

OFFERING MEMORANDUM

ALEXANDER PARKER BUILDING

*Tacoma Courthouse adjacent owner
user opportunity with parking*

1107 - 1109 TACOMA AVE S TACOMA, WA 98402



\$1,100,000

LIST PRICE

\$171.00

PRICE PSF

km Kidder
Mathews

Exclusively Listed by

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EXECUTIVE SUMMARY

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Kidder Mathews is pleased to present the exclusive opportunity to showcase the Alexander Parker Building in downtown Tacoma.

This is a rare opportunity to acquire a professionally improved office building in the heart of Downtown Tacoma. Offered at \$1,100,000 (\$171 PSF), this asset presents a compelling owner/user opportunity for a professional services or legal firm seeking a prominent Downtown presence next to the courthouse with on-site parking.

ADDRESS	1107-1109 Tacoma Ave S Tacoma, WA
TYPE	General Office
NRA	±5,500 RSF
SITE	6,000 SF (0.14 AC)
PARKING	13 on site stalls available (6 covered / 7 Surface)
OCCUPANCY	±20%. Suite 1107 - 1,050 SF. Lease expiring April 30, 2027. No renewal options.
YEAR BUILT/RENOVATED/ EFFECTIVE AGE	1888 / 1983 / 2005
ZONING	DMU. Downtown Mixed Use
PARCEL	2011110020
BUILDING	Masonry

\$1.1M

SALE PRICE

\$171

PER SQUARE FEET

±6,400

SQUARE FEET





BUILDING HISTORY

Section 02

BUILDING HISTORY

A Building with Deep Roots in Downtown Tacoma, WA

Originally constructed in 1888, the Alexander Parker Building stands as one of the oldest surviving commercial structures in Downtown Tacoma – and one of its most storied.

Few buildings in Tacoma carry as much history within their walls as 1107-1109 Tacoma Avenue S. Built in 1888 and recognized as the first brick block on Tacoma Avenue, this masonry structure has served as a cornerstone of Downtown commerce for over 135 years – housing dry goods merchants, milliners, taverns, nightclubs, apartments, and law offices across its lifetime. The brick itself has a story: much of it arrived in Tacoma as ballast aboard sailing ships from England, offloaded onto the beach and repurposed by local builders as the city rapidly developed. The current owner – a practicing attorney – moved his law office into the building in 1983 and has served as its steward for over four decades.

A RARE OPPORTUNITY

Buildings with this depth of documented history rarely come to market. 1107-1109 Tacoma Avenue S offers a prospective owner not only a functional, well-maintained professional building steps from the Pierce County Courthouse – but a genuine piece of Downtown Tacoma's commercial heritage. For a law firm or professional services organization, the continuity of purpose is as compelling as the real estate itself.

Sources: Tacoma Daily Ledger; Tacoma News Tribune; Pierce County property records; 720.28 T119TR (Tacoma Avenue Building); seller-provided historical documentation. Historical narrative provided for informational purposes.

1888
CONSTRUCTED AS
THE ALEXANDER
PARKER BUILDING

Designed by architect Charles N. Daniels and built by contractor H.M. Masterson. Documented as the "first brick block on Tacoma Avenue" in the Tacoma Daily Ledger, September 9, 1888. Early occupants included A.H. Sanford & Co. Dry Goods – a predecessor to the Fisher Co. Department Store – and Morrill & Merrill Millinery (est. 1889).

LATE 1800S
BRICK ARRIVES AS
SHIP BALLAST

The structural brick used throughout the building was brought to Tacoma as ballast aboard English sailing ships. The ships offloaded brick onto the beach, took on Pacific Northwest timber and lumber, and returned to England. The salvaged brick was collected and used to construct buildings throughout the young city – giving the walls of this building a direct connection to Tacoma's earliest days as a port city.

PROHIBITION ERA
A DISCREET
OPERATION UPSTAIRS

During Prohibition, the upper floor reportedly served as a covert liquor distribution point. Former patrons recalled ascending a straight staircase, knocking on a heavy door, and watching a small sliding panel open before a transaction took place. It was a distinctly Tacoma chapter of a national story.

