

Office For Sale

MOODY'S

Turn Key Real Estate, Inc.

1302 North I Street Tacoma, WA 98403 | 253-756-7200

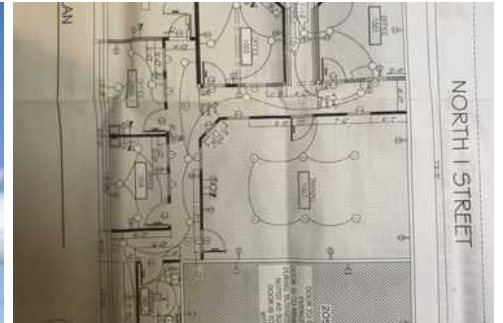
201 N I St

201 N I St, Tacoma, WA, 98403

Office: General For Sale

Prepared on October 31, 2024

1 of 1 Listings



Listing Details | Office For Sale

Total Available Space	Unknown
Asking Price	\$850,000
Listing Price Per SF	-
Cap Rate (Actual)	6.52%
NOI	\$55,448
Total Income	\$76,968
Total Expenses	\$17,672
Investment	Yes
Show Instructions	Call broker
Insurance	\$4,020
Electric	\$1,548

Water/Sewer	\$2,376
Gross Sched. Rents	\$76,968
Tax Year	2023
Real Estate Taxes	\$8,767 in 2023
Vacant	Yes
Available Date	Now
Days On Market	196 days
Date Listed	4/18/2024
Last Modified	10/17/2024
Listing ID	40160384
Parking Spaces	5

Description

Please contact the agent for more information about this property.

Property Features

Location Details

Address	201 N I St, Tacoma, WA, 98403
Zoning	NCX
Submarket	CBA North Tacoma
County	Pierce

Parcels	2032170070
Name	201 N I St
Cross Street	N 2nd Street

Building Details

Sub Type	General
Building Status	Existing
Building Size	3,207 SF
Land Size	0.07 Acres / 3,225 SF
Number of Buildings	1
Property Rent	\$17.57/SF (Average)
Number of Floors	1
Year Built/Renovated	1925, 2007
Primary Constr. Type	Concrete

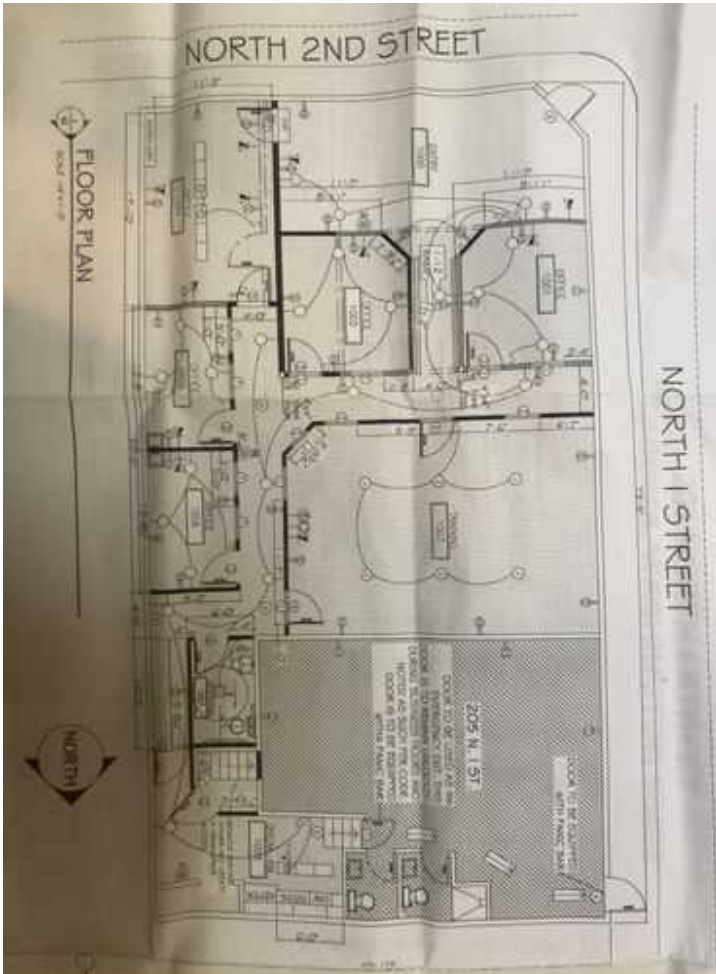
Occupancy Type	Multi-tenant
Building Class	B
Parking Spaces	5
Parking Ratio	-
Office Space	3,207 SF
Rentable Space	3,207 SF
Security System	No
Rail Service	No

Property Listings

1 Listing | --- | \$850,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	-	Office	-	-	\$850,000	Now

Additional Photos





Contact



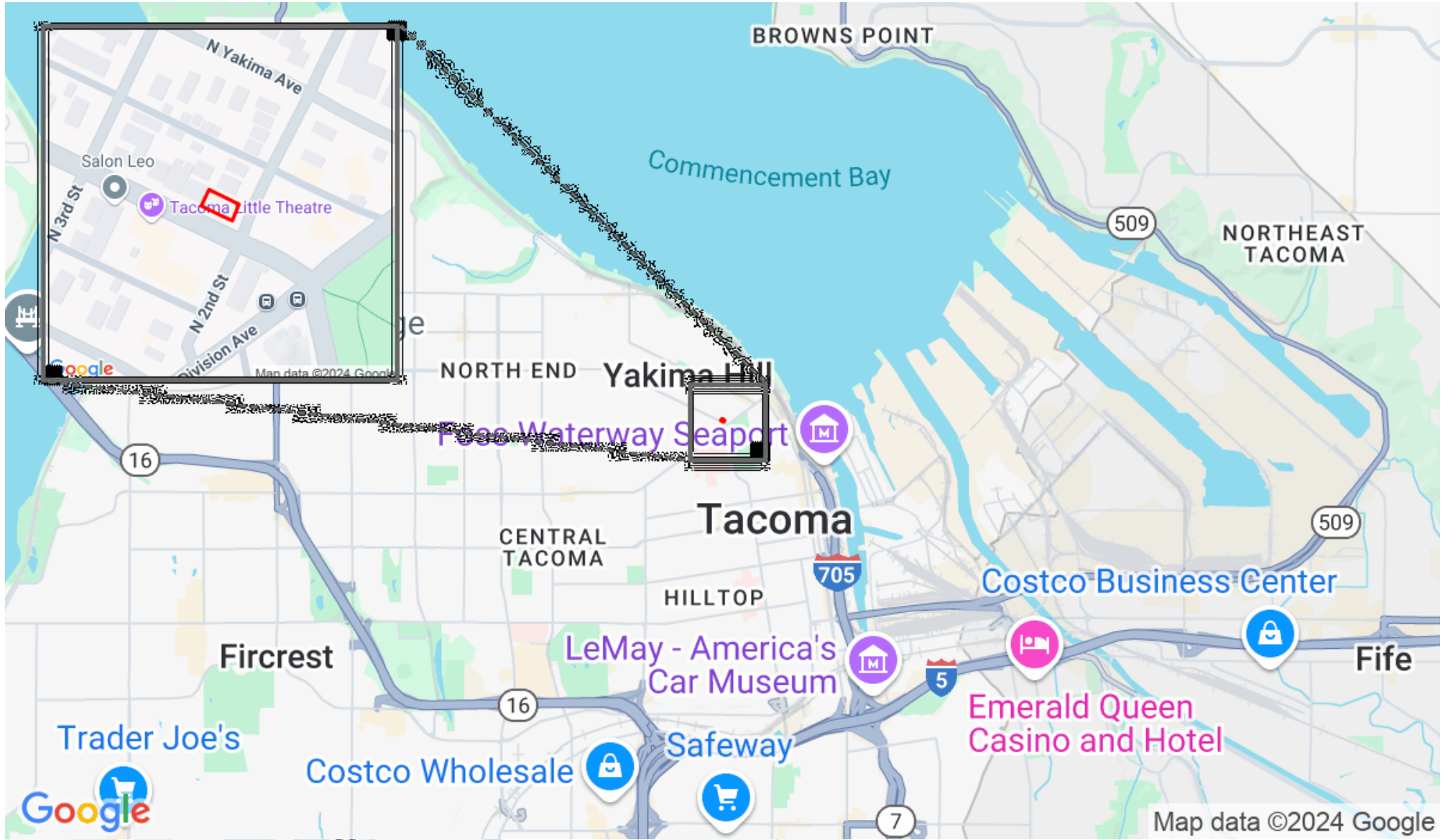
Craig Tuttle
253-756-7200
teamtuttle@rogtk.com

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Craig Tuttle
teamtuttle@rogtk.com
253-224-5500

MOODY'S ANALYTICS | Catylist

Site Analysis for 201 N I St, Tac...

