

TACOMA'S PREMIER CLASS A OFFICE

1201
PACIFIC



1201PACIFICAVE.COM

Owned
by



UNICO

Leased
by



Kidder
Mathews



FEATURES

Immediate ingress/egress to I-705/I-5

Brand new exterior renovations, new plaza/courtyard, and outdoor seating

Convenient on-site deli and coffee shop

Building conference rooms and locker room facilities available with ample covered parking for employees and visitors

Close to Marriott Hotel, Tacoma Convention Center, YMCA, and UW Tacoma

One block from Link Light Rail with direct connectivity to Tacoma Station, and Sounder Train

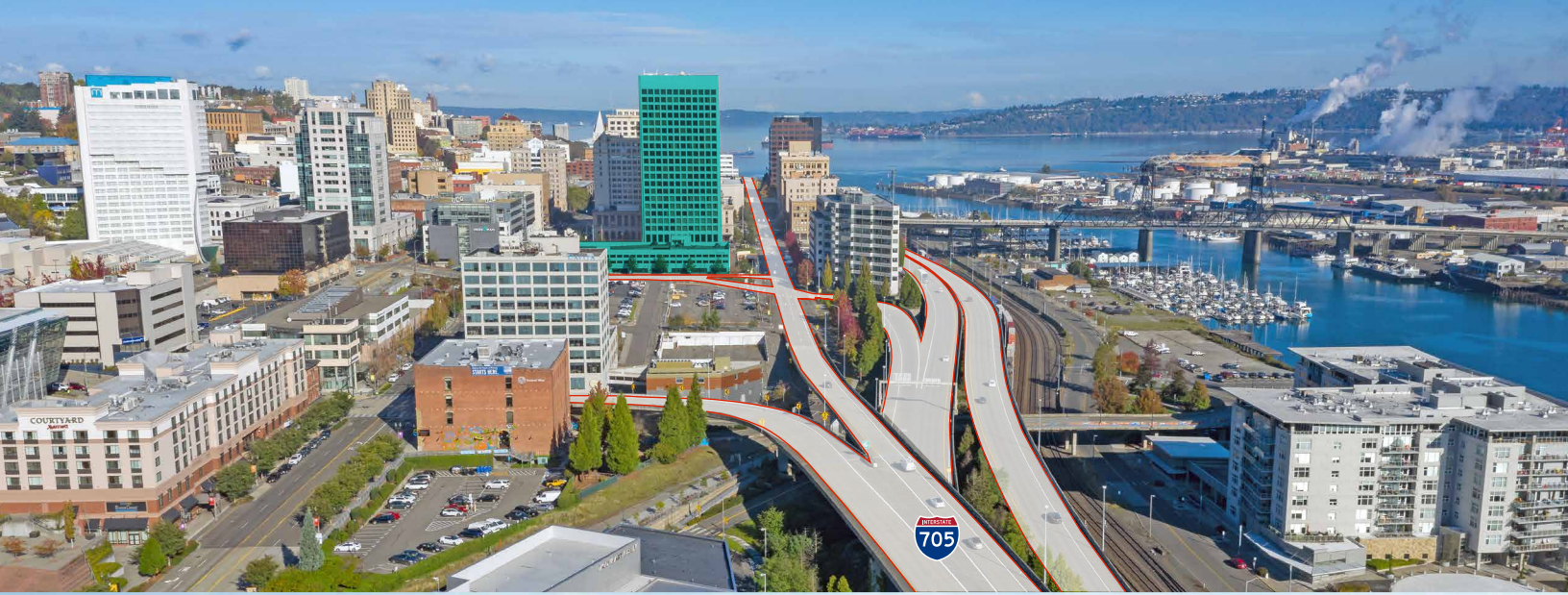
Panoramic view of Commencement Bay, Mt. Rainier, Olympics, and Cascade Mountains

Join tenants such as Gordon Thomas Honeywell, Merrill Lynch, Propel Insurance, NY Life, and Regus



