TACOMA'S PREMIER CLASS A OFFICE

1201 PACIFIC

Owned by

UNICO

Leased by

Kidder Mathews

1201PACIFICAVE.COM

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

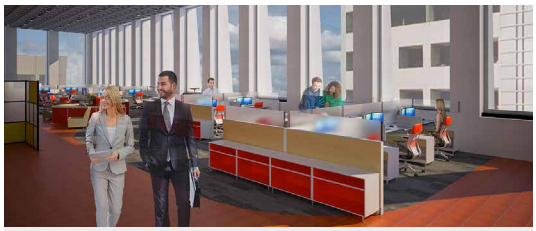
Building conference rooms and locker room facilities available with ample covered parking for employees and visitors

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

I20IPACIFICAVE.COM

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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.

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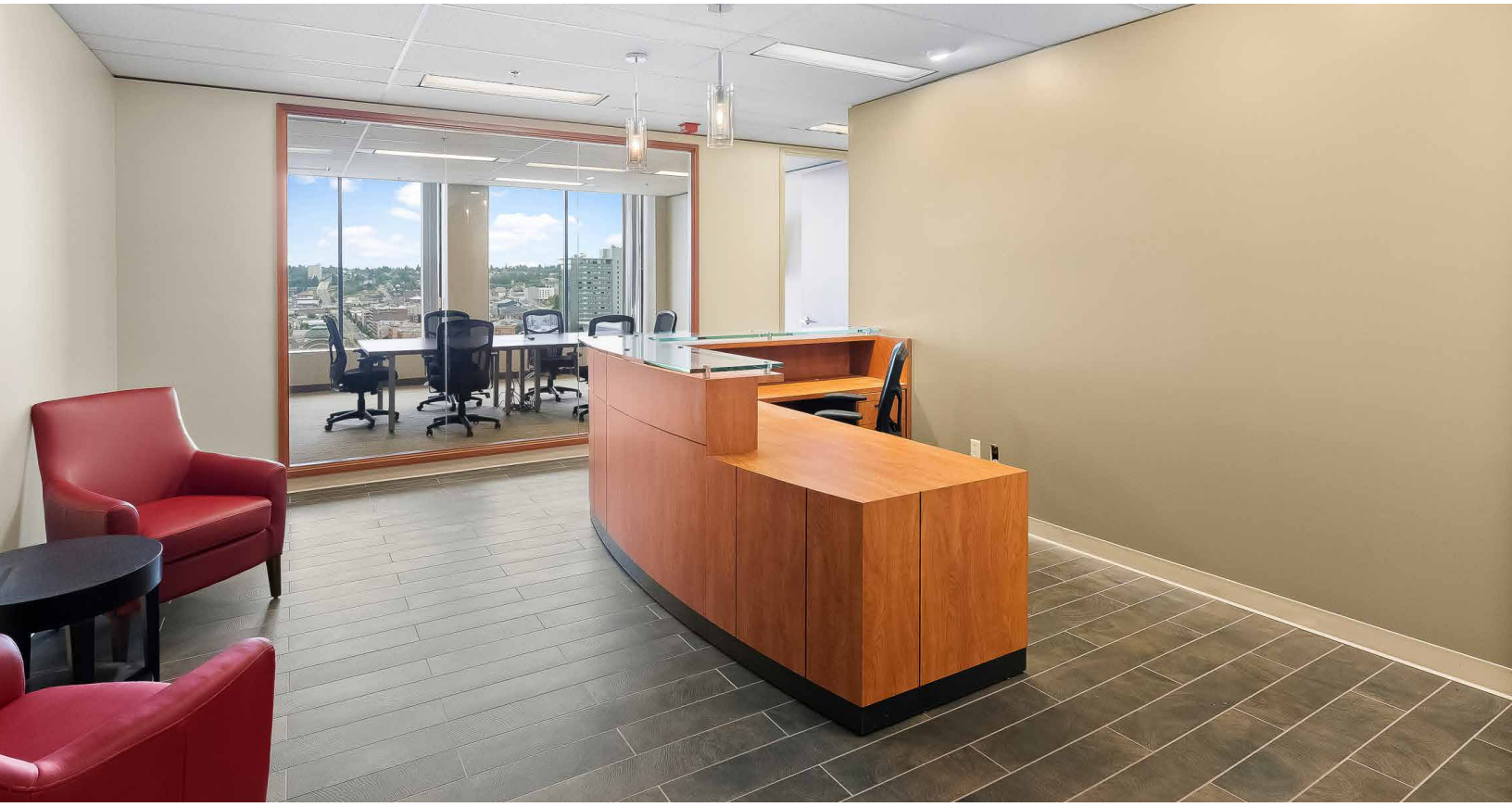
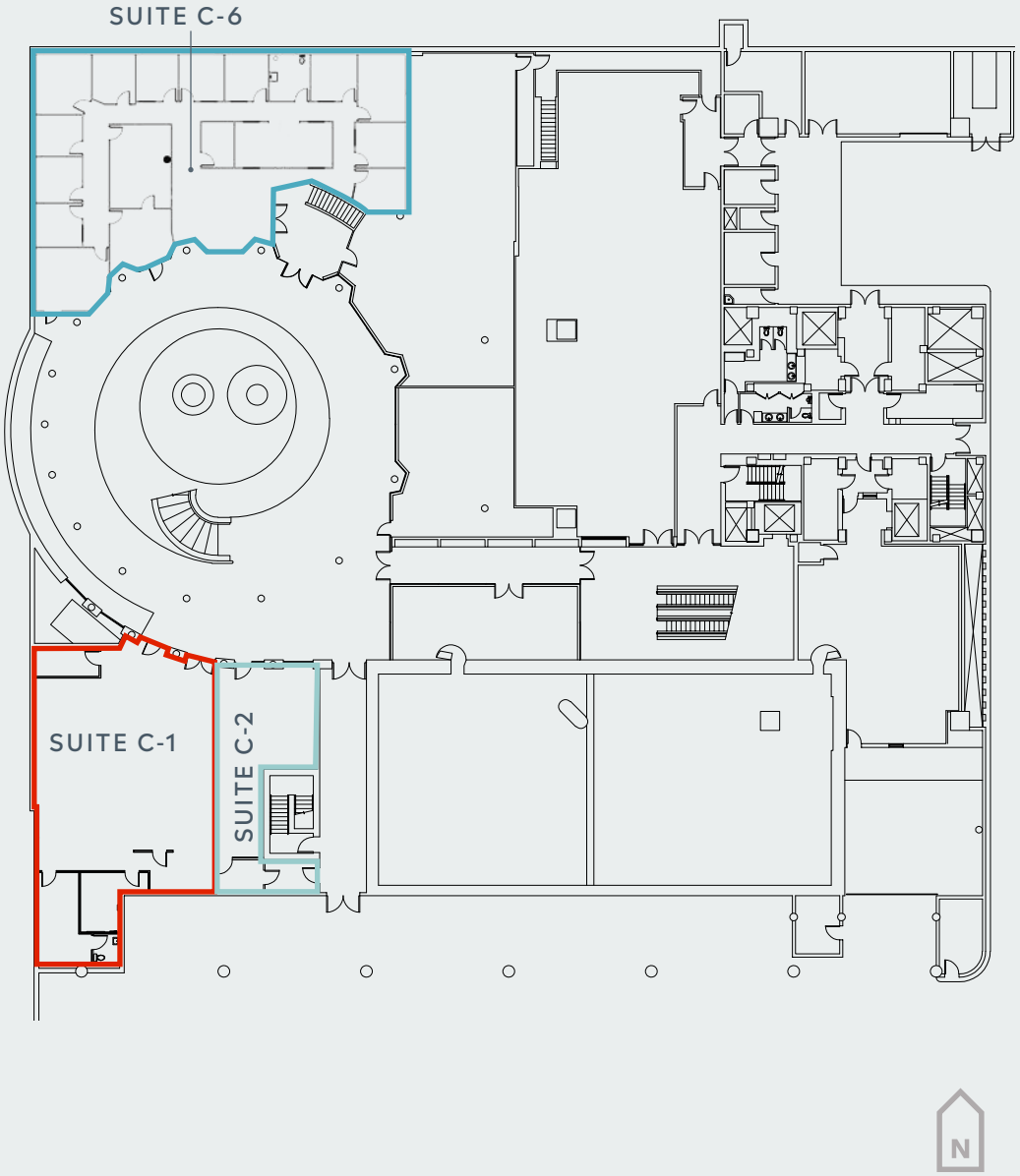


