

OFFERING MEMORANDUM

MCCALLUM BUILDING

Owner/User or Value Add Opportunity

1115 & 1113 A ST, TACOMA, WA 98402

SUBJECT
PROPERTY

Minuteman Press

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EXECUTIVE SUMMARY



FIRST FLOOR SHOW ROOM

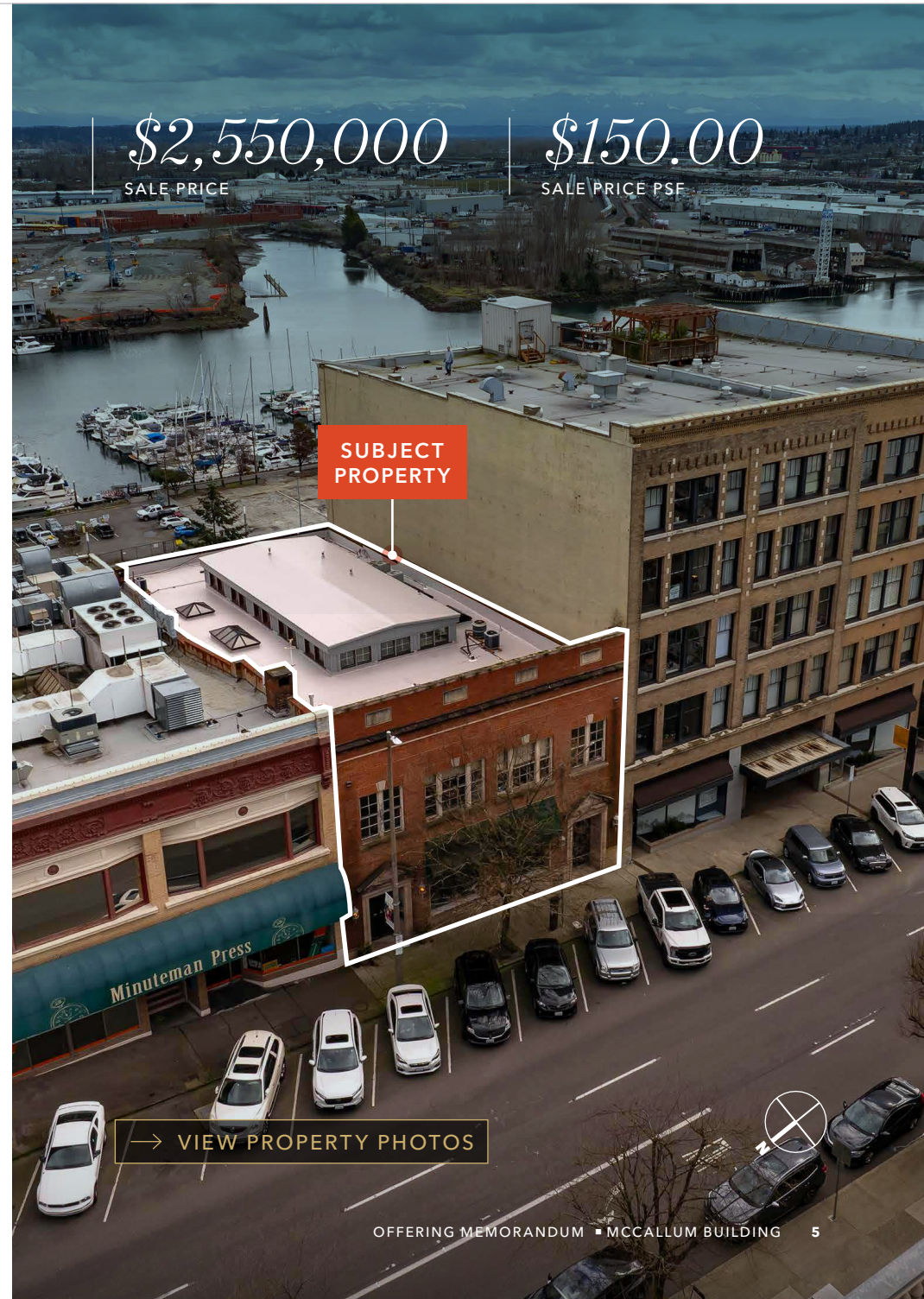
MIXED-USE OFFICE/RETAIL BUILDING WITH UNDERGROUND PARKING GARAGE

Kidder Mathews is proud to present the McCallum Building, a versatile mixed-use property offering a range of unique opportunities.