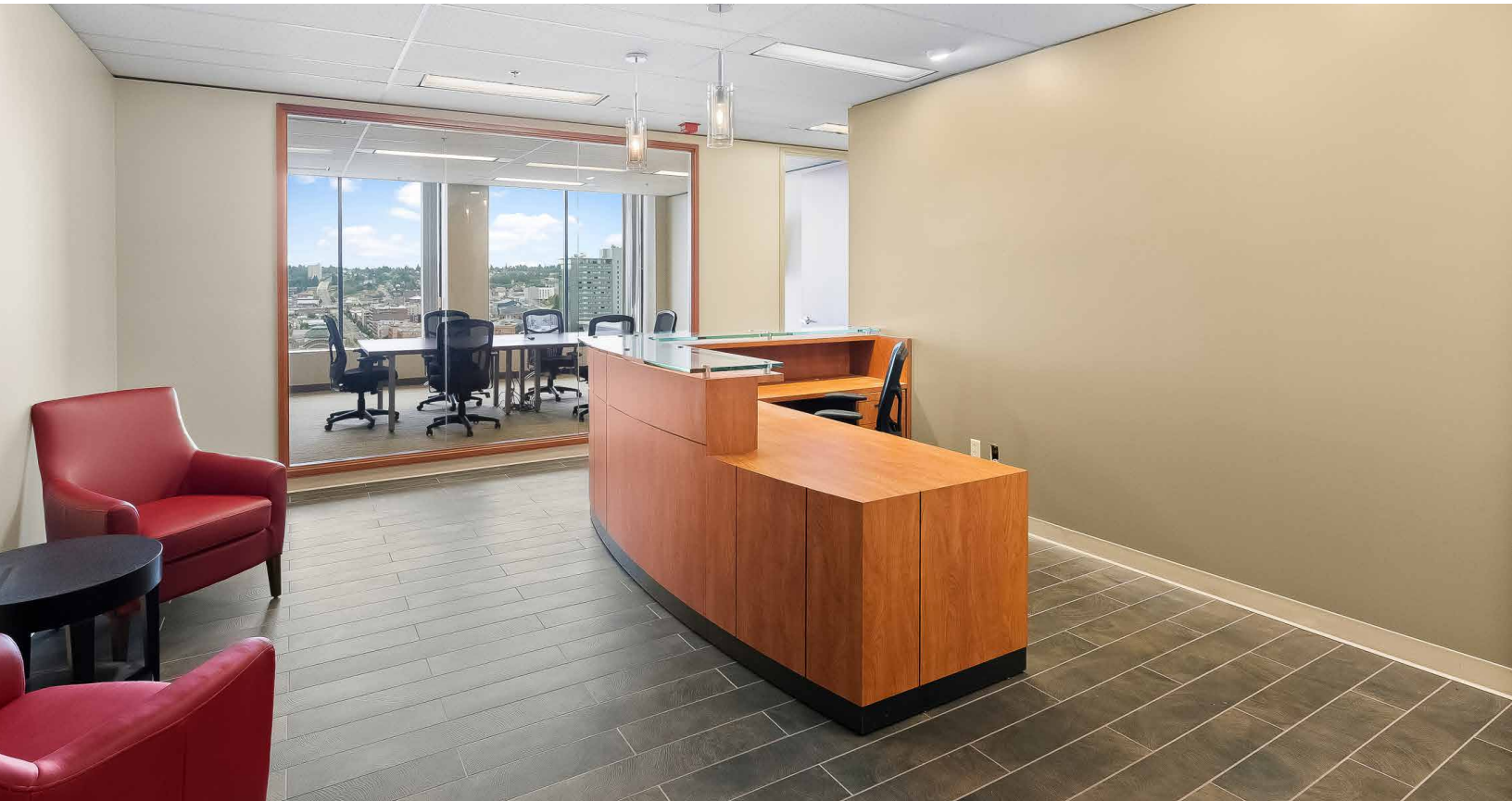
AVAILABILITIES

C Suites	±886 - ±3,701 RSF	\$22.00 PSF
Suite P-175	±2,086 RSF	\$32.00 PSF
Suite 300	±6,670 - ±14,326 RSF	\$27.00 PSF
Suite 450	±7,257 RSF	\$32.00 PSF
Suite 1200	±9,044 RSF	\$32.00 PSF
Suite 1450	±4,122 RSF	\$34.00 PSF
Suite 1502	±5,252 RSF	\$34.00 PSF
Suite 1650	±3,406 RSF	\$34.00 PSF
Suite 2100	±3,499 - ±15,871 RSF	\$34.00 PSF