EARLY 1900S-1940S
COMMERCE AND
COMMUNITY

The building housed a variety of tenants over the decades, including Peterson & Sons Paints, Tacoma Janitor Supply Co., the St. Vincent de Paul Store (opened November 1939), and Kennedy Apartments. In 1939, A.H. Sanford & Co. celebrated its golden anniversary from this address.

1944
THE OZARK
TAVERN OPENS

The Ozark Tavern held its grand opening on June 7, 1944, bringing a new era of neighborhood character to the ground floor. The building also housed the Ozark Apartments during this period.

1967-1968
THE RED CARRIAGE ERA

The Red Carriage Tavern and Nightclub brought live music and dancing to Tacoma Avenue S. A grand opening for the Red Carriage Nightclub was celebrated in August 1968, with advertisements noting live entertainment in late 1967.

1982
CURRENT
OWNERSHIP ACQUIRED

The property was purchased by the current owner in 1982. At the time of acquisition, remnants of the building's original coal heating system were still present – including pieces of coal and portions of the coal burners upstairs. Brick protrusions on the interior walls mark former chimney locations; patched openings approximately ten feet up were once stove pipe exits for the coal burners below.

1983-1984
REHABILITATION
AND LAW OFFICE
OCCUPANCY

A comprehensive rehabilitation was completed by Tsang-Merritt, with architect Fred Angelo and contractor Wade Perrow Construction. The building was documented in the Tacoma Avenue Building registry (720.28 T119TR p.94). The current owner relocated his law practice into the building over Thanksgiving weekend, 1983 – where it has remained for over 40 years.

1983-PRESENT
WELCH & CONDON
LAW OFFICES

The building has served as the home of an active legal practice for more than four decades, continuing a professional services tradition that now positions the property as a natural fit for its next legal or professional services owner.



BUILDING
DETAILS

OFFERING HIGHLIGHTS

The Alexander Parker Building is a rare owner/user opportunity in the core of Downtown Tacoma, positioned steps from the Pierce County Courthouse and surrounded by the legal and professional services community. With 13 on-site parking stalls, 6 covered and 7 surface, and the ability to occupy up to ±4,450 SF immediately or the entire building by April 30, 2027.

Steps from the Pierce County Courthouse – ideal positioning for legal and professional services

13 on-site parking stalls: 6 covered + 7 surface – a rare amenity in Downtown Tacoma

Owner/user can occupy up to ±4,450 SF upon closing

Existing tenant lease expires April 30, 2027 with no renewal option – full building occupancy available

Opportunity to own your real estate rather than pay rent in the Downtown core

Prominent Tacoma Avenue S address with strong visibility and street presence

Centralized location with immediate access to I-705 and connecting highways

Walkable to courthouses, financial institutions, title companies, and downtown amenities