This approximately 17,000 SF building features underground parking, a ground-floor showroom with a speakeasy and mezzanine, and second-floor office space available for lease or for an owner/user. With its flexible layout, the McCallum Building is an ideal opportunity for investors or businesses looking to own and occupy a one-of-a-kind space.

PROPERTY OVERVIEW

ADDRESS	1115 & 1113 A St, Tacoma, WA 98402
EST. BUILDING SIZE	17,000 SF
LAND SIZE	5,000 SF
PRICE/BLDG SF	\$150.00
ZONE	DCC
BUILT/RENOVATED	1923 / 2000 / 2024
PARCEL NO.	2011010030
ON SITE PARKING & SECURED STALLS	13



→ VIEW PROPERTY PHOTOS



FIRST FLOOR SHOW ROOM



ON-SITE PARKING



SUBJECT
PROPERTY

OPPORTUNITY HIGHLIGHTS

LOCATION & ACCESS

This building is adjacent to the I-705 on/off ramp with immediate access to I-5 North & South. The McCallum Building fronts on A street with a beautiful view of Thea Foss Waterway. Join the neighborhood with plenty of retail within walking distance, including different restaurants, bars, and coffee shops.

EXISTING INFRASTRUCTURE & INCOME

The street-level suite includes a liquor showroom occupying a portion of the first floor and mezzanine, with direct access to an adjacent speakeasy-style suite. The second floor comprises multiple executive office suites, which are currently tenant-occupied. The majority of these offices are leased on a short-term basis to individual users, offering a prospective buyer the advantage of existing rental income along with the flexibility for future repositioning or owner occupancy.