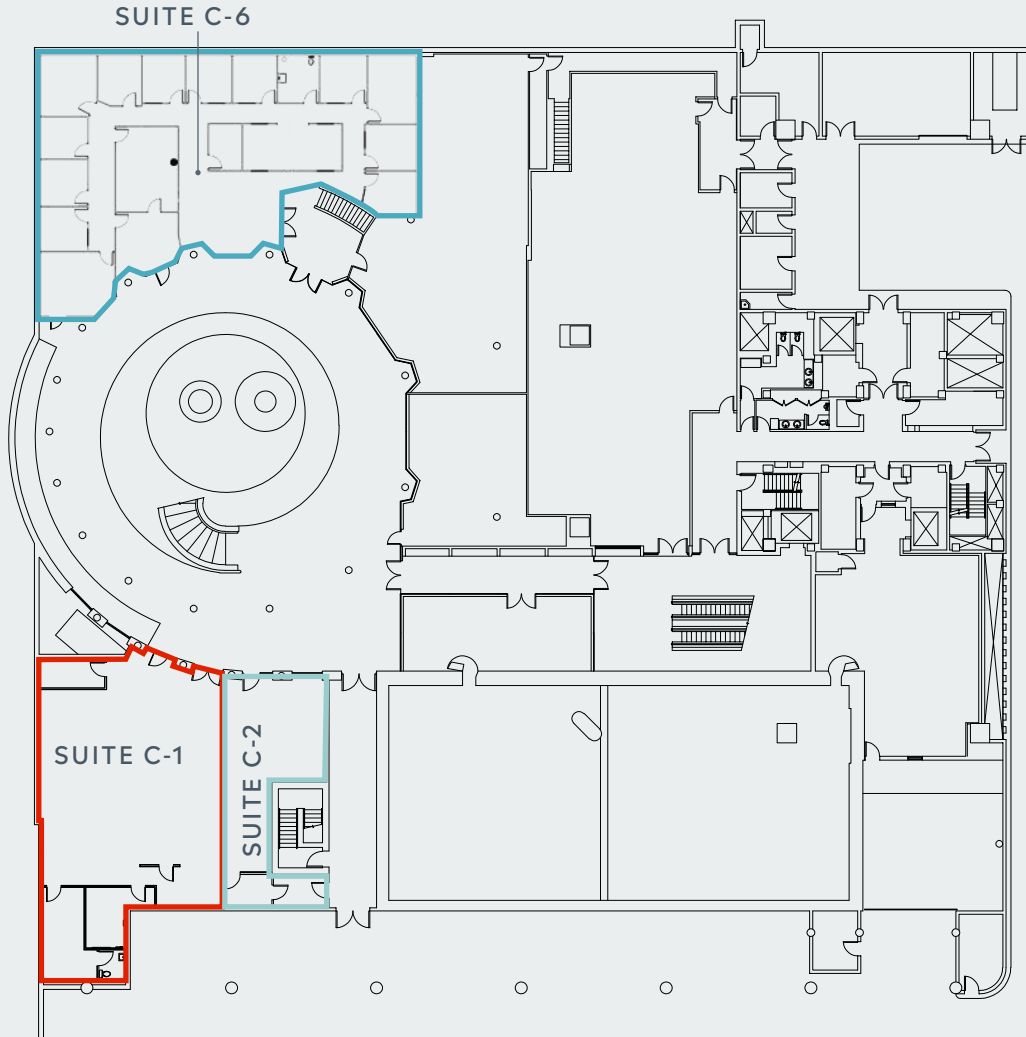
1201 Pacific, Tacoma's largest office tower, is located in the heart of the CBD, providing employees with all the convenience they need and the energy they desire.





1201
PACIFIC

COURTYARD



±2,637

RENTABLE SF
SUITE C-1

±886

RENTABLE SF
SUITE C-2

±3,701

RENTABLE SF
SUITE C-6

\$22.00

PSF, FULL SERVICE

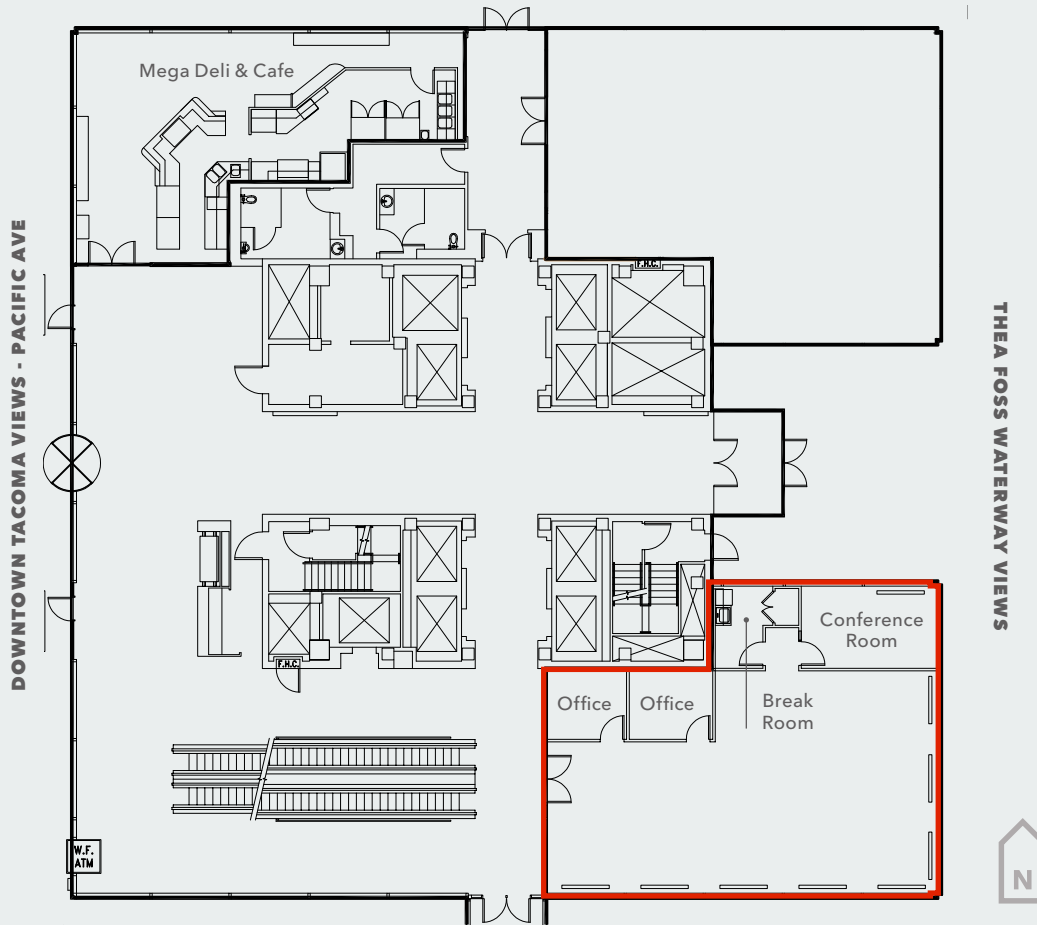
SUITE C-6 SPACE PROGRAM

- 14 Private Offices
- 1 Large Conference Room
- 1 Medium Conference Room
- 1 Breakroom
- IT/Server Room