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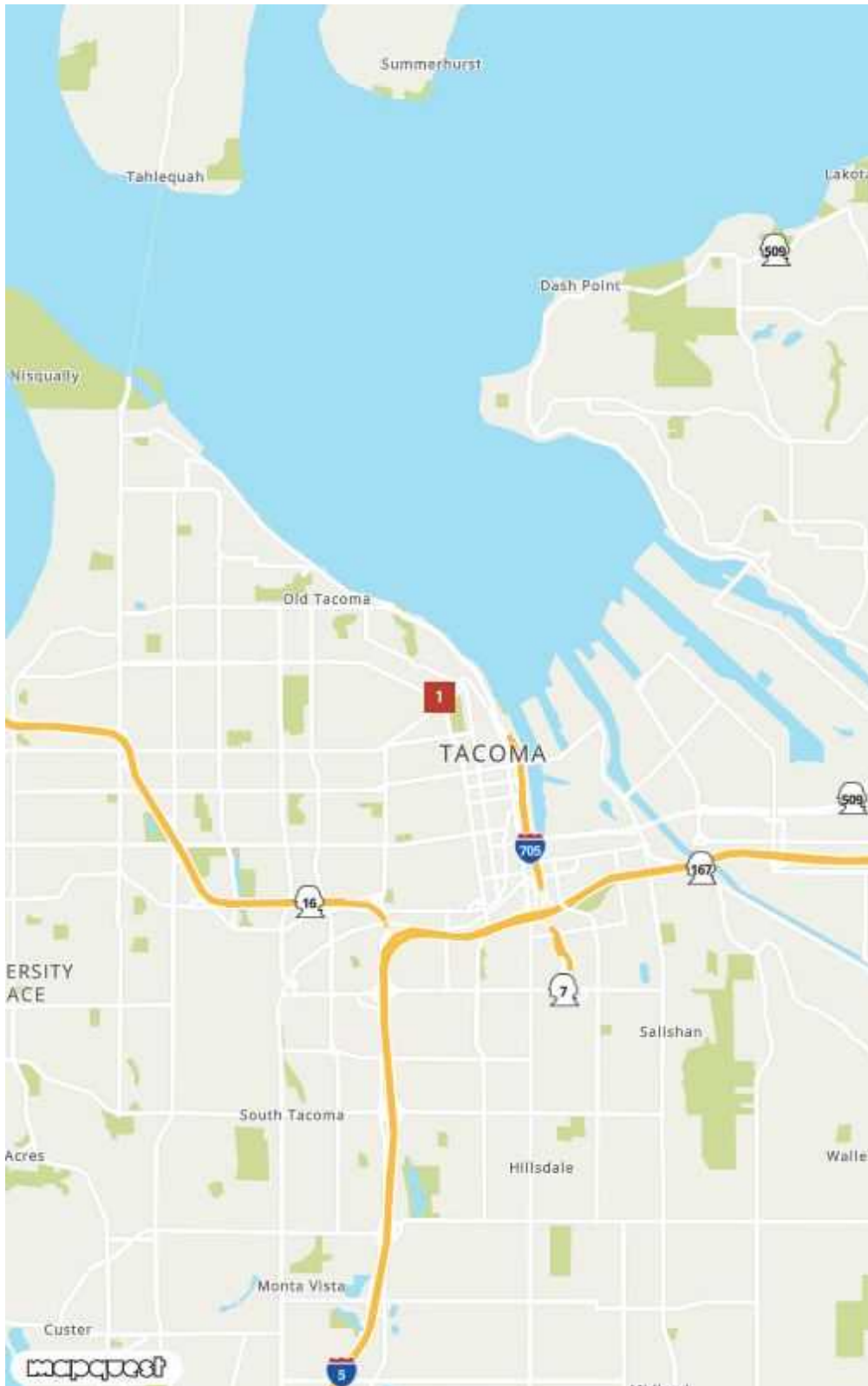
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1



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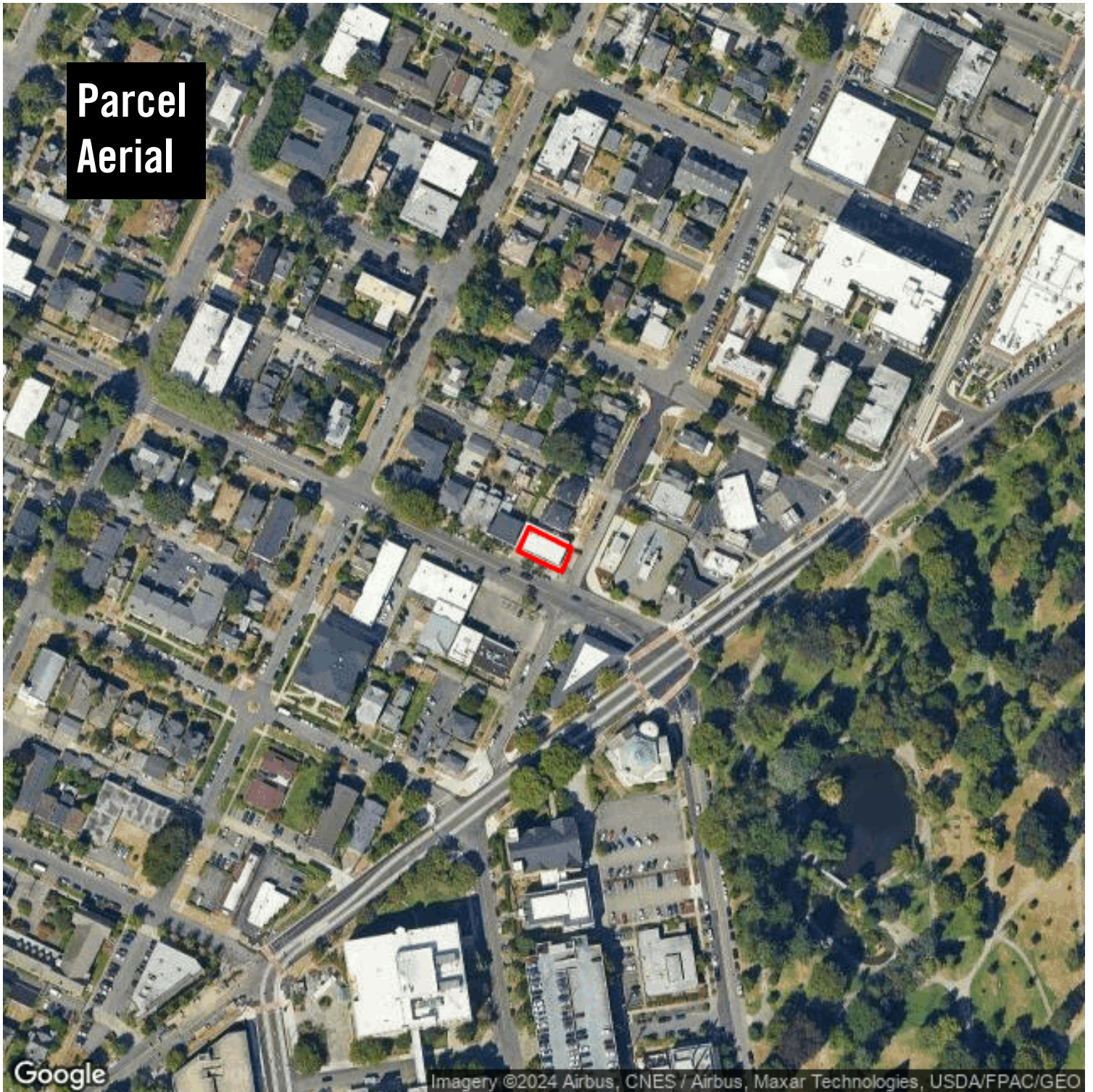
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**Parcel
Aerial**



