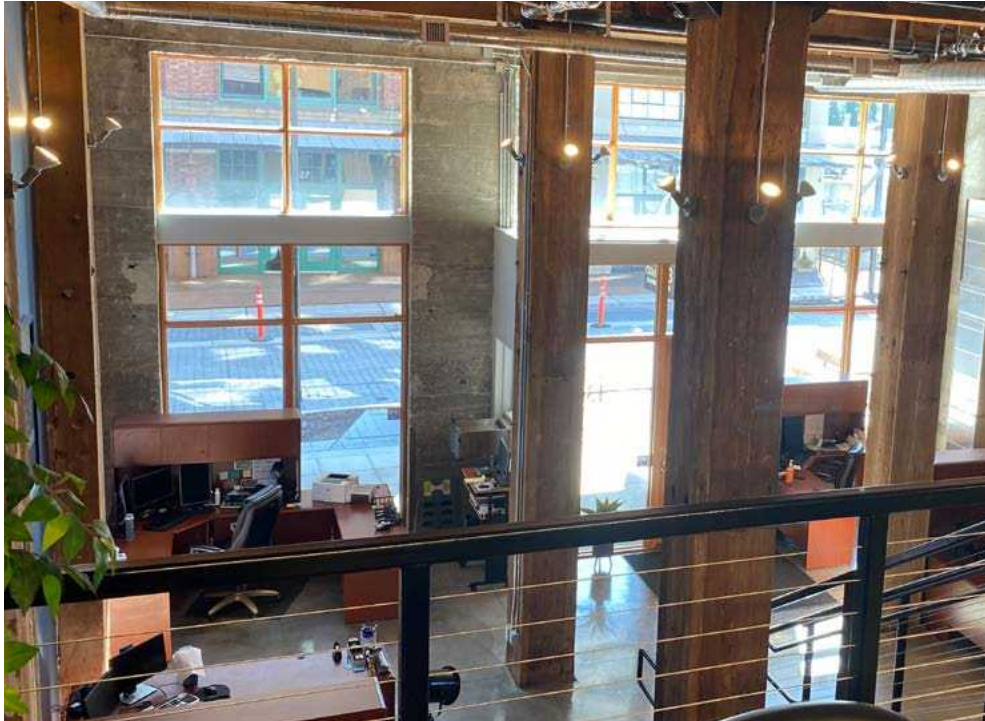
- » Easy access to and from Interstate 5
- » 2 blocks from light rail at Union Station
- » Adjacent to UWT campus
- » Captures foot traffic from surrounding hotels, businesses, apartments and UWT
- » Easily accessible for Pac Ave Retail customers and foot traffic