1201
PACIFIC

SUITE P-175

COMMENCEMENT BAY VIEWS



±2,086
RENTABLE SF

\$32.00
PSF, FULL SERVICE

SUITE P-175 SPACE PROGRAM

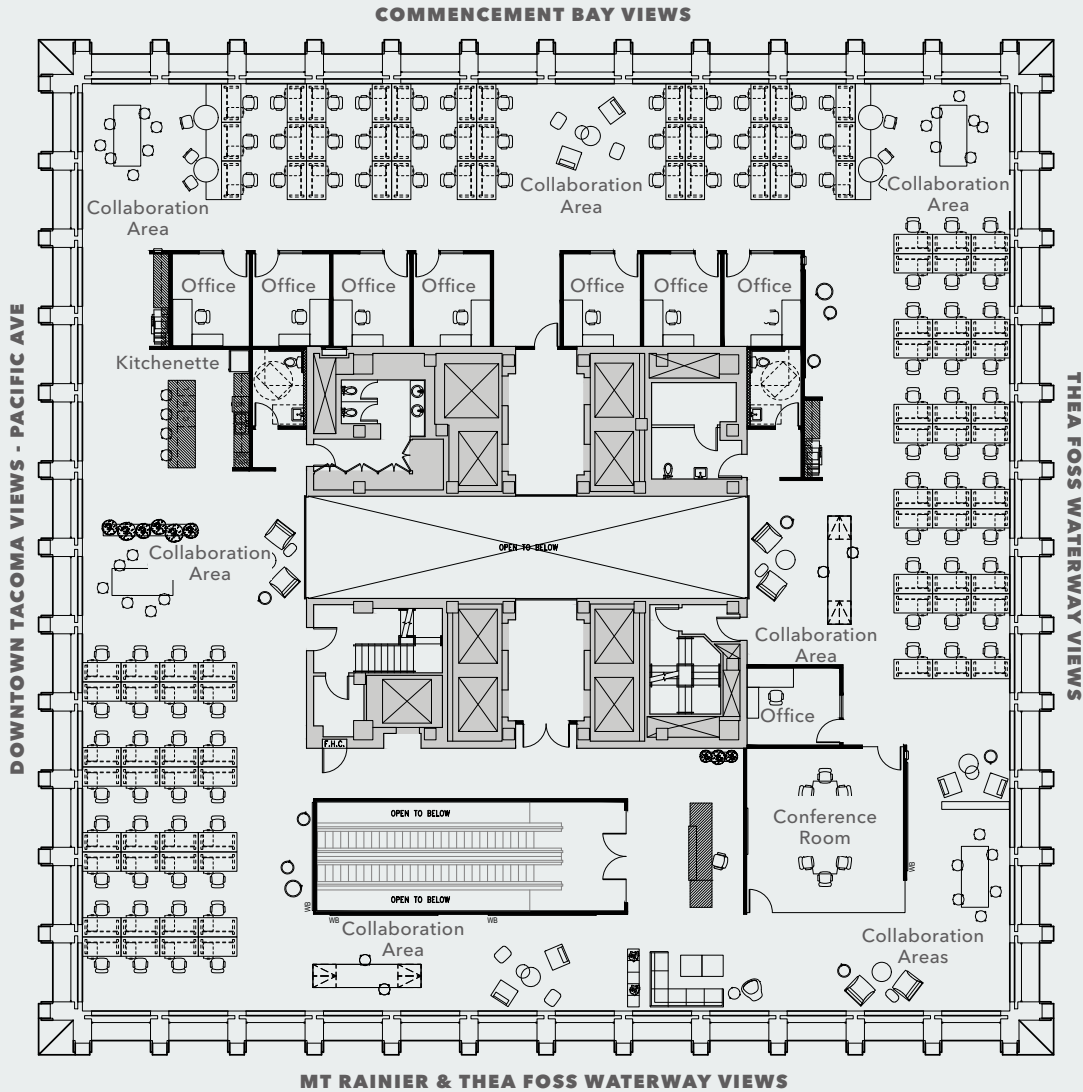
- 2 Private Offices
- Conference Room
- Breakroom

MT RAINIER & THEA FOSS WATERWAY VIEWS



SUITE 300

TEST FIT



±14,326

RENTABLE SF
(DEMISABLE)