Google

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201 N I St

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Tacoma, WA 98403

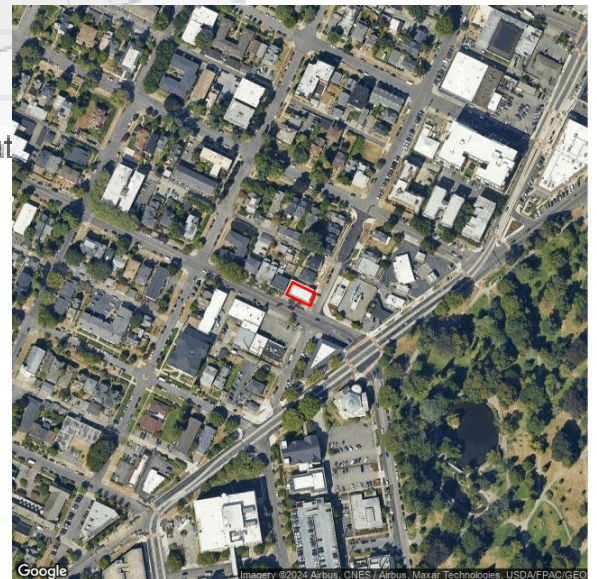
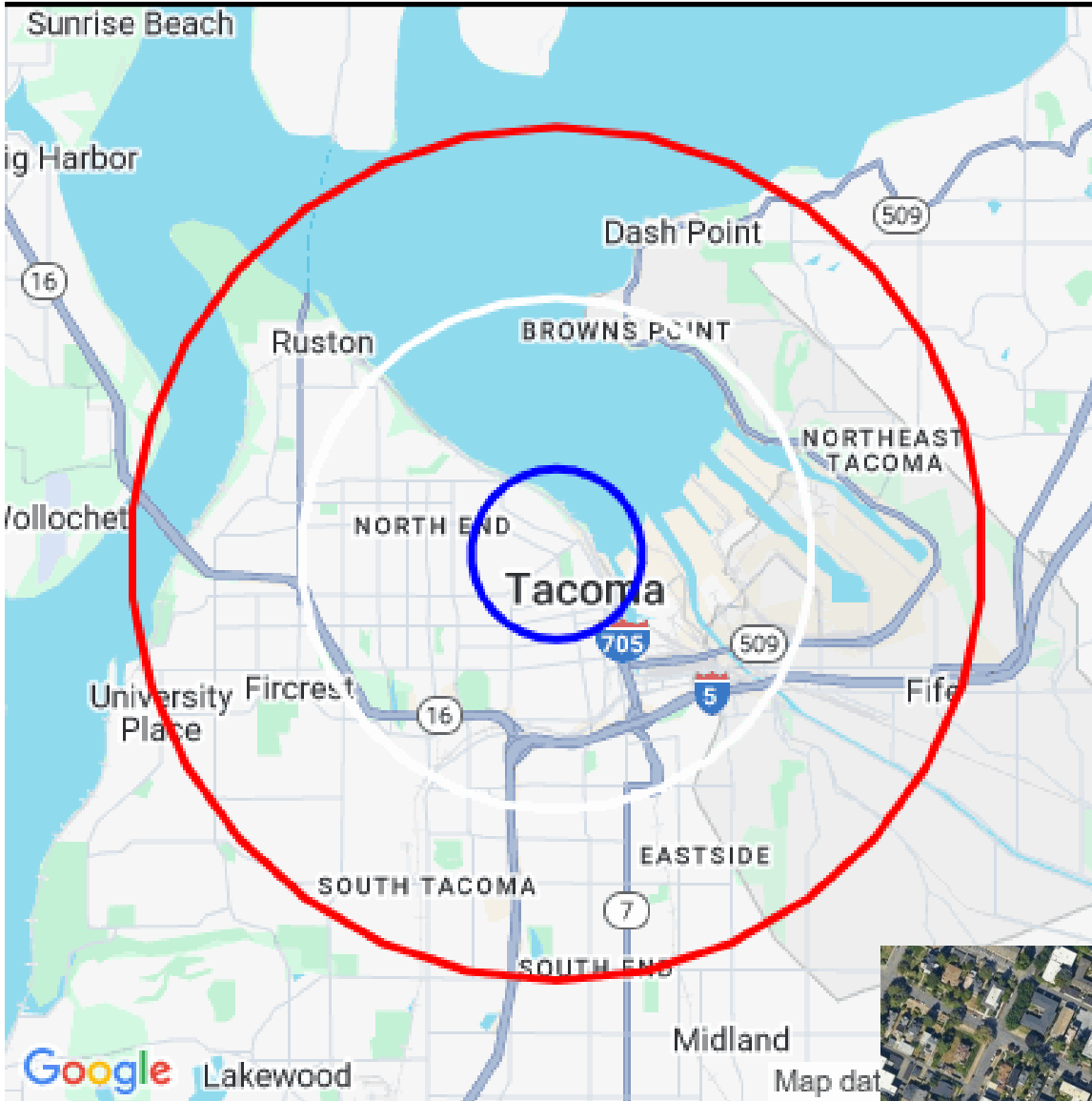
Craig Tuttle
teamtuttle@rogtk.com
253-224-5500

MOODY'S
ANALYTICS

Catylist

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Demographic Report



201 N I St

Population

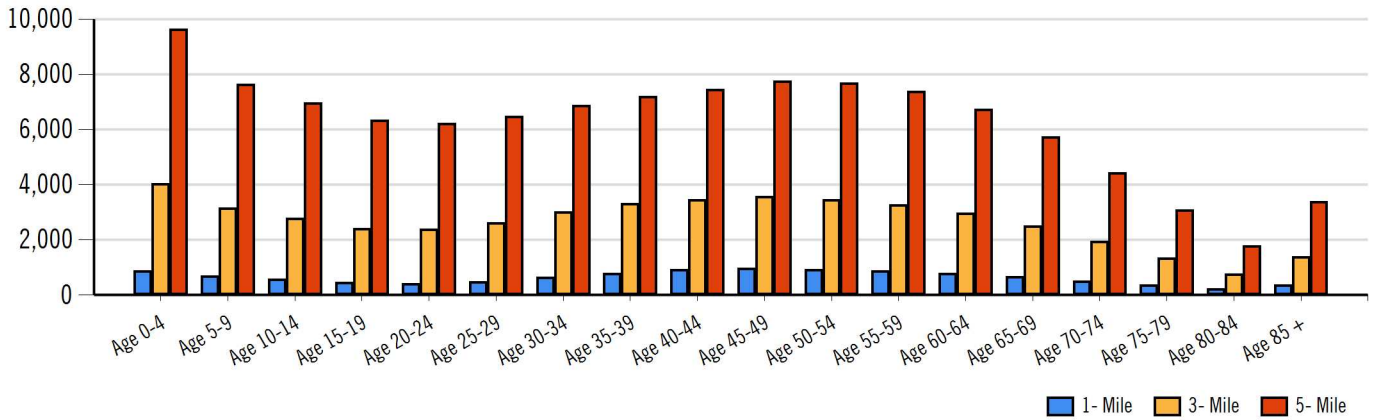
Distance	Male	Female	Total
1- Mile	5,744	6,035	11,779
3- Mile	23,587	25,080	48,667
5- Mile	54,974	58,025	112,999

Craig Tuttle
 teamtuttle@rogtk.com
 253-224-5500

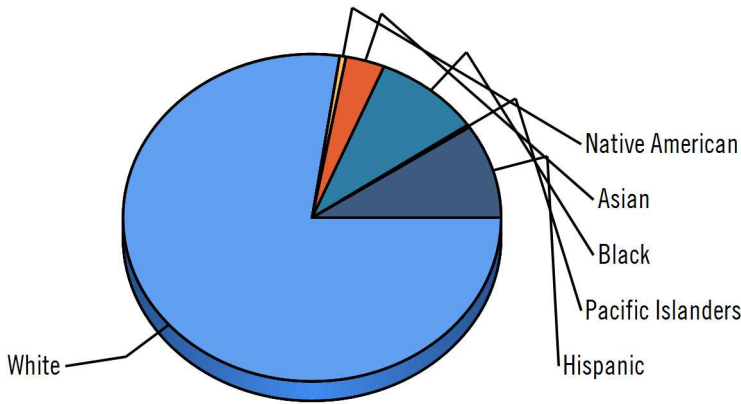
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Population by Distance and Age (2020)