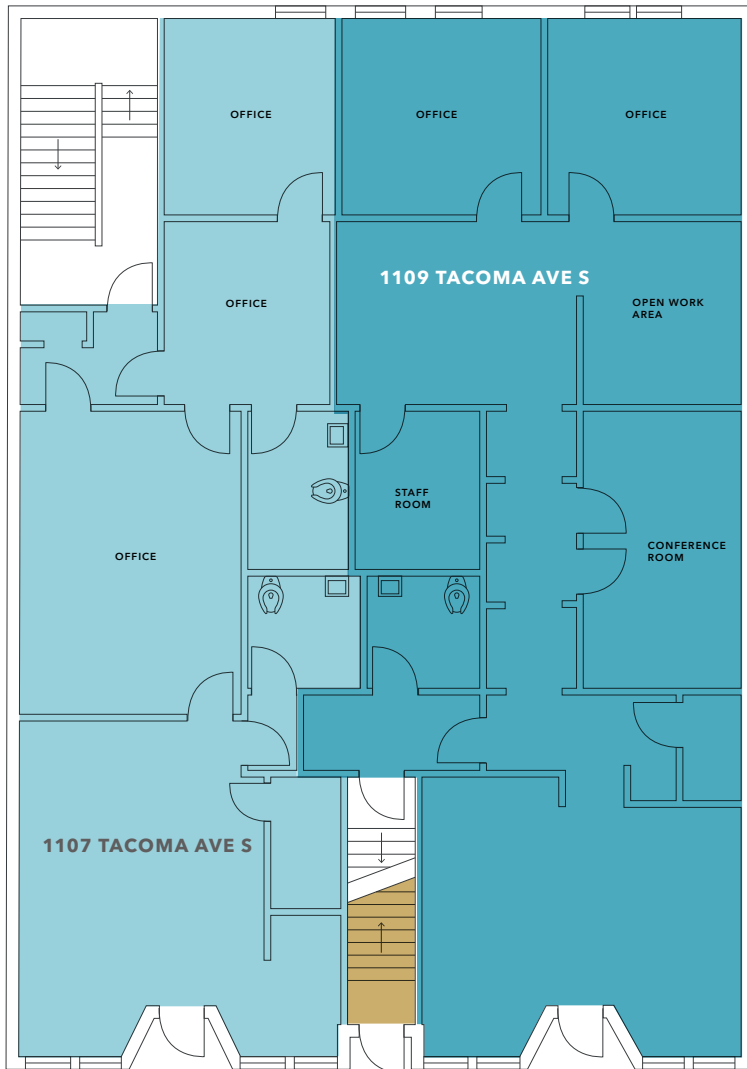


BUILDING DETAILS

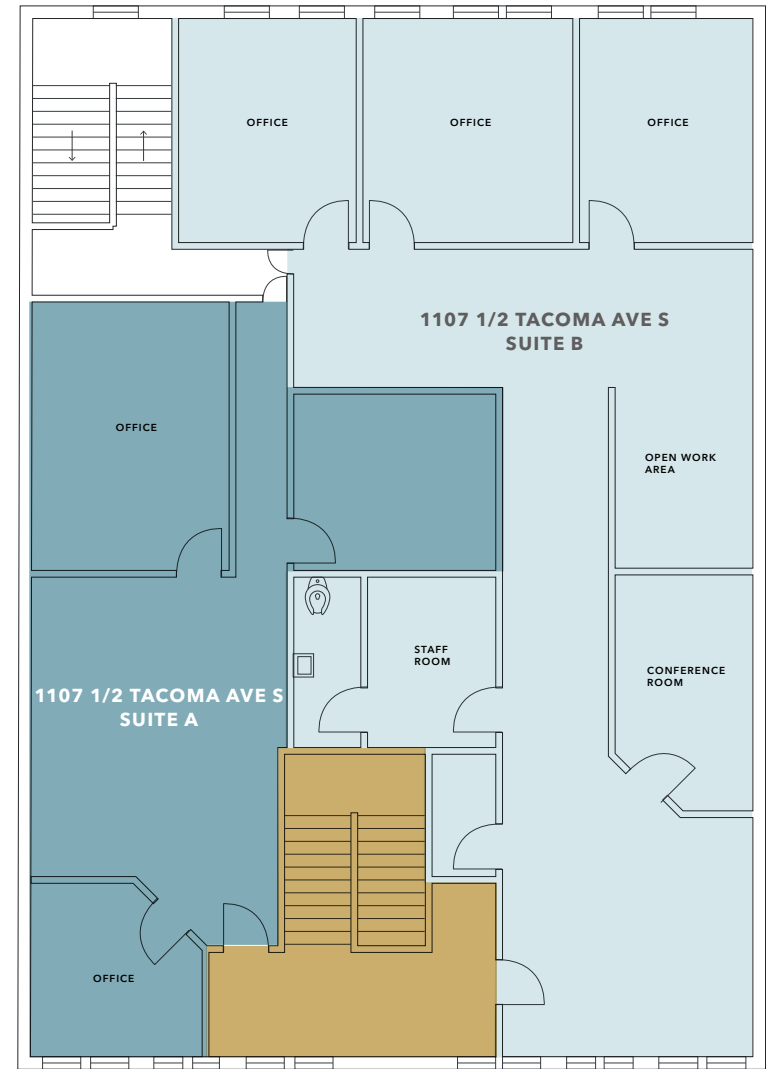


FLOOR PLAN

MAIN FLOOR



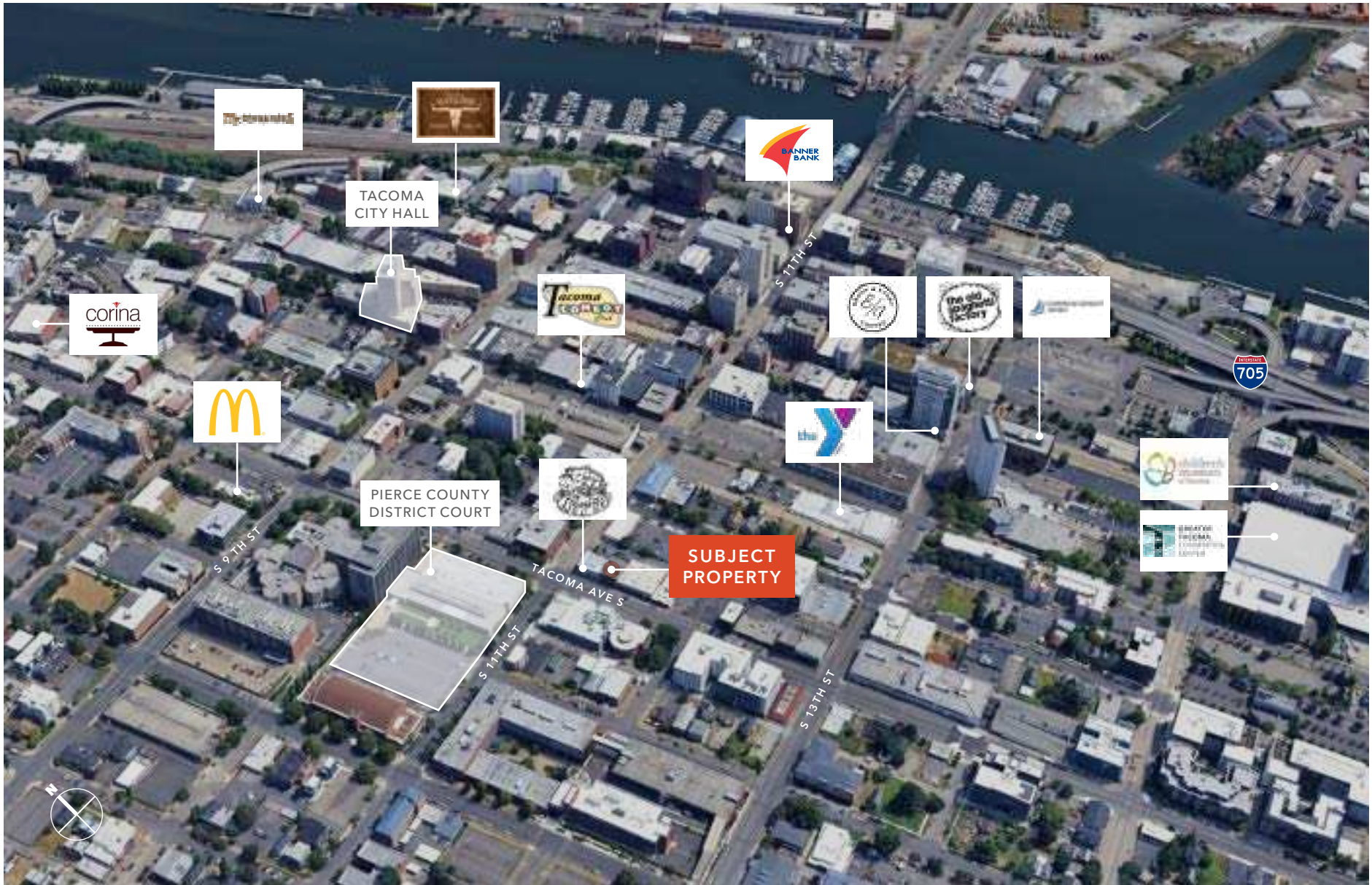
SECOND FLOOR



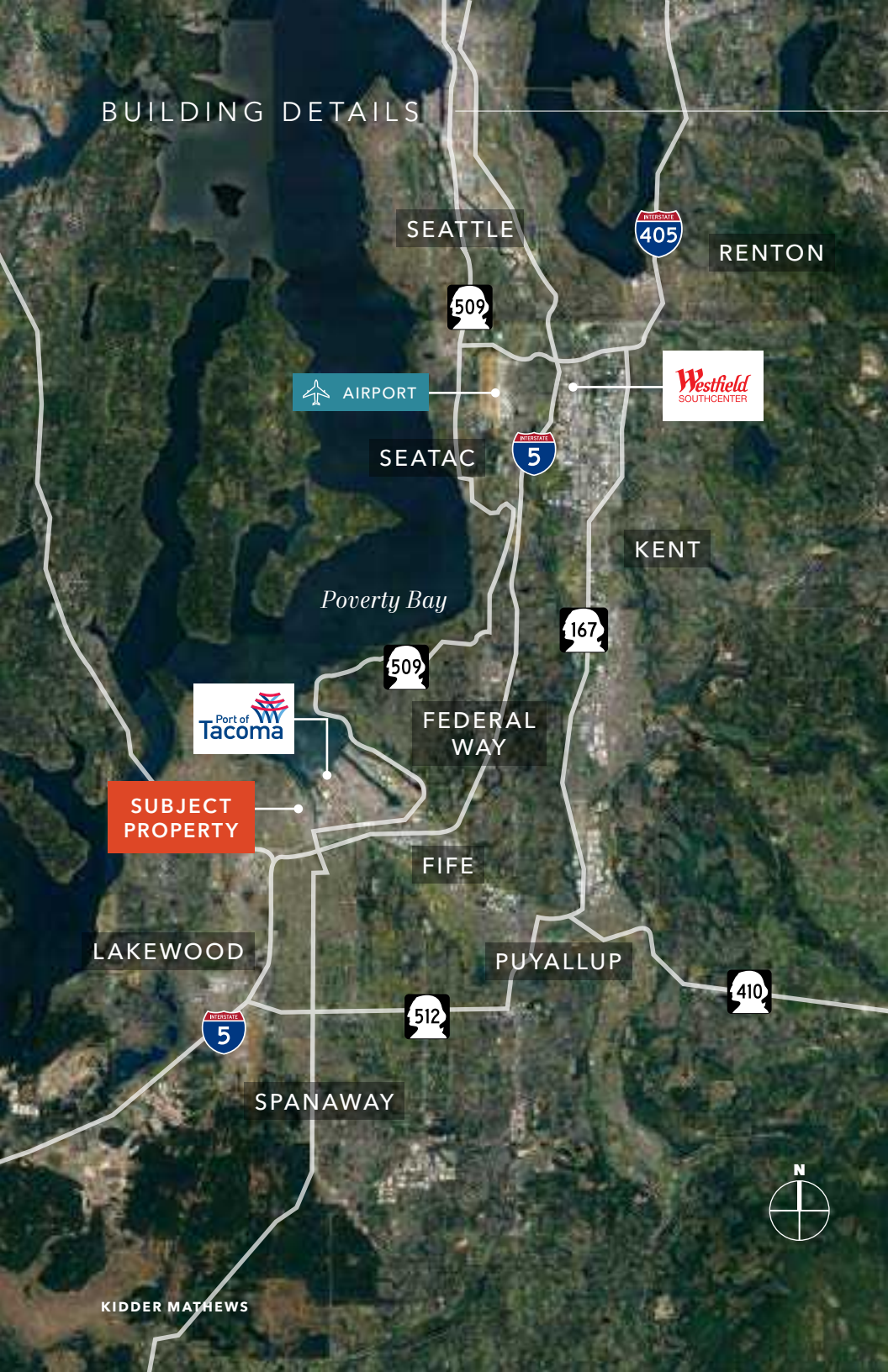
LEGEND

- 1107 Tacoma Ave S
- 1109 Tacoma Ave S
- 1101 1/2 Tacoma Ave S
- 1107 1/2 Suite A
- 1107 1/2 Suite B





BUILDING DETAILS



DRIVE TIMES TO 1107-1109 TACOMA AVE S

35 MIN

SEATTLE

45 MIN

BELLEVUE

30 MIN

RENTON

35 MIN

OLYMPIA

30 MIN

LACEY

30 MIN

SEA-TAC AIRPORT

15 MIN

FEDERAL WAY

20 MIN

AUBURN

10 MIN

TACOMA MALL

PIERCE COUNTY MAJOR EMPLOYERS





MARKET OVERVIEW

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With the continued growth of the University of Washington Tacoma campus and the 97-acre Point Ruston development, the Alexander Parker Building sits at the center of a rapidly evolving Downtown core, offering seamless access to employment, retail, and everyday amenities.