\$27.00

PSF, FULL SERVICE

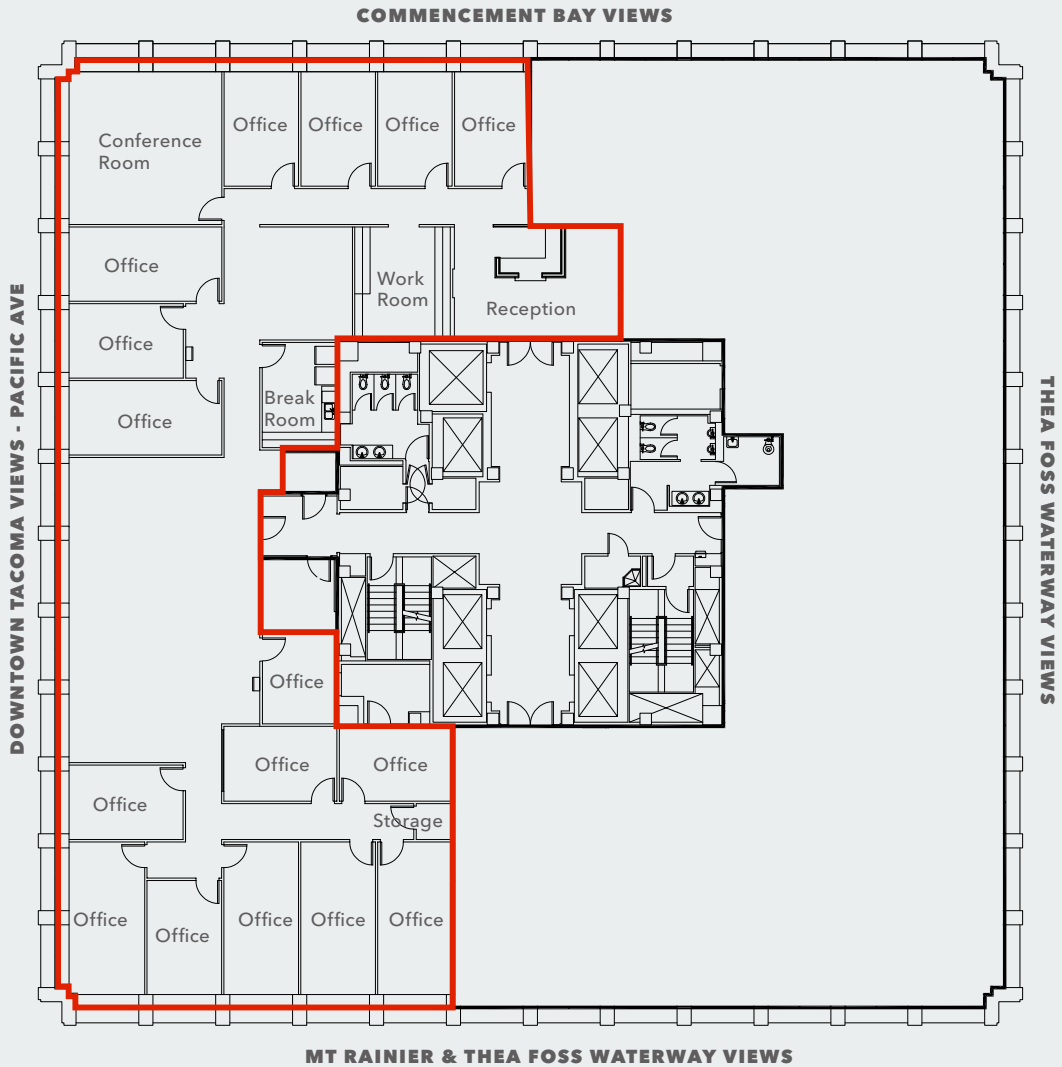
SPACE PROGRAM

- 8 Private Offices
- Large Conference Room
- 10 Collaboration Areas
- 101 Work Stations
- Kitchenette

[⇒ Click Here to View 3rd Floor Dimising and Layout Options](#)