PARKING OPPORTUNITY

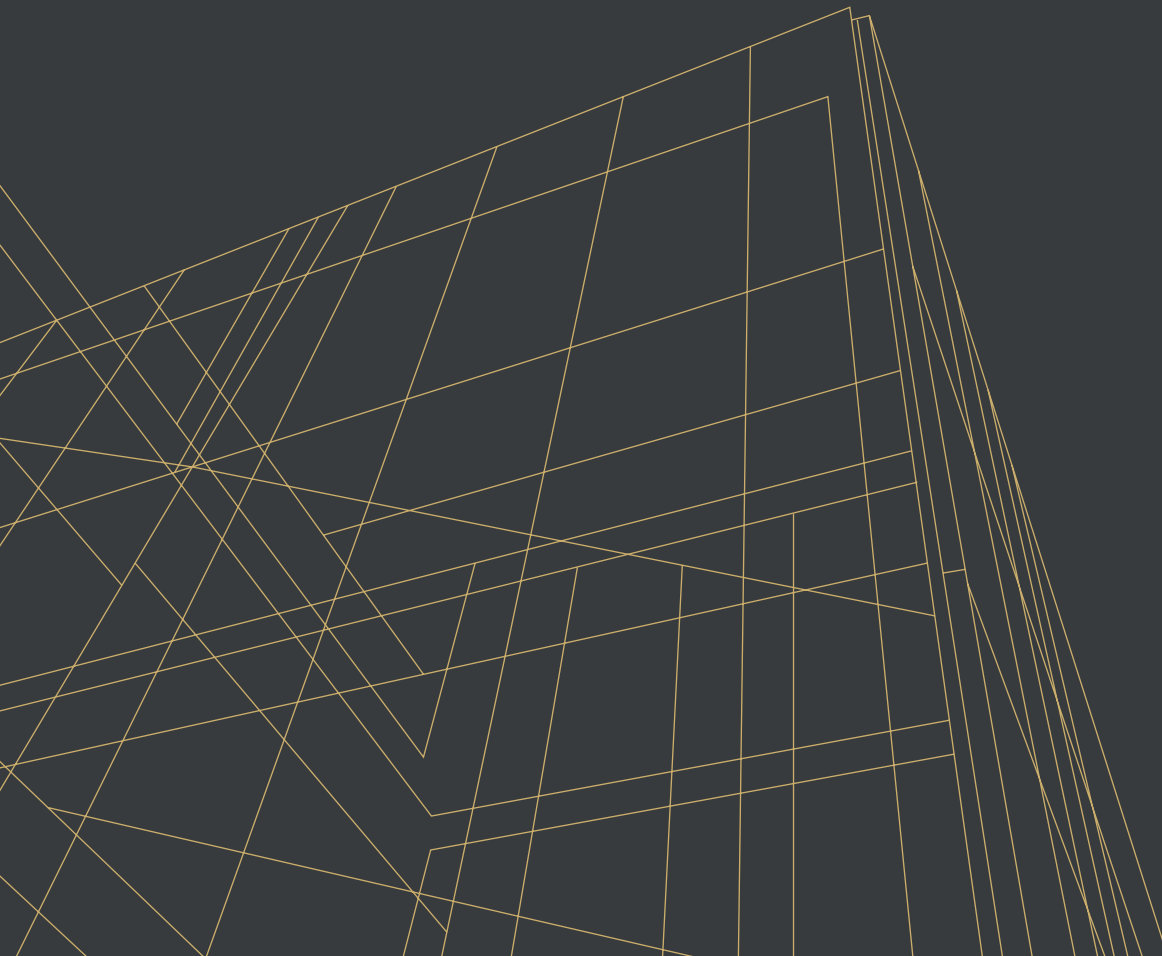
The McCallum Building features an underground parking garage with 13 dedicated stalls, accessible from the rear of the property. In addition to hourly street parking available directly in front of the building and in the surrounding area, multiple surface lots offering monthly parking options are conveniently located within walking distance.

MANAGEABLE PRICE POINT & SCALE