Tacoma's downtown district has seen enormous change over the years. Since 2001, new construction has reshaped the previously time-capsulated landscape with an improved Wright Park, an expanding light rail network, and a steadily increasing population that continues to drive demand for quality office space in the CBD.

35.9

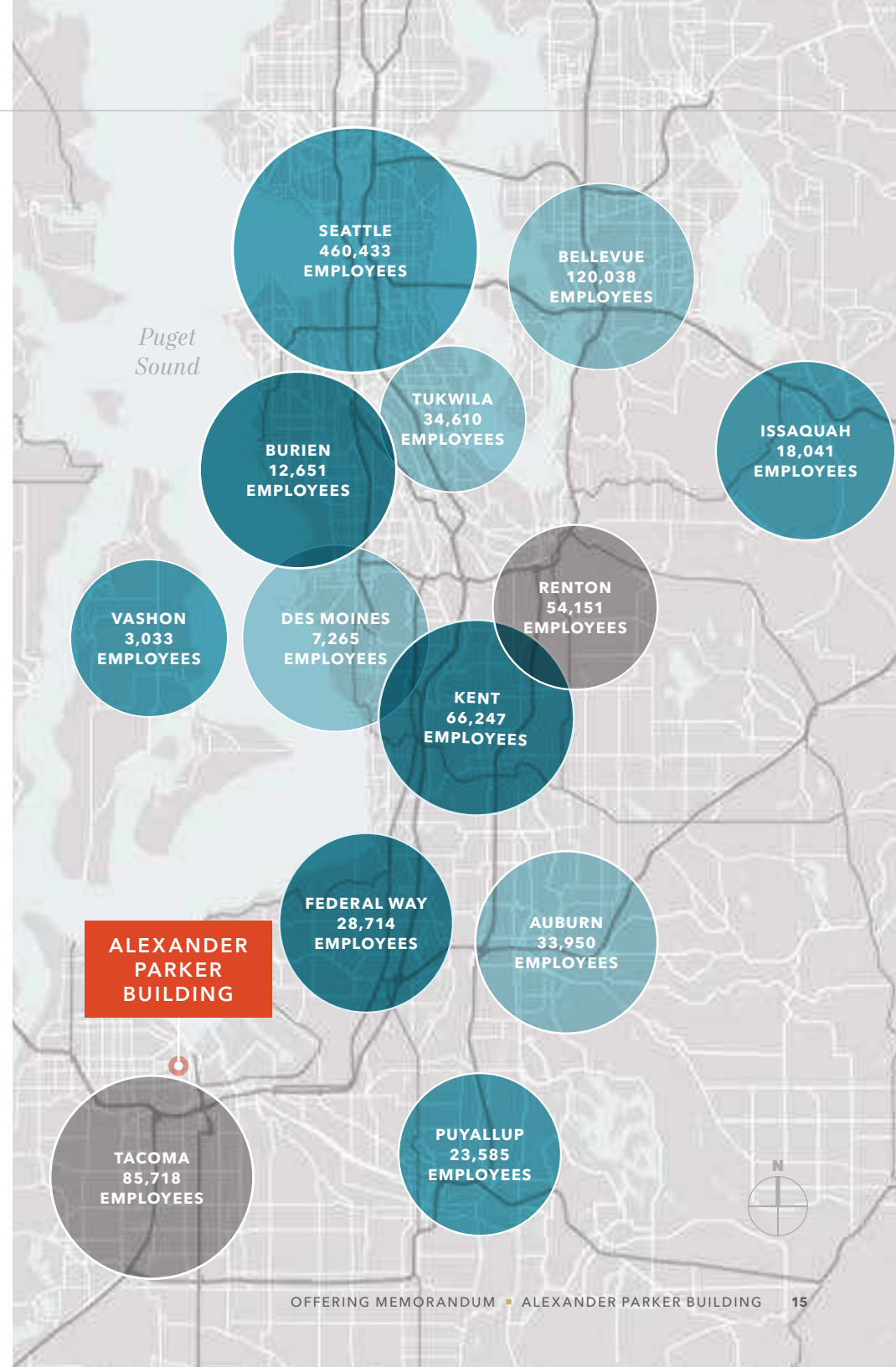
MEDIAN AGE

223,140

POPULATION

\$85,428

MEDIAN HOUSEHOLD INCOME





Regional Overview

PIERCE COUNTY

Pierce County has been one of the fastest growing counties in the state of Washington since the 1960's and has consistently exceeded the state's overall rate of growth. Pierce County supports manufacturers such as Boeing, Milgard Manufacturing, James Hardie Building Products, Toray Composites (America), Inc., and Medallion Foods. Recreational Equipment, Inc. (REI), Whirlpool, and Costco also have major distribution centers here.

The majority of population increase has been due to the migration of people into the County. This continued migration is the result of Pierce County's relatively stable economy and exceptional quality of life. The more affordable cost of living, award-winning education, and lifestyle opportunities, combined with the area's competitive cost of doing business, create an outstanding environment for businesses and residents to work, play, and live.

Tacoma CBD Overview

DOWNTOWN TACOMA

Downtown Tacoma has emerged as one of the most active urban cores in the Puget Sound. The CBD is home to Pierce County and City of Tacoma government offices, the federal and superior courthouses, major financial institutions, and a growing concentration of legal and professional services firms. The University of Washington Tacoma anchors the southern end of the district, drawing students, faculty, and support businesses into the core. Recent private investment has reinforced Downtown Tacoma's position as a destination for businesses seeking a shorter commute times for employees, visibility, connectivity, and a well-established professional community.