SUITES 450



±7,257
RENTABLE SF

\$32.00
PSF, FULL SERVICE

SPACE PROGRAM

- 16 Private Offices
- Conference Room
- Work Room
- Breakroom
- Storage Room

1201
PACIFIC

SUITE 1200

COMMENCEMENT BAY VIEWS



±9,044
RENTABLE SF

\$32.00
PSF, FULL SERVICE

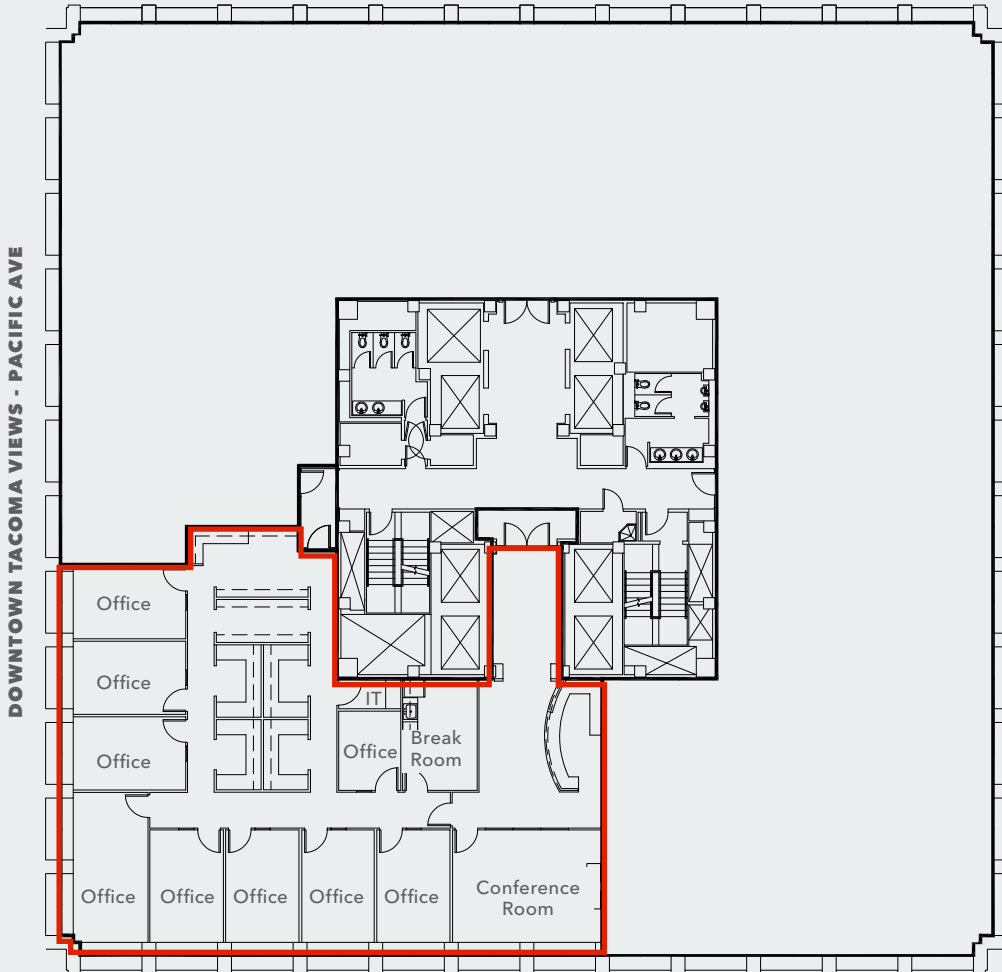
SPACE PROGRAM

- 25 Private Offices
- 1 Large Conference Room
- 3 Storage Rooms
- Spacious Reception
- Copy/Mail Room
- Lounge Area
- Kitchenette



SUITE 1450

COMMENCEMENT BAY VIEWS



DOWNTOWN TACOMA VIEWS - PACIFIC AVE

THEA FOSS WATERWAY VIEWS

MT RAINIER & THEA FOSS WATERWAY VIEWS

±4,122
RENTABLE SF

\$34.00
PSF, FULL SERVICE

SPACE PROGRAM

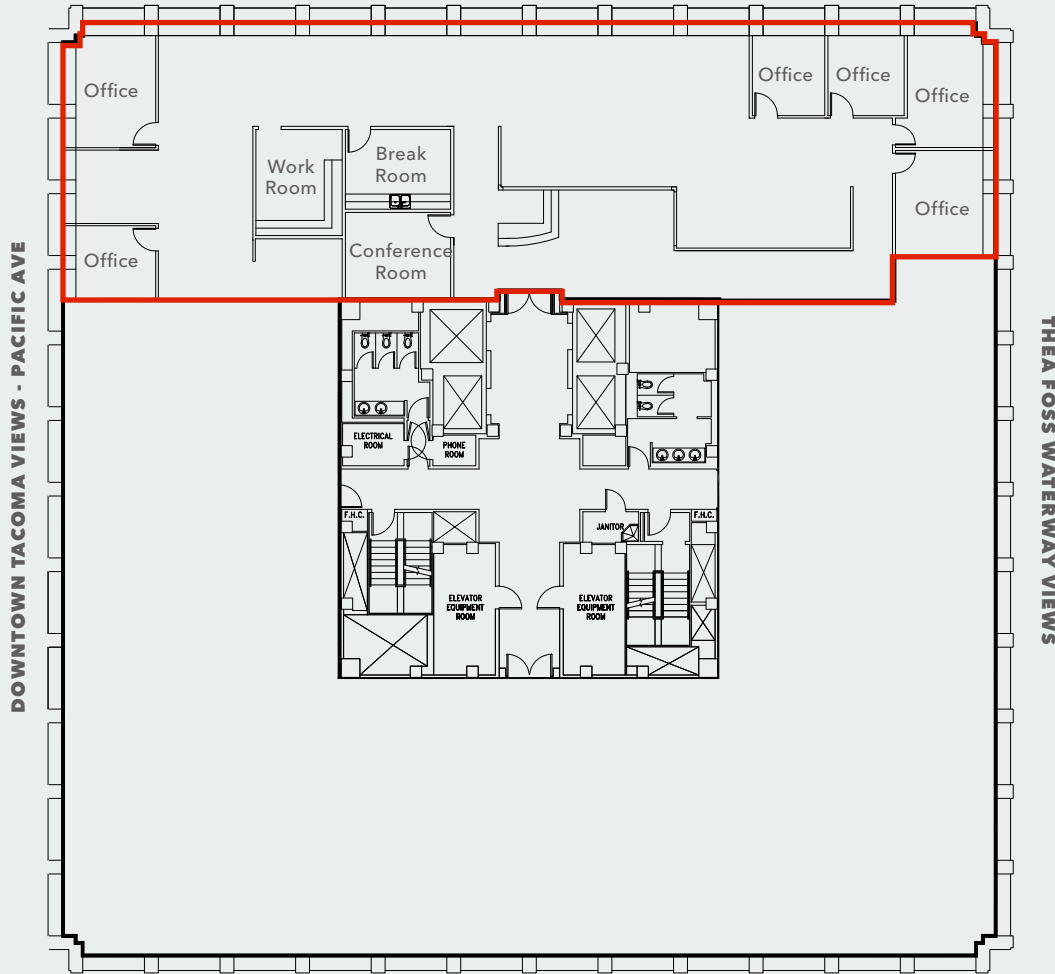
- 9 Private Offices
- Conference Room
- IT / Server Room
- Breakroom