This approximately 17,000 square foot building, which includes an underground parking garage, has undergone over \$1 million in capital improvements, including a new roof and upgraded tenant improvements. The offering has been strategically priced to appeal to owner-users requiring between 3,000 and 17,000 square feet, as well as investors seeking a well-located, income-generating asset with future potential.

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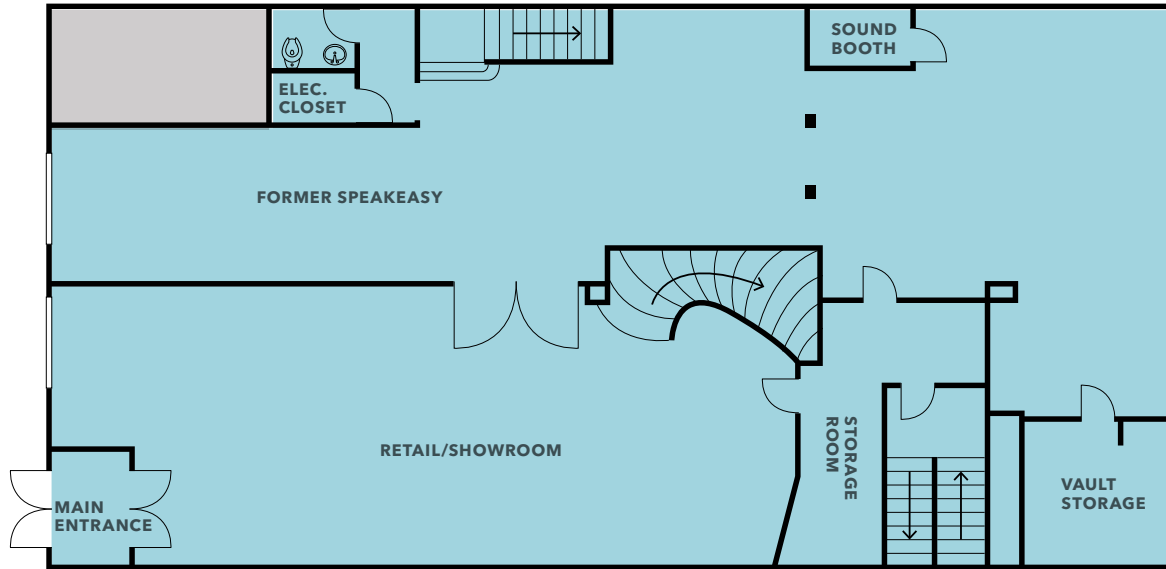