1201 PACIFIC

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

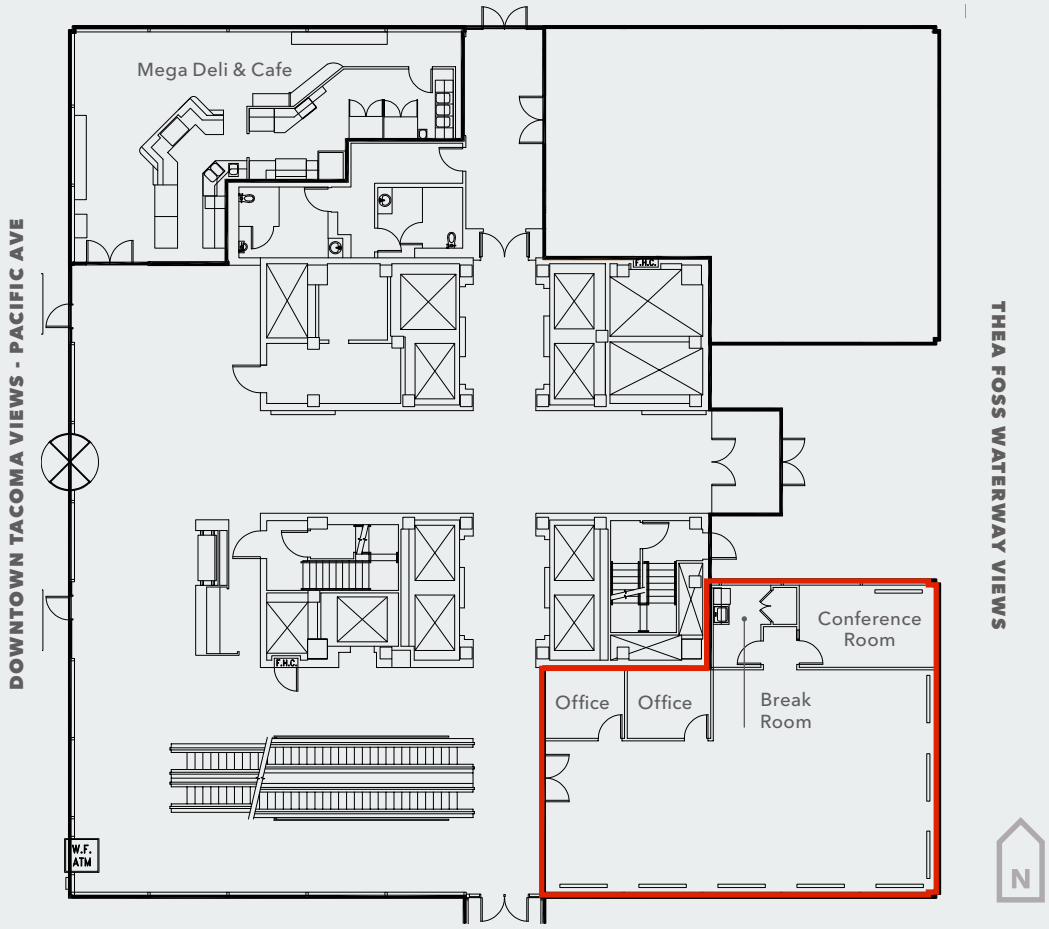
SUITE C-6 SPACE PROGRAM

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

1201 PACIFIC

SUITE P-175

COMMENCEMENT BAY VIEWS