Ethnicity within 5 miles

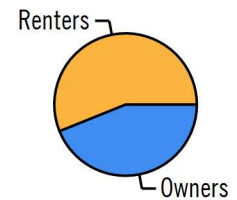


White Native American Asian Black Pacific Islanders Hispanic

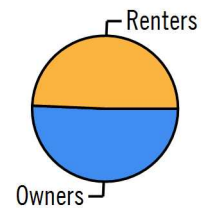
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	5,694	288	3.39 %
3-Mile	22,858	1,181	4.12 %
5-Mile	52,830	2,474	3.96 %

Craig Tuttle
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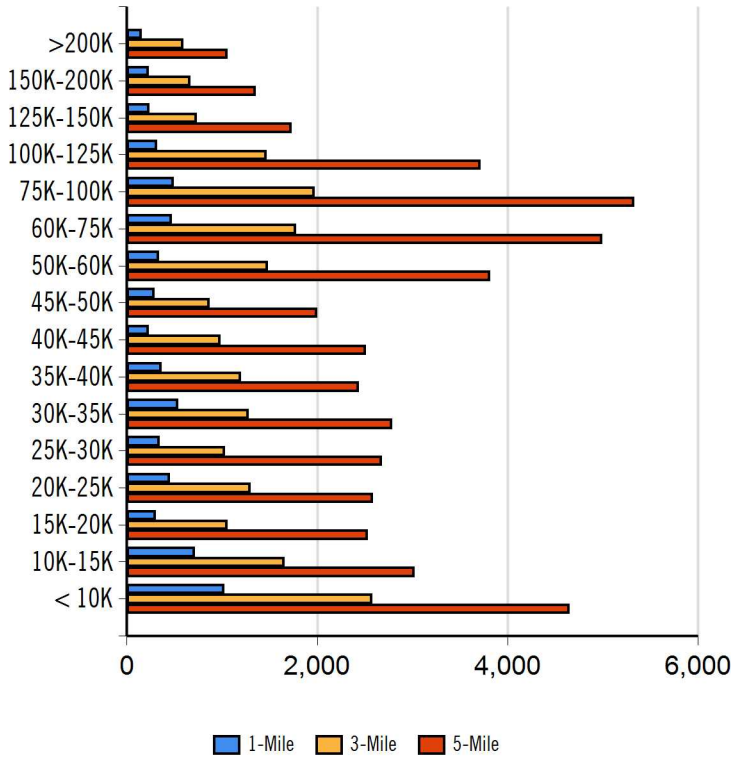
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	13	13	372	217	63	401	269	91	697	1,469	770	465	447
3-Mile	205	121	1,200	1,402	745	2,094	1,524	376	2,539	5,765	2,368	1,380	2,099
5-Mile	388	179	3,693	4,502	1,686	5,837	3,221	816	5,572	12,367	5,215	3,104	4,059

Household Income



Radius	Median Household Income
1-Mile	\$40,351.18
3-Mile	\$52,497.53
5-Mile	\$56,250.06

Radius	Average Household Income
1-Mile	\$55,412.00
3-Mile	\$61,472.46
5-Mile	\$62,212.22

Radius	Aggregate Household Income
1-Mile	\$335,114,114.75
3-Mile	\$1,196,823,336.59
5-Mile	\$2,800,496,818.38

Education

	1-Mile	3-mile	5-mile
Pop > 25	8,691	33,822	76,134
High School Grad	1,947	8,449	20,822
Some College	2,356	8,737	20,715
Associates	483	2,316	5,220
Bachelors	1,603	5,802	11,572
Masters	692	1,902	3,742
Prof. Degree	267	1,050	1,708
Doctorate	106	304	489

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	84 %	93 %	97 %
Teen's	47 %	70 %	80 %
Expensive Homes	0 %	25 %	33 %
Mobile Homes	1 %	2 %	3 %
New Homes	15 %	15 %	25 %
New Households	127 %	114 %	108 %
Military Households	82 %	75 %	86 %
Households with 4+ Cars	37 %	80 %	90 %
Public Transportation Users	167 %	149 %	126 %
Young Wealthy Households	125 %	62 %	44 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.

Craig Tuttle
teamtuttle@rogtk.com
253-224-5500

MOODY'S
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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	271,489,956		904,810,698		2,100,833,689	
Average annual household	43,211		45,271		45,793	
Food	5,775	13.36 %	5,972	13.19 %	6,013	13.13 %
Food at home	3,844		3,950		3,972	
Cereals and bakery products	543		560		563	
Cereals and cereal products	194		200		201	
Bakery products	349		359		361	
Meats poultry fish and eggs	780		794		795	
Beef	180		184		184	
Pork	138		142		144	
Poultry	149		150		150	
Fish and seafood	128		128		128	
Eggs	63		65		65	
Dairy products	386		397		398	
Fruits and vegetables	771		797		804	
Fresh fruits	113		117		118	
Processed vegetables	150		154		156	
Sugar and other sweets	140		145		146	
Fats and oils	121		125		126	
Miscellaneous foods	725		744		749	
Nonalcoholic beverages	334		341		342	
Food away from home	1,930		2,022		2,041	
Alcoholic beverages	298		317		322	
Housing	15,916	36.83 %	16,541	36.54 %	16,714	36.50 %
Shelter	9,608		9,976		10,081	
Owned dwellings	5,380		5,757		5,875	
Mortgage interest and charges	2,684		2,886		2,950	
Property taxes	1,792		1,920		1,958	
Maintenance repairs	903		949		966	
Rented dwellings	3,509		3,465		3,451	
Other lodging	718		754		754	
Utilities fuels	3,782		3,934		3,983	
Natural gas	346		363		367	
Electricity	1,544		1,590		1,604	
Fuel oil	140		147		150	
Telephone services	1,163		1,218		1,237	
Water and other public services	586		613		622	
Household operations	1,045	2.42 %	1,101	2.43 %	1,113	2.43 %
Personal services	296		313		316	
Other household expenses	749		787		797	
Housekeeping supplies	546		558		558	
Laundry and cleaning supplies	153		155		155	
Other household products	310		321		322	
Postage and stationery	83		82		81	
Household furnishings	933		970		977	
Household textiles	74		74		74	
Furniture	200		207		205	
Floor coverings	22		23		23	
Major appliances	118		129		135	
Small appliances	82		83		82	
Miscellaneous	434		451		454	
Apparel and services	1,226	2.84 %	1,244	2.75 %	1,234	2.69 %
Men and boys	231		235		232	
Men 16 and over	188		193		192	
Boys 2 to 15	43		41		39	
Women and girls	444		449		447	

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Women 16 and over	373	376	373
Girls 2 to 15	71	73	73
Children under 2	90	89	88

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	271,489,956		904,810,698		2,100,833,689	
Average annual household	43,211		45,271		45,793	
Transportation	5,880	13.61 %	6,209	13.72 %	6,305	13.77 %
Vehicle purchases	1,344		1,425		1,446	
Cars and trucks new	651		708		728	
Cars and trucks used	661		681		679	
Gasoline and motor oil	1,911		2,006		2,039	
Other vehicle expenses	2,206		2,346		2,391	
Vehicle finance charges	142		157		162	
Maintenance and repairs	781		819		828	
Vehicle insurance	1,004		1,078		1,106	
Vehicle rental leases	278		291		294	
Public transportation	418		430		428	
Health care	3,274	7.58 %	3,493	7.72 %	3,573	7.80 %
Health insurance	2,178		2,309		2,357	
Medical services	658		717		740	
Drugs	328		352		360	
Medical supplies	108		113		115	
Entertainment	2,519	5.83 %	2,674	5.91 %	2,719	5.94 %
Fees and admissions	457		487		493	
Television radios	929		976		993	
Pets toys	925		977		989	
Personal care products	559		584		588	
Reading	48		50		50	
Education	1,179		1,160		1,125	
Tobacco products	392		396		399	
Miscellaneous	670	1.55 %	715	1.58 %	729	1.59 %
Cash contributions	1,098		1,191		1,232	
Personal insurance	4,370		4,719		4,785	
Life and other personal insurance	141		152		156	
Pensions and Social Security	4,229		4,567		4,629	

