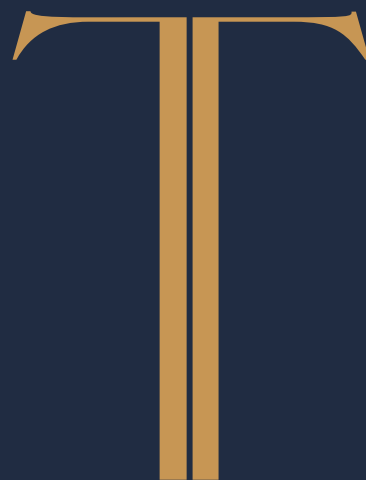




THE PAVILION

AT TACOMA CENTRE

Ground floor retail space for lease in Tacoma Centre's Pavilion

OVER
10,000 SF

AVAILABLE FOR LEASE
ACROSS FIVE SUITES

BEST
LOCATION

ON THE BUSTLING
BROADWAY AVENUE

\$30 - \$34

PSF, FULL SERVICE





The Pavilion at Tacoma Centre
features build-to-suit retail spaces
ideal for restaurant, bar, gym,
clothing, and cafe uses

Best location on the
bustling Broadway Avenue

Total renovation including
all common areas

Abundant parking within
walking distance

95 walkscore —
walkers paradise

1 block to Commerce
Street lightrail station

Immediate access to
I-705, I-5, West Tacoma
and North Tacoma.

Refined amenities such
as Ebony and Ivory Cafe
& Wine Bar, The Lounge,
The Vault, The Board
Room & Fitness Centre

Adjacent office space in
the Tacoma Centre
creates a steady stream of
customers to The Pavilion's
retail spaces