MT RAINIER & THEA FOSS WATERWAY VIEWS

±2,086
RENTABLE SF

$32.00
PSF, FULL SERVICE

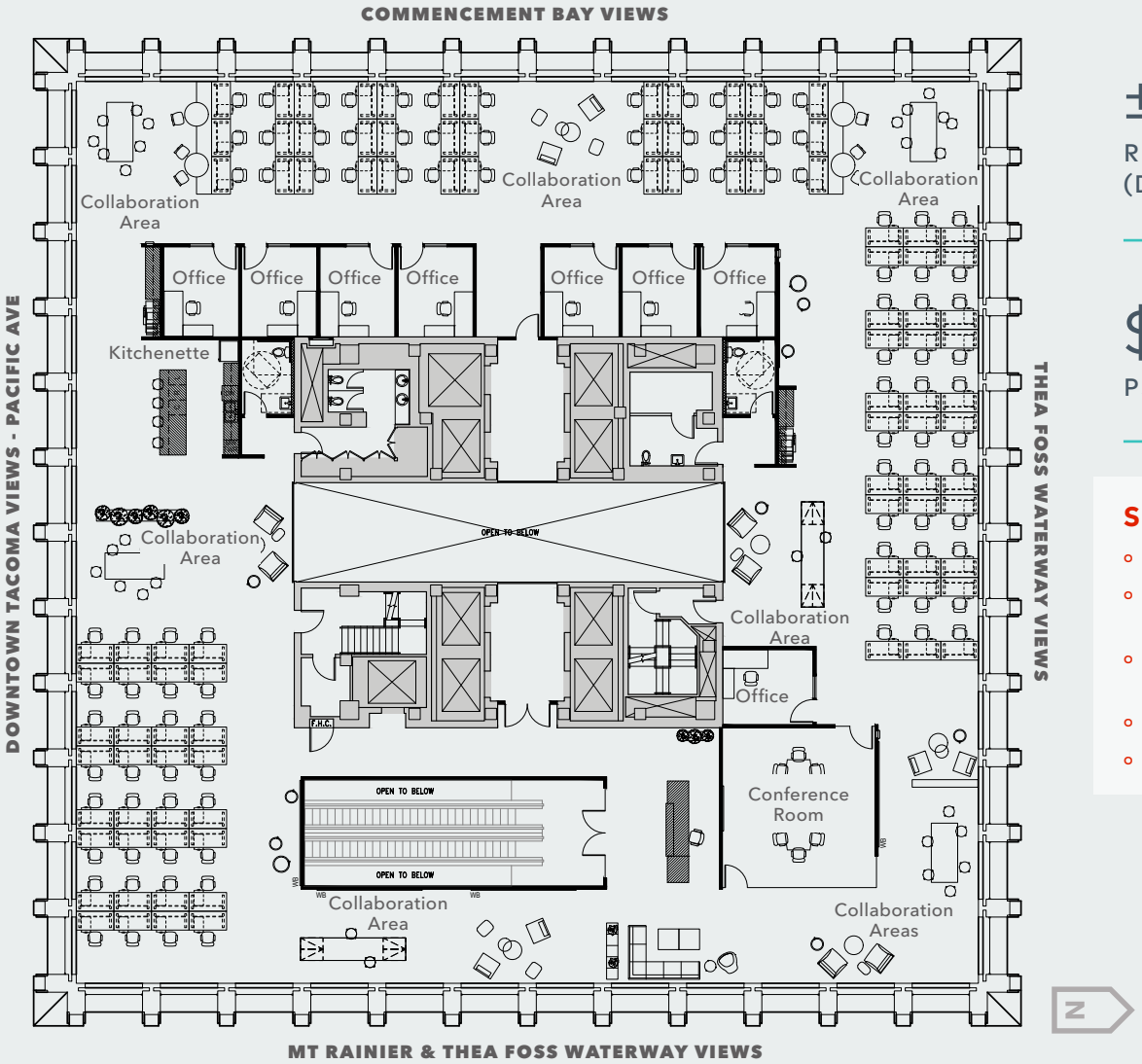
SUITE P-175 SPACE PROGRAM

- 2 Private Offices
- Conference Room
- Breakroom

1201 PACIFIC

SUITE 300

TEST FIT



±14,326
RENTABLE SF (DEMISABLE)