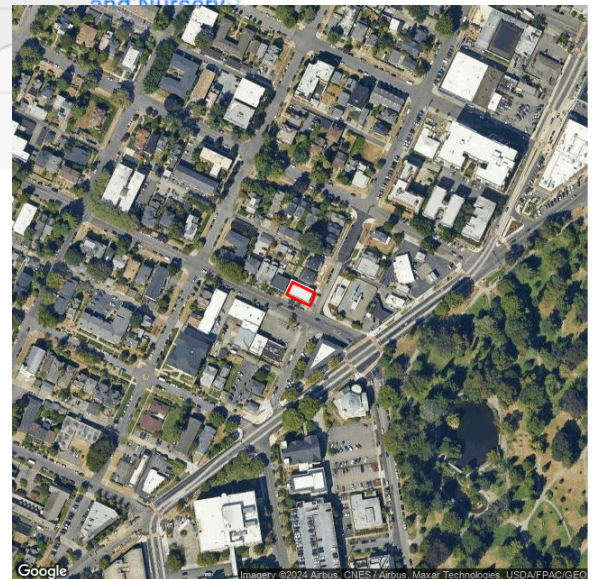
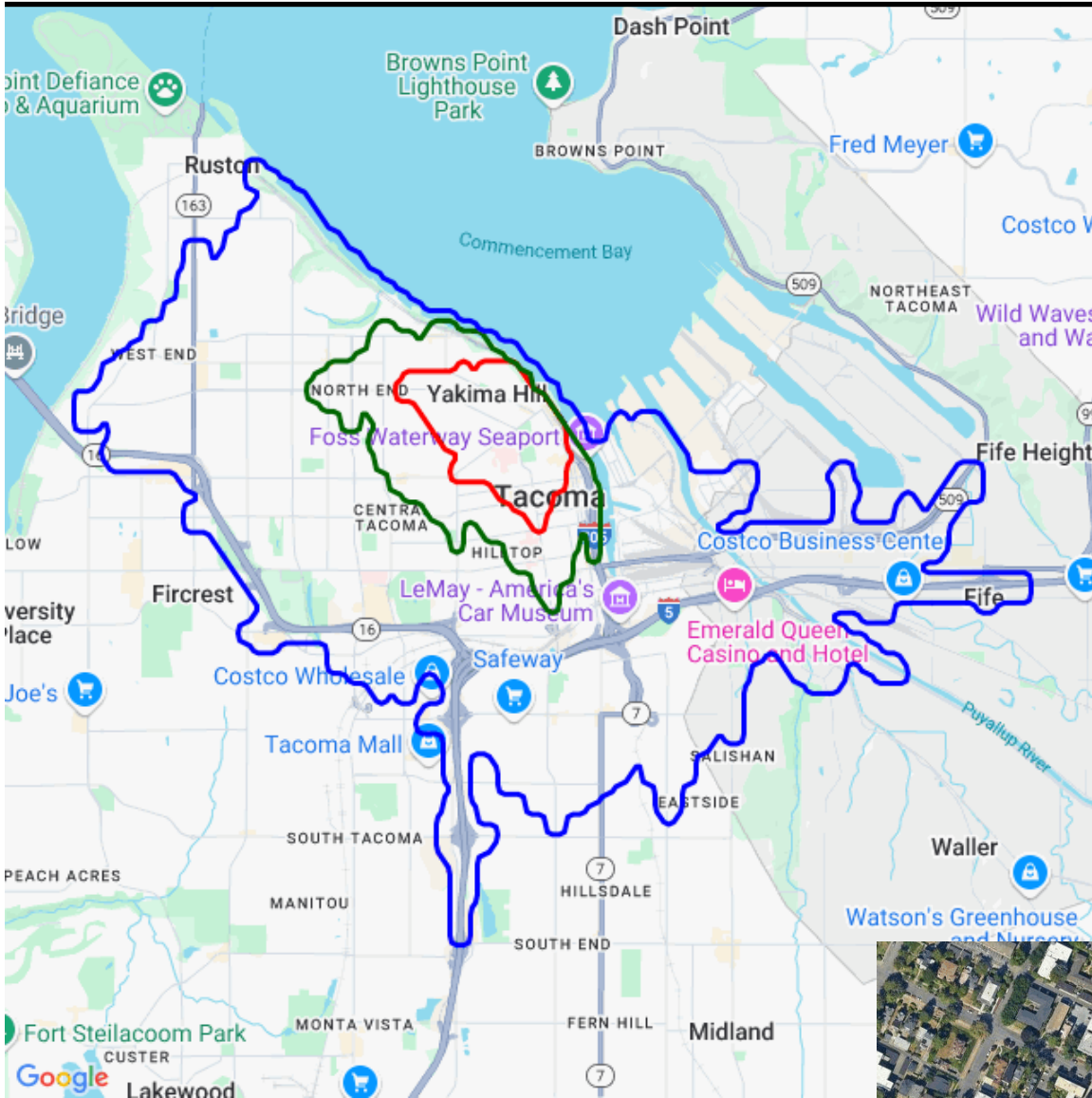
Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	9,153	9,037	2.86 %	5,046	3,072	2,163	6,990	3,010
3-Mile	2020	24,111	23,665	2.40 %	9,775	11,461	11,166	12,945	6,782
5-Mile	2020	54,626	52,669	2.99 %	18,958	30,075	28,435	26,191	13,022
1-Mile	2023	9,243	9,037	4.58 %	5,071	3,124	2,165	7,078	3,465
3-Mile	2023	24,613	23,665	4.99 %	9,904	11,761	11,455	13,158	7,650
5-Mile	2023	56,288	52,669	6.23 %	19,413	31,092	29,367	26,921	14,356

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Catlyst

Demographic Report



201 N I St

Population

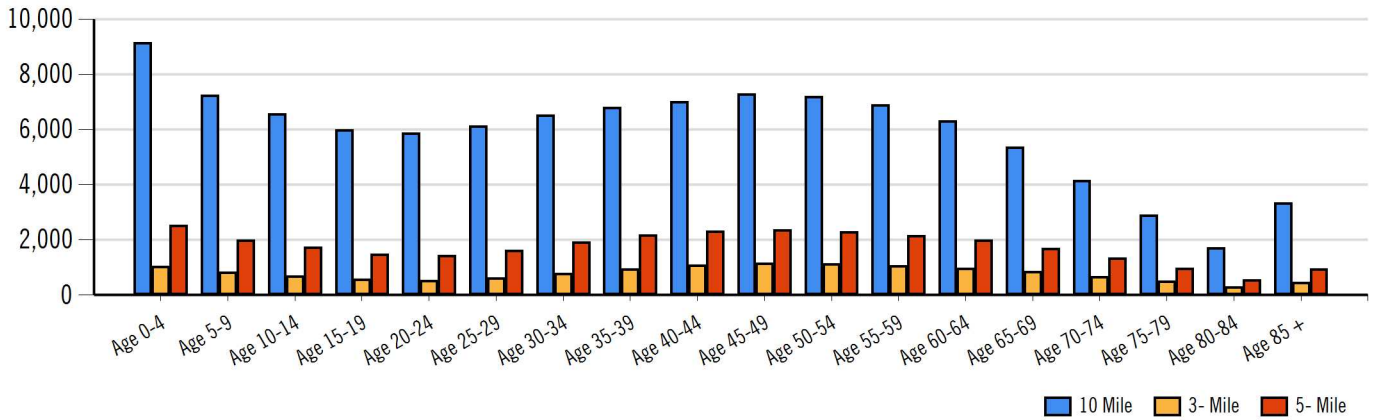
Distance	Male	Female	Total
3- Minute	7,086	7,409	14,495
5- Minute	15,374	16,377	31,751
10 Minute	51,892	54,807	106,698

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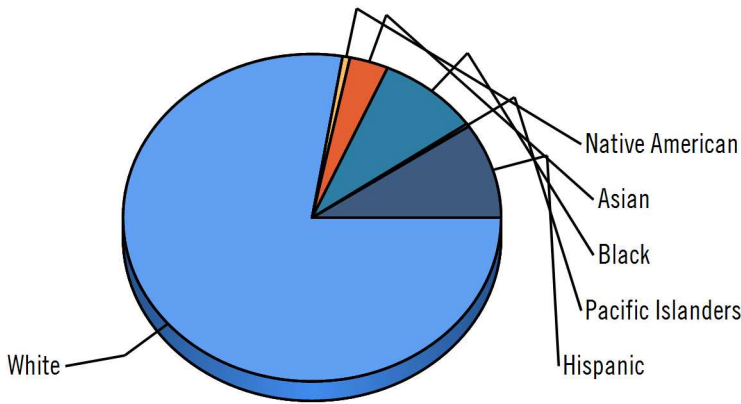
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Population by Distance and Age (2020)