SUITE 1502

COMMENCEMENT BAY VIEWS



±5,252
RENTABLE SF

\$34.00
PSF, FULL SERVICE

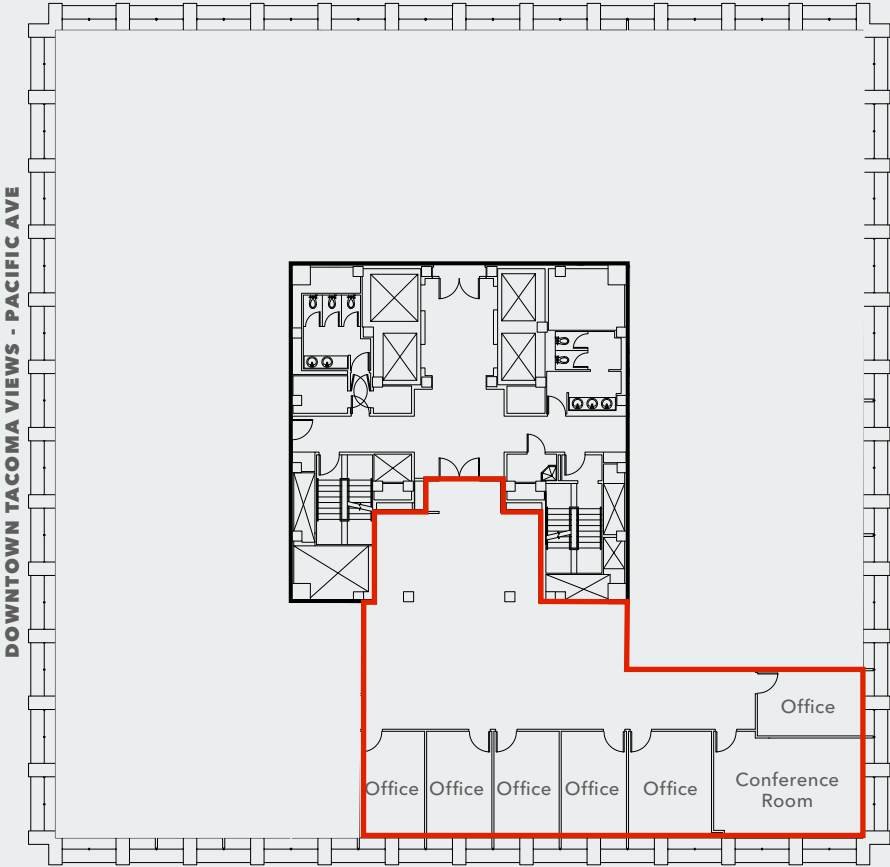
SPACE PROGRAM

- 6 Private Offices
- Conference Room
- Workroom
- Breakroom



SUITE 1650

COMMENCEMENT BAY VIEWS



DOWNTOWN TACOMA VIEWS - PACIFIC AVE

THEA FOSS WATERWAY VIEWS

MT RAINIER & THEA FOSS WATERWAY VIEWS

±3,406
RENTABLE SF

\$34.00
PSF, FULL SERVICE

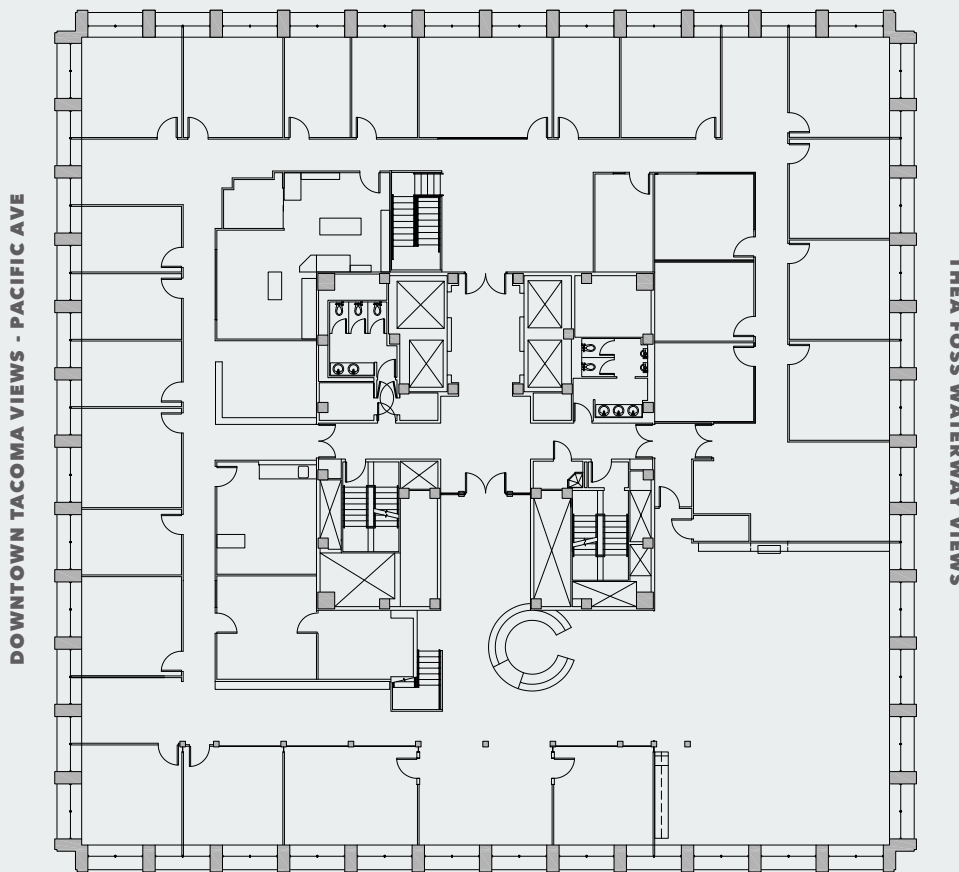
- SPACE PROGRAM**
- 6 Private Offices
 - Conference Room



1201
PACIFIC

SUITE 2100

COMMENCEMENT BAY VIEWS



MT RAINIER & THEA FOSS WATERWAY VIEWS

±15,871

RENTABLE SF

\$34.00

PSF, FULL SERVICE

SPACE PROGRAM

- 23 Private Offices
- 5 Conference Room
- Data/Server Room



[⇒ Click Here to View 21st Floor Dimising and Layout Options](#)



1201
PACIFIC

99
WALK SCORE

2 min
TO INTERSTATE 5

40 min
TO SEATTLE
CBD

40 min
TO BELLEVUE
CBD

ALL YOU NEED IS FOOTSTEPS AWAY

EAT + DRINK

- | | |
|--------------------------------|-----------------------------|
| 1 McMenamins Elk's Temple | 19 Outpost |
| 2 The Matador | 20 Mega Bites |
| 3 Thai Pepper | 21 En Rama |
| 4 Over the Moon Cafe | 22 Happy Belly |
| 5 Merconi's Pub | 23 The Fish Peddler |
| 6 Dystopian Brewery | 24 Fresh Rolls |
| 7 Steel Creek American Whiskey | 25 The KOI Japanese Cuisine |