$27.00
PSF, FULL SERVICE

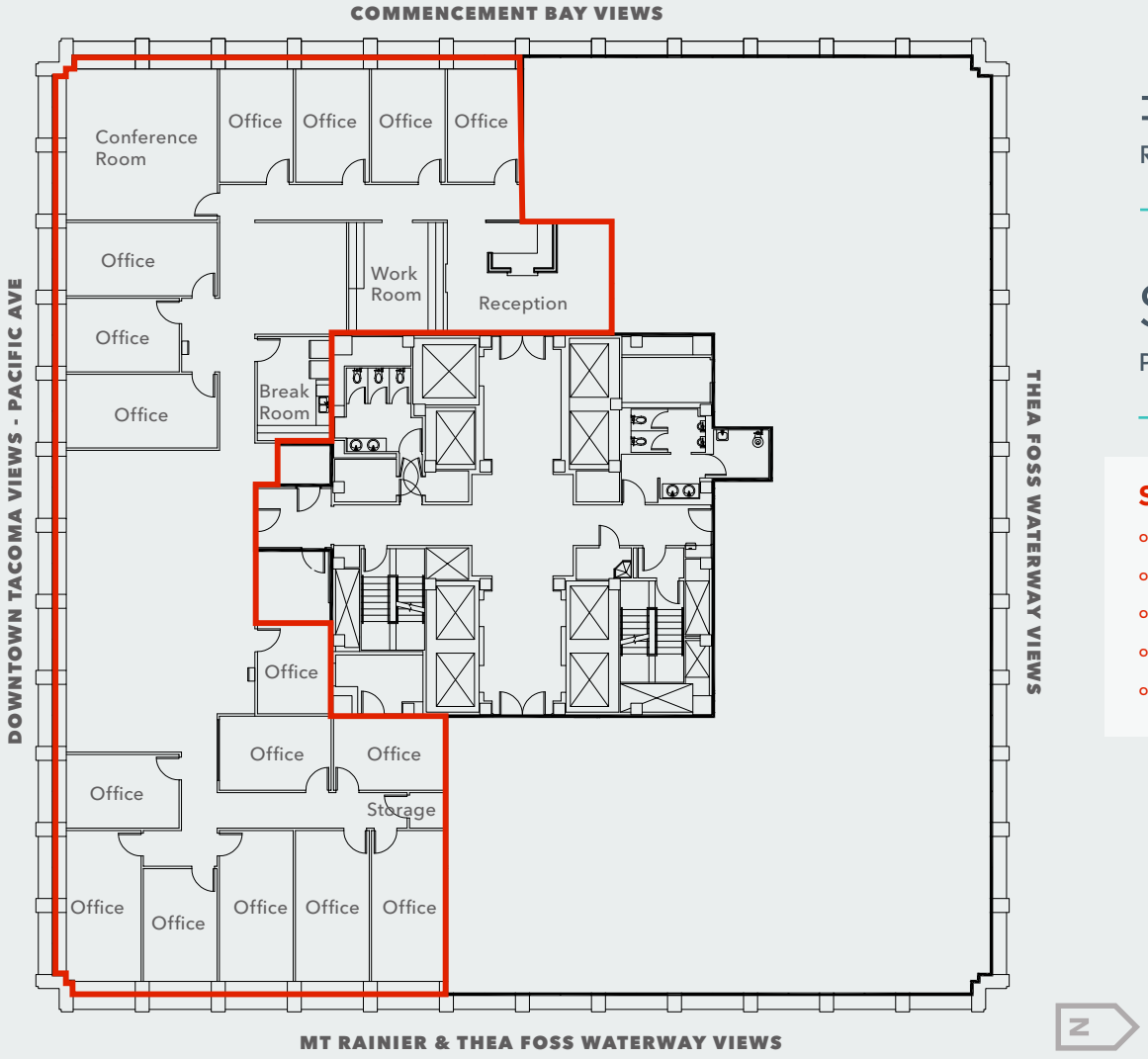
SPACE PROGRAM

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

Click Here to View 3rd Floor Dimising and Layout Options

1201 PACIFIC

SUITES 450



±7,257
RENTABLE SF

$32.00
PSF, FULL SERVICE

SPACE PROGRAM

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

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1201 PACIFIC

SUITE 1200

±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