Ethnicity within 5 Minute

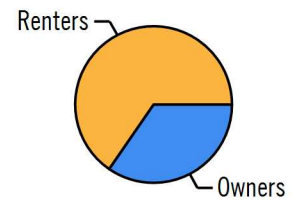


White Native American Asian Black Pacific Islanders Hispanic

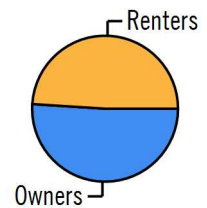
Home Ownership 3 Minute



Home Ownership 5 Minute



Home Ownership 10 Minute



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	6,807	346	3.24 %
5-Minute	14,668	796	4.02 %
10-Minute	49,468	2,304	3.61 %

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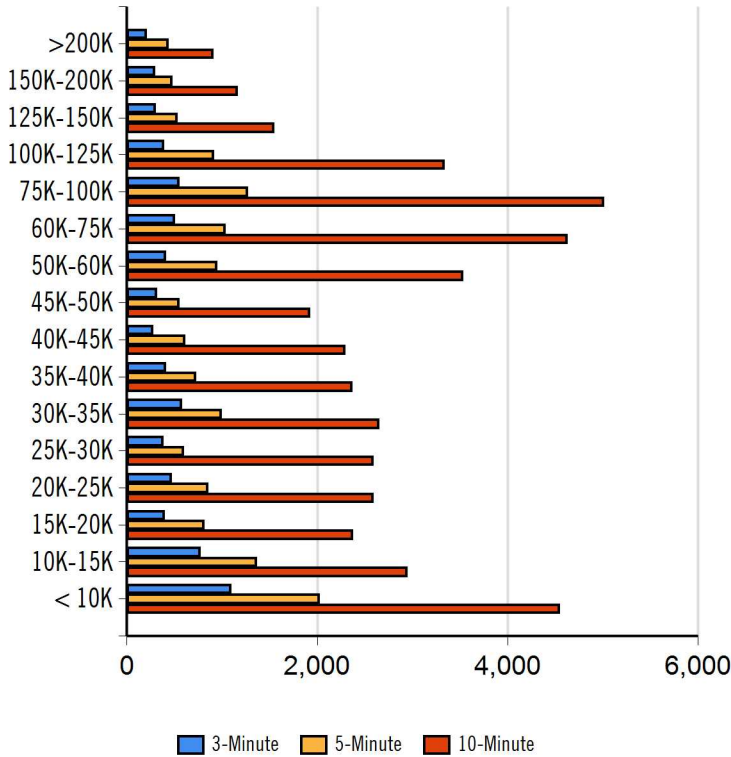
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	20	17	406	240	134	507	377	120	842	1,687	873	527	611
5-Minute	103	82	749	772	470	1,327	940	246	1,594	3,775	1,585	905	1,418
10-Minute	388	170	3,496	4,052	1,561	5,356	3,037	776	5,204	11,854	4,855	2,767	3,932

Household Income



Radius	Median Household Income
3-Minute	\$45,321.90
5-Minute	\$49,823.15
10-Minute	\$53,703.08

Radius	Average Household Income
3-Minute	\$59,790.29
10-Minute	\$60,035.49
5-Minute	\$61,086.62

Radius	Aggregate Household Income
3-Minute	\$402,395,045.48
5-Minute	\$802,137,110.21
10-Minute	\$2,567,803,027.61

Education

	3-Minute	5-Minute	10-Minute
Pop > 25	10,747	22,511	71,800
High School Grad	2,400	5,349	20,192
Some College	2,892	5,695	19,351
Associates	626	1,412	4,893
Bachelors	1,962	4,077	10,269
Masters	824	1,486	3,383
Prof. Degree	328	780	1,576
Doctorate	109	223	480

Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	77 %	86 %	90 %
Teen's	46 %	61 %	73 %
Expensive Homes	12 %	21 %	23 %
Mobile Homes	1 %	1 %	5 %
New Homes	12 %	16 %	16 %
New Households	120 %	119 %	98 %
Military Households	68 %	69 %	76 %
Households with 4+ Cars	37 %	64 %	81 %
Public Transportation Users	153 %	157 %	117 %
Young Wealthy Households	105 %	79 %	30 %

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Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	315,270,026		614,247,368		1,955,329,106	
Average annual household	44,529		45,119		45,005	
Food	5,924	13.30 %	5,975	13.24 %	5,921	13.16 %
Food at home	3,918		3,946		3,930	
Cereals and bakery products	553		558		557	
Cereals and cereal products	197		199		199	
Bakery products	355		358		358	
Meats poultry fish and eggs	793		795		788	
Beef	184		184		182	
Pork	140		141		143	
Poultry	151		151		148	
Fish and seafood	130		130		126	
Eggs	64		64		65	
Dairy products	395		398		393	
Fruits and vegetables	787		795		794	
Fresh fruits	115		116		116	
Processed vegetables	152		154		154	
Sugar and other sweets	143		144		145	
Fats and oils	123		124		124	
Miscellaneous foods	739		744		741	
Nonalcoholic beverages	339		340		339	
Food away from home	2,005		2,028		1,991	
Alcoholic beverages	312		316		314	
Housing	16,276	36.55 %	16,474	36.51 %	16,495	36.65 %
Shelter	9,829		9,954		9,941	
Owned dwellings	5,588		5,715		5,759	
Mortgage interest and charges	2,804		2,875		2,884	
Property taxes	1,866		1,902		1,917	
Maintenance repairs	917		937		957	
Rented dwellings	3,487		3,482		3,454	
Other lodging	754		757		726	
Utilities fuels	3,840		3,895		3,956	
Natural gas	355		360		363	
Electricity	1,559		1,575		1,597	
Fuel oil	143		146		148	
Telephone services	1,183		1,204		1,228	
Water and other public services	598		607		617	
Household operations	1,082	2.43 %	1,093	2.42 %	1,090	2.42 %
Personal services	310		310		307	
Other household expenses	772		782		783	
Housekeeping supplies	559		557		550	
Laundry and cleaning supplies	156		155		153	
Other household products	318		318		316	
Postage and stationery	84		83		79	
Household furnishings	964		974		955	
Household textiles	76		76		72	
Furniture	209		210		198	
Floor coverings	23		24		23	
Major appliances	120		127		135	
Small appliances	84		84		81	
Miscellaneous	450		452		445	
Apparel and services	1,265	2.84 %	1,252	2.77 %	1,209	2.69 %
Men and boys	242		237		225	
Men 16 and over	198		194		186	
Boys 2 to 15	44		43		38	
Women and girls	453		453		439	

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Women 16 and over	381	381	365
Girls 2 to 15	71	72	73
Children under 2	91	90	87

Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	315,270,026		614,247,368		1,955,329,106	
Average annual household	44,529		45,119		45,005	
Transportation	6,057	13.60 %	6,168	13.67 %	6,209	13.80 %
Vehicle purchases	1,399		1,430		1,413	
Cars and trucks new	677		708		710	
Cars and trucks used	689		686		665	
Gasoline and motor oil	1,948		1,988		2,022	
Other vehicle expenses	2,273		2,313		2,360	
Vehicle finance charges	147		153		160	
Maintenance and repairs	804		817		814	
Vehicle insurance	1,032		1,050		1,096	
Vehicle rental leases	288		291		288	
Public transportation	435		435		412	
Health care	3,354	7.53 %	3,432	7.61 %	3,536	7.86 %
Health insurance	2,224		2,270		2,337	
Medical services	680		703		729	
Drugs	337		346		356	
Medical supplies	111		112		113	
Entertainment	2,603	5.85 %	2,647	5.87 %	2,675	5.94 %
Fees and admissions	484		490		475	
Television radios	946		962		986	
Pets toys	954		967		973	
Personal care products	577		584		576	
Reading	49		49		49	
Education	1,234		1,203		1,076	
Tobacco products	390		393		400	
Miscellaneous	692	1.55 %	709	1.57 %	716	1.59 %
Cash contributions	1,133		1,174		1,219	
Personal insurance	4,656		4,737		4,603	
Life and other personal insurance	148		150		152	
Pensions and Social Security	4,508		4,586		4,450	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	7,322	7,179	33.16 %	3,983	2,493	1,723	5,598	2,162
5-Minute	2020	14,139	13,838	106.36 %	6,490	5,890	4,854	9,285	4,008
10-Minute	2020	44,549	43,637	205.02 %	16,318	23,506	22,787	21,762	11,473
3-Minute	2023	7,428	7,179	59.18 %	4,027	2,540	1,720	5,708	2,480
5-Minute	2023	14,395	13,838	182.36 %	6,564	6,029	4,946	9,449	4,579
10-Minute	2023	45,768	43,637	517.69 %	16,653	24,244	23,473	22,295	12,738