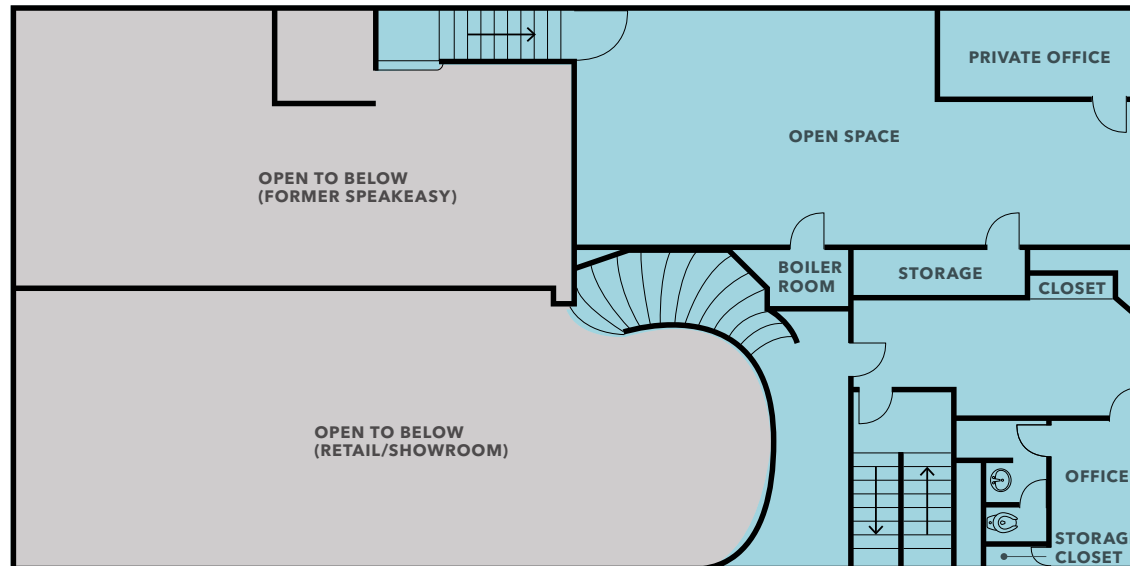
PROPERTY OVERVIEW

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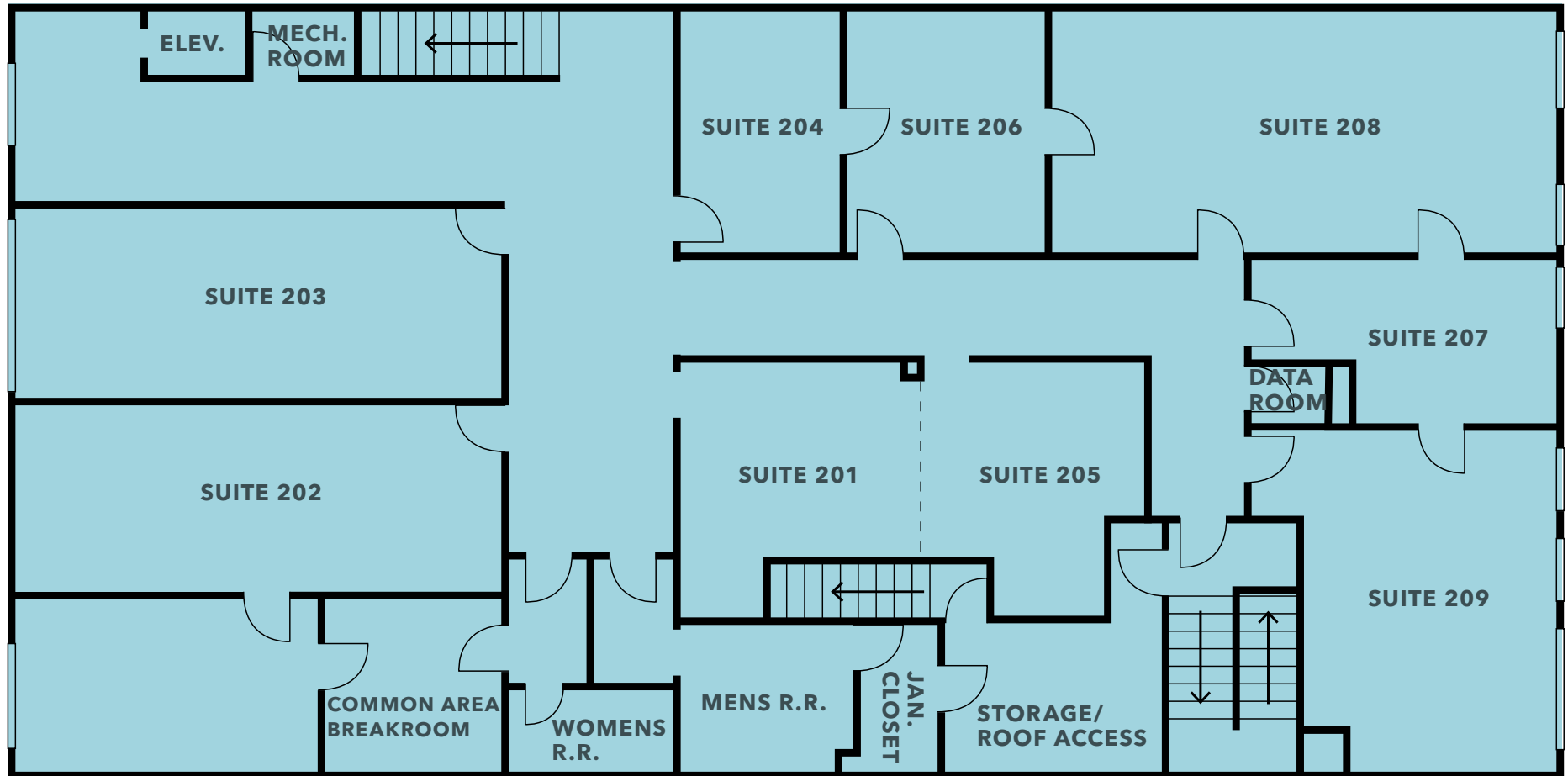
FIRST FLOOR