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1201 PACIFIC

SUITE 1450

±4,122
RENTABLE SF

$34.00
PSF, FULL SERVICE

SPACE PROGRAM

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

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1201 PACIFIC

SUITE 1502

±5,252
RENTABLE SF

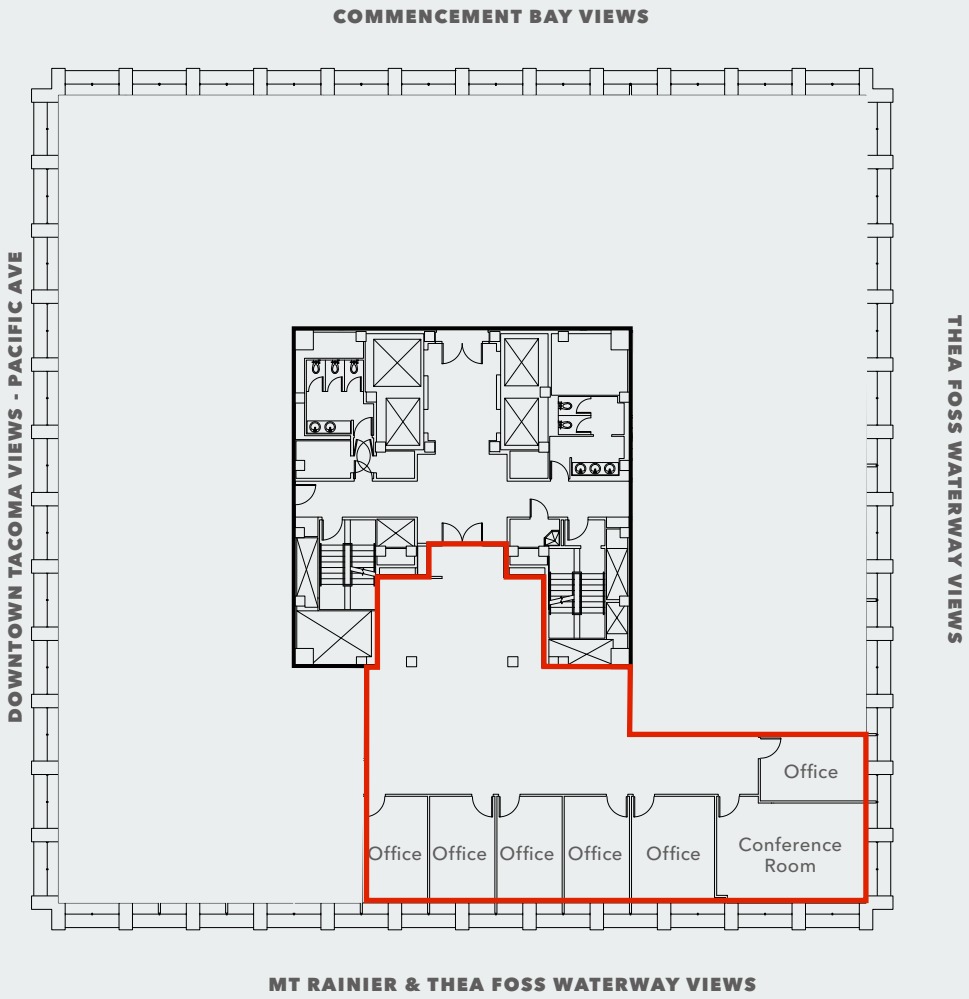
$34.00
PSF, FULL SERVICE

SPACE PROGRAM

- 6 Private Offices
- Conference Room
- Workroom
- Breakroom

1201 PACIFIC

SUITE 1650