UNIVERSITY OF WASHINGTON - TACOMA

The University of Washington Tacoma (UWT) branch campus anchors the southerly end of the Tacoma CBD. The University owns approximately 46 acres, including much of the land extending west to Tacoma Ave S. UWT became a four-year degree-granting institution in 2007 and has grown to an annual enrollment of over 5,100 students. The resulting urban campus has become a focal point in the Downtown CBD and a driving force behind ongoing growth efforts throughout the core.



UNIVERSITY *of*
WASHINGTON

LIGHT RAIL

LIGHT RAIL LOGISTICS

The Hilltop Tacoma Link extension more than doubled the length of Tacoma Link, connecting popular destinations such as the Stadium District, Wright Park, and major medical facilities before reaching the Hilltop neighborhood terminus. The extension, which opened in 2022, provides seamless commute times to jobs throughout Tacoma's CBD and continues to support the city's rapidly growing population.

PORT OF TACOMA

The Port of Tacoma is an independent seaport located on more than 2,400 acres of land that are used for shipping terminal activity, warehousing, distribution and manufacturing. The Port plays the largest international trade role in the Pacific Northwest, handling between nine and thirteen million tons of cargo and more than \$52 billion in commerce. Major imports include automobiles, electronics, and toys, while major exports include grain, forest products, and agricultural products. Based on tonnage, the Port's largest export is grain (corn and soybeans) that come into the port by rail from the Midwest. **Port activities are related to more than 50,000 jobs in Pierce County, and 125,000 jobs in Washington.**