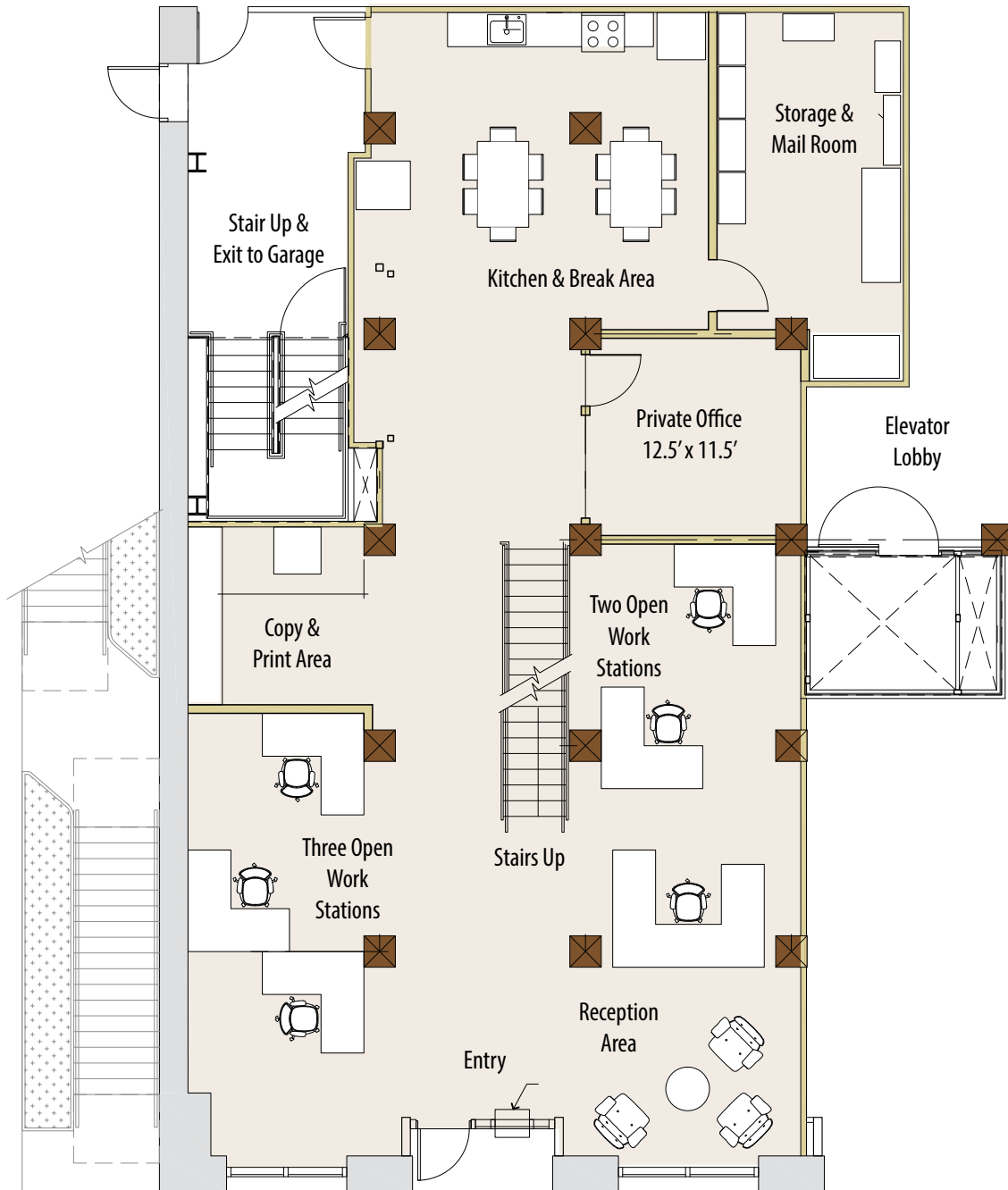
BREWERY BLOCKS  
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## BREWERY BLOCKS OFFICE 2122 COMMERCE STREET