Craig Tuttle
teamtuttle@rogtk.com
253-224-5500

MOODY'S
ANALYTICS

Catlyst

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 201 N I St, Tacoma, WA 98403

CITY, STATE

Tacoma, WA

POPULATION

106,698

AVG. HHSIZE

2.40

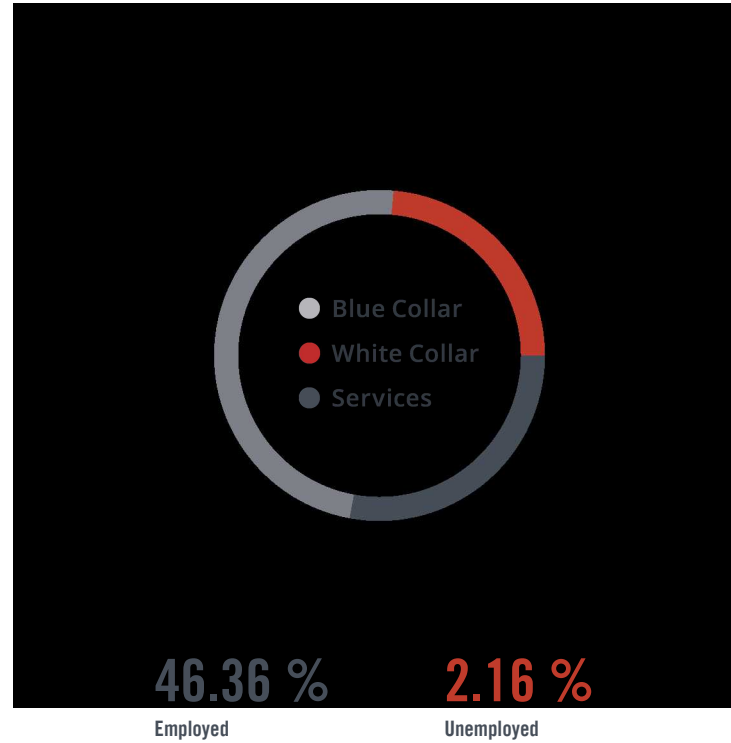
MEDIAN HH INCOME

\$53,703

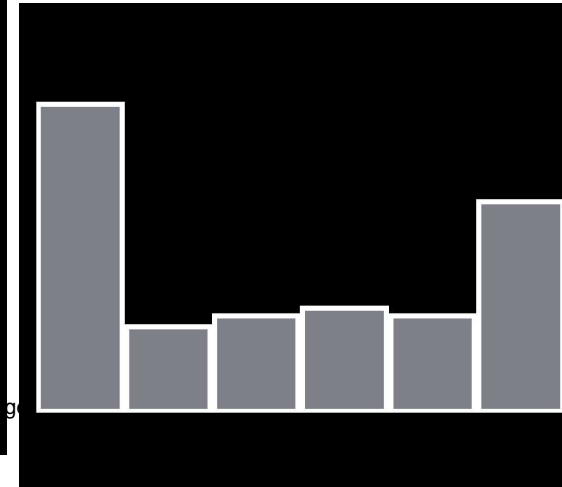
HOME OWNERSHIP

21,741

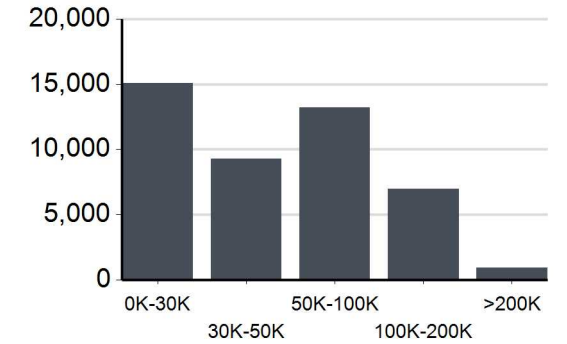
22,639



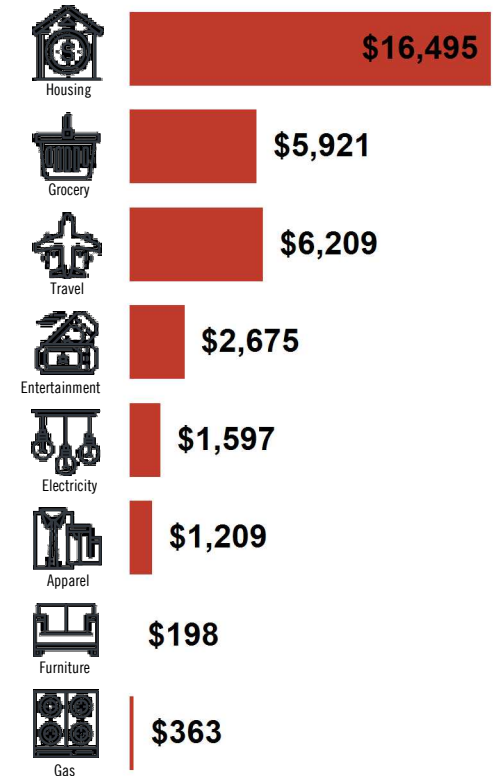
GENDER & AGE



INCOME BY HOUSEHOLD



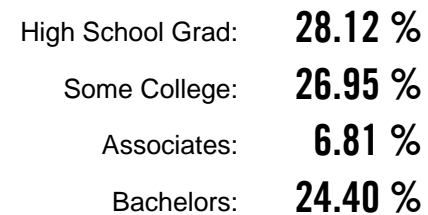
HH SPENDING



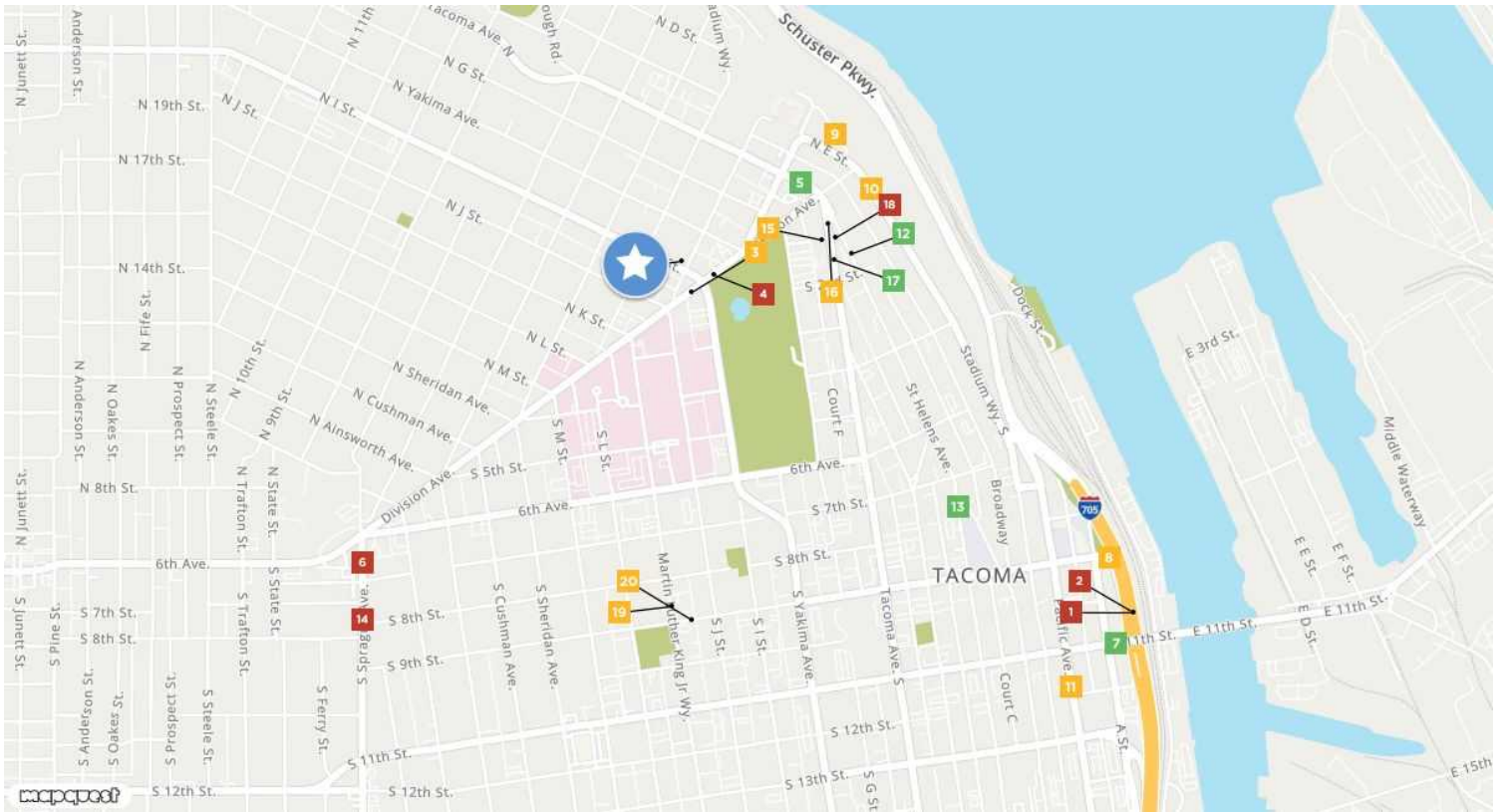
RACE & ETHNICITY



EDUCATION



Traffic Counts



I 705 I-705 Year: 2022	1 38,404	I 705 I-705 Year: 2021	2 38,404	Division Ave N I St Year: 2013 Year: 2005 Year: 1998	3 5,599 14,247 13,299	Division Ave N I St Year: 2013 Year: 2005 Year: 1998	4 15,281 18,356 17,439	N Tacoma Ave N 1st St Year: 2013 Year: 2004 Year: 1990	5 3,584 9,738 5,860
S Sprague Ave S 7th St Year: 2013 Year: 2005 Year: 1998	6 10,228 13,497 12,650	S 11th St A St Year: 2013 Year: 2005 Year: 2001	7 2,711 4,469 5,277	S 9th St A St Year: 2012 Year: 2010 Year: 1991	8 6,900 6,900 6,564	N Stadium Way N 1st St Year: 2010	9 9,024	S Stadium Way S 4th St Year: 2010 Year: 1991	10 9,024 12,244
Pacific Ave S 12th St Year: 2010 Year: 1997	11 9,659 12,800	Saint Helens Ave S 1st St Year: 2009	12 3,001	Market St S 7th St Year: 2009 Year: 1996	13 3,275 3,985	S Sprague Ave S 8th St Year: 2009	14 10,395	S 1st St Tacoma Ave S Year: 2007 Year: 1998	15 9,183 8,131
Tacoma Ave S S 1st St Year: 2007 Year: 1998	16 8,926 8,255	Tacoma Ave S S 1st St Year: 2007 Year: 1998	17 4,561 4,688	S 1st St Tacoma Ave S Year: 2007 Year: 1998	18 10,218 8,960	Martin L King Jr Ave S 8th St Year: 2007 Year: 2005 Year: 1999	19 5,957 5,745 5,325	S 9th St S K St Year: 2007 Year: 2005 Year: 1998	20 6,265 3,023 5,769

Craig Tuttle
teamtuttle@rogtk.com
253-224-5500

MOODY'S
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Catylist



EPA Facility Report

The following nearby properties are being monitored by the EPA as reported by ECHO (Enforcement and Compliance History Online). Facility inspection, enforcement, and compliance data are tracked under the following environmental laws:

- Clean Air Act
- Clean Water Act
- Resource Conservation and Recovery Act
- Safe Drinking Water Act

Use the Registry IDs below to reference details at: <https://www.epa.gov/enviro/frs-query-page>

CITY OF TACOMA STADIUM SUBSTATION 812 N 2ND ST TACOMA, WA 98403 Tracked since 2/2/2015 Registry ID #110063386483	1	SHELL STATION 121571 801 DIVISION AVEUE TACOMA, WA 98403 7/31/2003 #110005339801	2	SHELL STATION 121571 801 DIVISION AVEUE TACOMA, WA 98403 9/13/2010 #110005339801	3