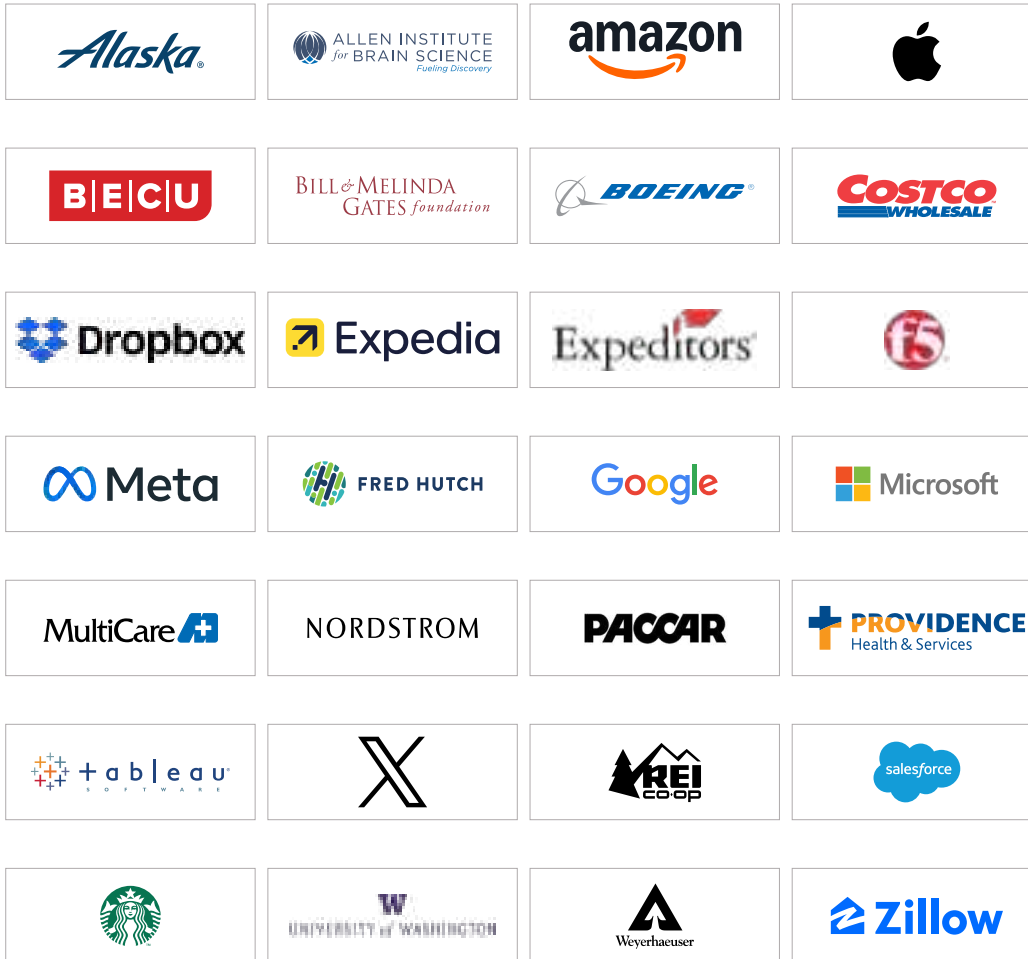
**ALEXANDER
PARKER
BUILDING**

SOURCE: SOUND TRANSIT

LIGHT RAIL LOGISTICS

Open	2022
Length	4.2 Miles
Stations	12 on T Line
Service	Every 10 minutes
Project Ridership	8,338 daily riders

PUGET SOUND BASED LARGE EMPLOYER



SEATTLE RANKINGS

- #1 FASTEST-GROWING BIG CITY
US CENSUS BUREAU
- #1 MOST SOFTWARE JOB OPENINGS (U.S.)
GLASSDOOR
- #1 BEST CITY IN THE U.S. TO FIND A JOB
WALLET HUB
- #2 TOP CITY FOR TECH JOBS
GEEKWIRE
- #2 HIGHEST CONCENTRATION OF
ADVANCED INDUSTRY JOBS
CNN MONEY
- #2 BEST CITY FOR RECENT COLLEGE GRADS
NERDWALLET.COM
- #5 BEST U.S. CITY FOR TECH STARTUPS
ENTREPRENEUR.COM
- #5 BEST CITY TO LIVE IN
INSIGNIA
- #6 BEST CITY FOR BUSINESS AND CAREERS
INSIGNIA
- #7 BEST INVESTMENT MARKET IN THE WORLD
FOR COMMERCIAL REAL ESTATE
ASSOCIATION OF FOREIGN INVESTORS

Exclusively listed by

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