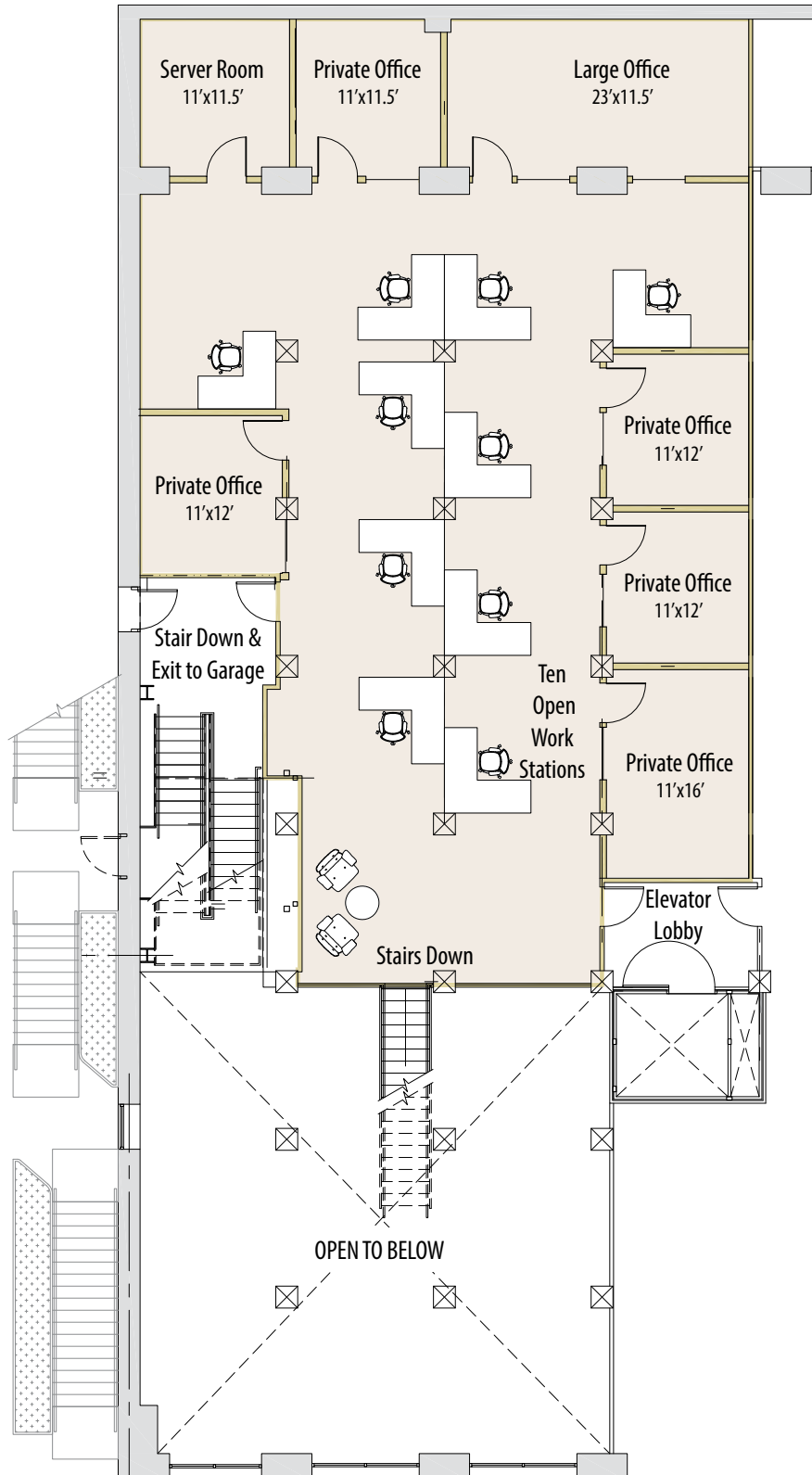
# FLOOR PLANS

## 2122 COMMERCE STREET | MAIN LEVEL



# FLOOR PLANS

## 2122 COMMERCE STREET | MEZZANINE





## BREWERY BLOCKS

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### LOCATION

The location offers prime access to 509, 705 and I-5, along with easy access to public transportation, making this spot a commuters dream. The Link Light Rail drops you right down the street and the Sounder is only blocks away. Brewery Blocks is already home to businesses such as BCRA, InfoBlox and Landau Associates (to name a few). The long-term project vision includes 450 parking stalls, 100 of which are already completed.

### LIVE | MULTIFAMILY

Previously known as the “warehouse district”, the long-term project vision will include more than 200 units of market-rate housing. The Hunt Mottet Lofts were completed feature 21 units of residential space and the Brewery Lofts feature 49 luxury lofts and a rooftop lounge.

### WORK | OFFICE

Upon full completion of the phased project, Brewery Blocks will have 80,000 SF of Class A office space right in the heart of downtown Tacoma. With the existing 131,000 SF of office space, the project is proposed to have 211,000 SF total.

### PLAY | DINING & RETAIL

The development at Brewery Blocks revitalized over 42,000 square feet of dining and retail space in the historic area of downtown Tacoma. Visitors enjoy the outdoor café seating, ample parking and pedestrian-friendly streets with widened sidewalks and native landscaping.



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# SURROUNDING BUSINESSES NEARBY AMENITIES



### LINK LIGHT RAIL

- EXISTING STOPS
- FUTURE STOPS

### SOUNDER TRANSIT

- TACOMA STATION  
FREIGHTHOUSE SQUARE

### PROXIMITY

- 1 MIN UWT / MUSEUM DISTRICT
- < 5 MIN COMMERCIAL CORE
- < 5 MIN HILLSIDE
- 5 MIN FOSS WATERWAY
- 5 MIN DOME DISTRICT
- 5 MIN ST. HELENS DISTRICT
- 5 MIN STADIUM DISTRICT
- 5 MIN HILLTOP
- 25 MILES SEA-TAC AIRPORT
- 30 MILES OLYMPIA
- 33 MILES SEATTLE



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