SHELL STATION 121571 801 DIVISION AVEUE TACOMA, WA 98403 Tracked since 3/20/2012 Registry ID #110005339801	4	SHELL STATION 121571 801 DIVISION AVEUE TACOMA, WA 98403 11/26/2007 #110005339801	5	TEXACO STATION 632320400 801 DIVISION ST TACOMA, WA 98403 8/1/2003 #11001555371	6
MARY BRIDGE UNKNOWN TACOMA, WA 00000 Tracked since 4/14/2015 Registry ID #110041561789	7	LELAND APARTMENTS 224 N G ST TACOMA, WA 98403 11/26/2007 #110005341870	8	GROUP HEALTH COOPERATIVE 209 MARTIN LUTHER KING WAY TACOMA, WA 98405 7/30/2003 #110005389490	9
GROUP HEALTH COOPERATIVE 209 MARTIN LUTHER KING WAY TACOMA, WA 98405 Tracked since 9/15/2010 Registry ID #110005389490	10	GROUP HEALTH COOPERATIVE 209 MARTIN LUTHER KING WAY TACOMA, WA 98405 7/25/2012 #110005389490	11	TACOMA TENT & AWNING CO INC 121 N G ST TACOMA, WA 98403 11/26/2007 #110005364738	12
TACOMA TENT & AWNING CO INC 121 N G ST TACOMA, WA 98403 Tracked since 9/14/2010 Registry ID #110005364738	13	TACOMA TENT & AWNING CO INC 121 N G ST TACOMA, WA 98403 7/29/2003 #110005364738	14	GIBSONS SERVICE STATION 1020 DIVISION AVE TACOMA, WA 98403 8/1/2003 #110015554318	15
BRUCE TITUS CHEVROLET 633 DIVISION AVE TACOMA, WA 98403 Tracked since 9/15/2010 Registry ID #110005264374	16	BRUCE TITUS CHEVROLET 633 DIVISION AVE TACOMA, WA 98403 7/30/2003 #110005264374	17	BRUCE TITUS CHEVROLET 633 DIVISION AVE TACOMA, WA 98403 8/26/2014 #110005264374	18

Craig Tuttle
 teamtuttle@rogtk.com
 253-224-5500

MOODY'S
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BALL AUTO SALES & SERVICE 116 N TACOMA AVE TACOMA, WA 98403 Tracked since 8/1/2003 Registry ID #110015485571	KEY BANK STADIUM BRANCH 601 N 1ST ST TACOMA, WA 98403 8/1/2003 #110015491546	FRANK S BAKER CENTER 316 MARTIN LUTHER KING JR WAY TACOMA, WA 98405 12/7/2008 #110037342266
FRANK S BAKER CENTER 316 MARTIN LUTHER KING JR WAY TACOMA, WA 98405 Tracked since 12/15/2008 Registry ID #110037342266	FRANK S BAKER CENTER 316 MARTIN LUTHER KING JR WAY TACOMA, WA 98405 12/17/2010 #110037342266	MORRELLS DRY CLEANERS 608 N 1ST ST TACOMA, WA 98403 9/10/2010 #110005355613
MORRELLS DRY CLEANERS 608 N 1ST ST TACOMA, WA 98403 Tracked since 3/20/2012 Registry ID #110005355613	MORRELLS DRY CLEANERS 608 N 1ST ST TACOMA, WA 98403 7/30/2003 #110005355613	TACOMA GENERAL HOSPITAL 315 MARTIN LUTHER KING JR WAY TACOMA, WA 98405 12/12/2008 #110000843295
TACOMA GENERAL HOSPITAL 315 MARTIN LUTHER KING JR WAY TACOMA, WA 98405 Tracked since 7/30/2003 Registry ID #110000843295	TACOMA GENERAL HOSPITAL 315 MARTIN LUTHER KING JR WAY TACOMA, WA 98405 5/30/2002 #110000843295	TACOMA GENERAL HOSPITAL 315 MARTIN LUTHER KING JR WAY TACOMA, WA 98405 11/9/2014 #110000843295