±3,406
RENTABLE SF

$34.00
PSF, FULL SERVICE

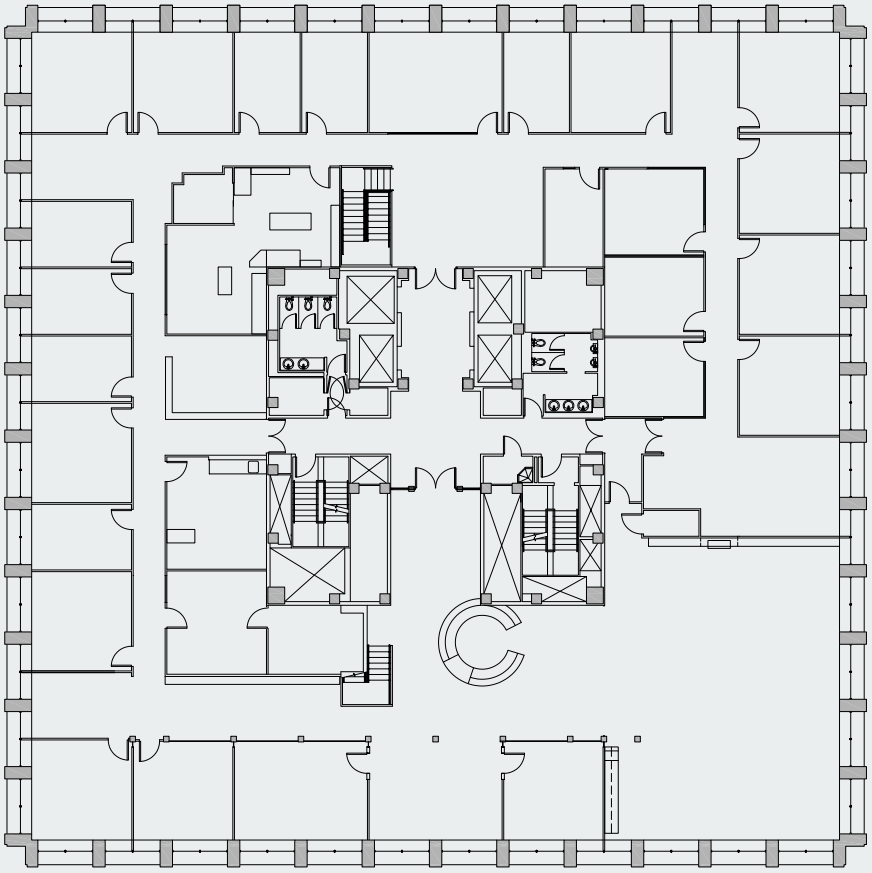
SPACE PROGRAM

- 6 Private Offices
- Conference Room

1201 PACIFIC

SUITE 2100

COMMENCEMENT BAY VIEWS



DOWNTOWN TACOMA VIEWS - PACIFIC AVE

THEA FOSS WATERWAY VIEWS

MT RAINIER & THEA FOSS WATERWAY VIEWS

N

±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

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

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