| 8 Fujiya Japanese | 26 The Social Bar & Grill |
| 9 Galanga Thai | 27 Johnny's Dock |
| 10 Mexico Magicao | 28 Abella Pizza |
| 11 Old Spaghetti Factory | 29 The Harmon |
| 12 The Forum | 30 Indochine |
| 13 Office Bar & Grill | 31 Subway |
| 14 Pita Pit | 32 Poke |
| 15 Domino's | 33 Jimmy Johns |
| 16 Subway | 34 Zeeks Pizza |
| 17 Puget Sound Pizza | |

BANKS

- 1 Key Bank
- 2 Union Bank
- 3 Commencement Bank
- 4 Columbia Bank
- 5 Bank of America
- 6 Banner Bank
- 7 Chase Bank
- 8 Heritage Bank
- 9 Umpqua Bank
- 10 Bank of the West

COFFEE

- 1 Bostwick Cafe & Bagel
- 2 Lucky Penny Cafe
- 3 Lift Bridge Coffee
- 4 Mad Hat Tea Co
- 5 Tower Coffee
- 6 Anthem Coffee & Tea

CULTURE & ARTS

- 1 Tacoma Art Museum
- 2 Children's Museum of Tacoma
- 3 Museum of Glass
- 4 Broadway Farmers Market
- 5 Pantages Theater
- 6 Rialto Theater
- 7 Theater on the Square
- 8 Tacoma Historical Society
- 9 Tacoma Comedy Club
- 10 Fireman's Park
- 11 Prairie Line Trail
- 12 UW Tacoma
- 13 Tacoma School of the Arts
- 14 YMCA

1201 PACIFIC



DREW FRAME, SIOR
Senior Vice President
253.948.7032
drew.frame@kidder.com

RYAN KERSHAW
Associate
206.949.1334
ryan.kershaw@kidder.com

Owned
by



Leased
by



1201 PACIFIC AVENUE, SUITE 1400 | TACOMA, WA 98402

1201PACIFICAVE.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.