FIRST FLOOR MEZZANINE



SECOND FLOOR



PROPERTY OVERVIEW



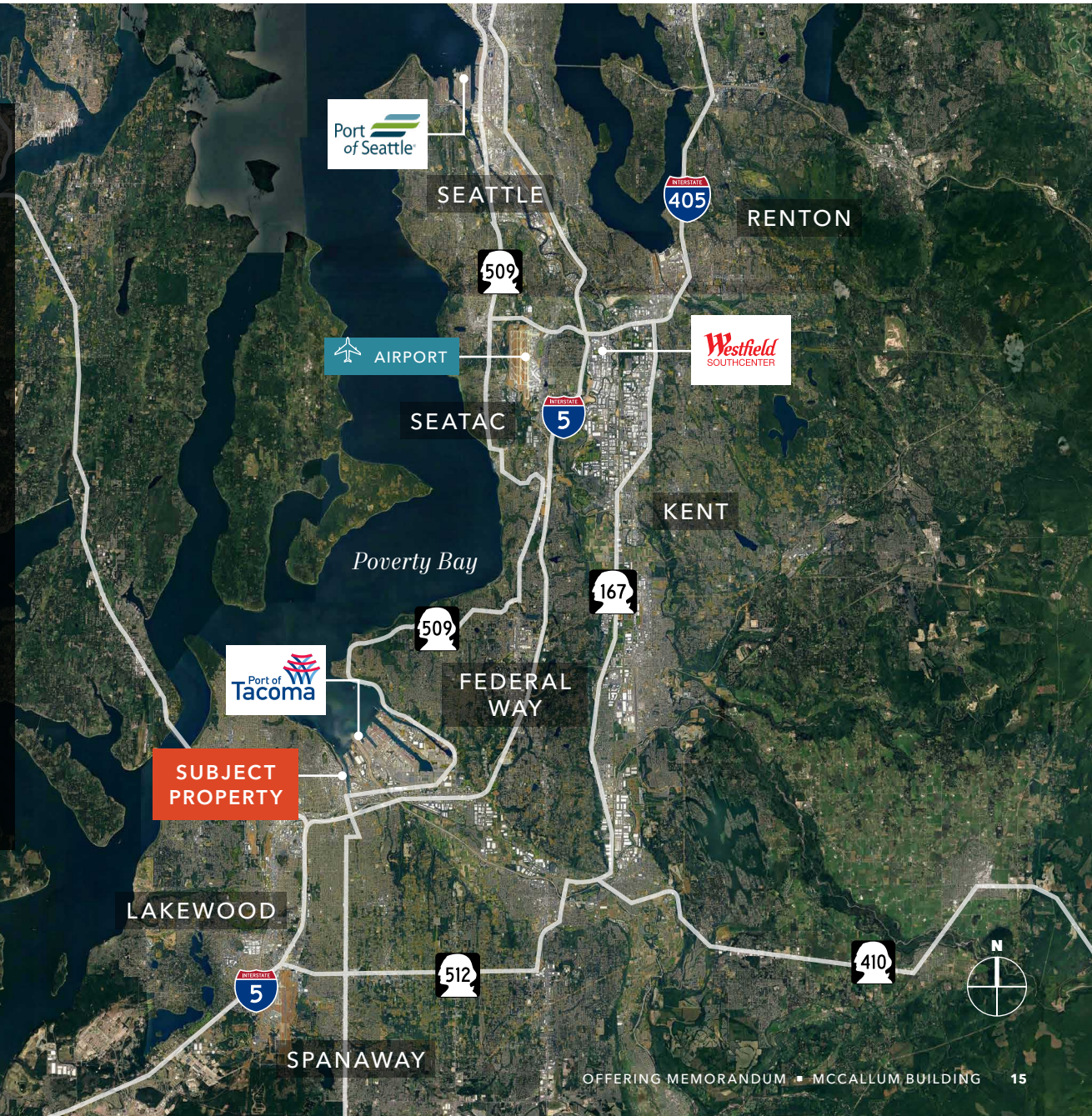
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ON-SITE PARKING

DRIVE TIME

PORT OF SEATTLE	27 MINUTES
BELLEVUE	40 MINUTES
SEATTLE	40 MINUTES
RENTON	30 MINUTES
SOUTHCENTER MALL	24 MINUTES
SEA-TAC AIRPORT	24 MINUTES
KENT	26 MINUTES
FEDERAL WAY	20 MINUTES
GIG HARBOR	15 MINUTES
PORT OF TACOMA	10 MINUTES



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