200,000 SF
OF OFFICE SPACE
AT TACOMA CENTRE

hotel **murano**
PROVENANCE

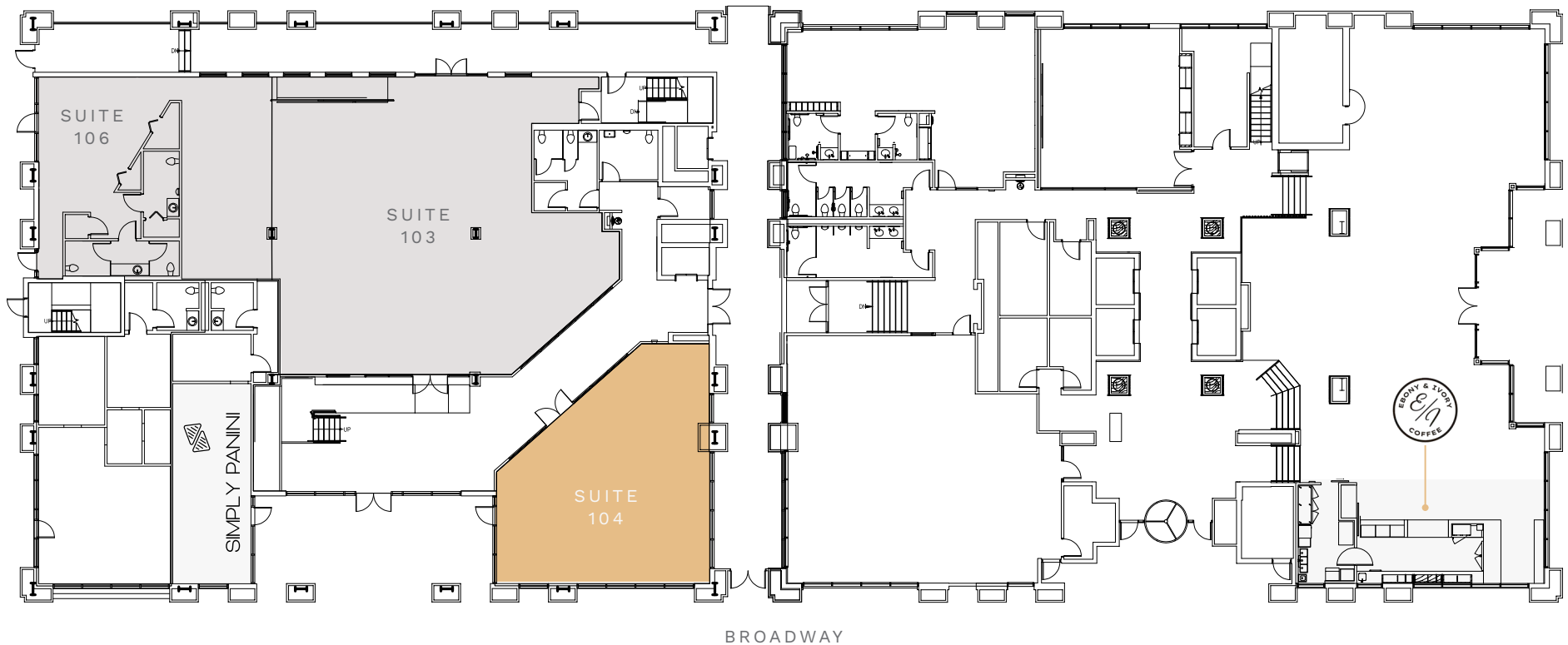
T
THE
PAVILION

Retail Floor Plan

The Pavilion at Tacoma Centre currently has over 10,000 SF of retail space available for occupancy and can accommodate spaces ranging from 1,546 to 4,946 SF. Suites 103 & 106 have the option to combine.



**TOUR SUITES
PAV 103-106**



3,217 RSF

SUITE PAV 103*

1,729 RSF

SUITE PAV 106*

1,546 RSF

SUITE PAV 104

***OPTION TO COMBINE FOR A TOTAL OF 4,969 RSF**

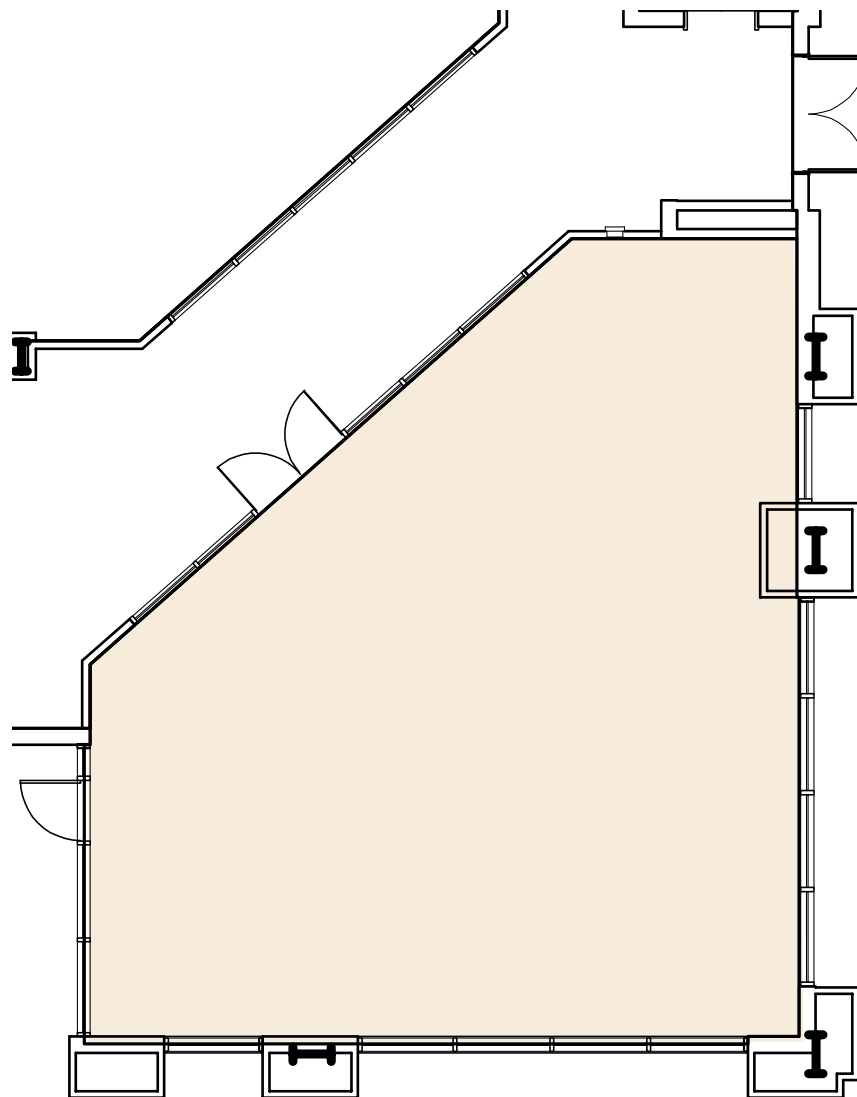
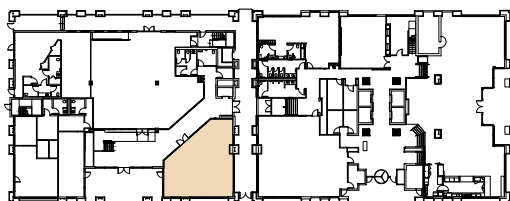
Suite Pav 104

1,546

RENTABLE SF



TOUR SUITES
PAV 103-106



Suite Pav 103/106

3,217 RSF

SUITE PAV 103*

1,729 RSF

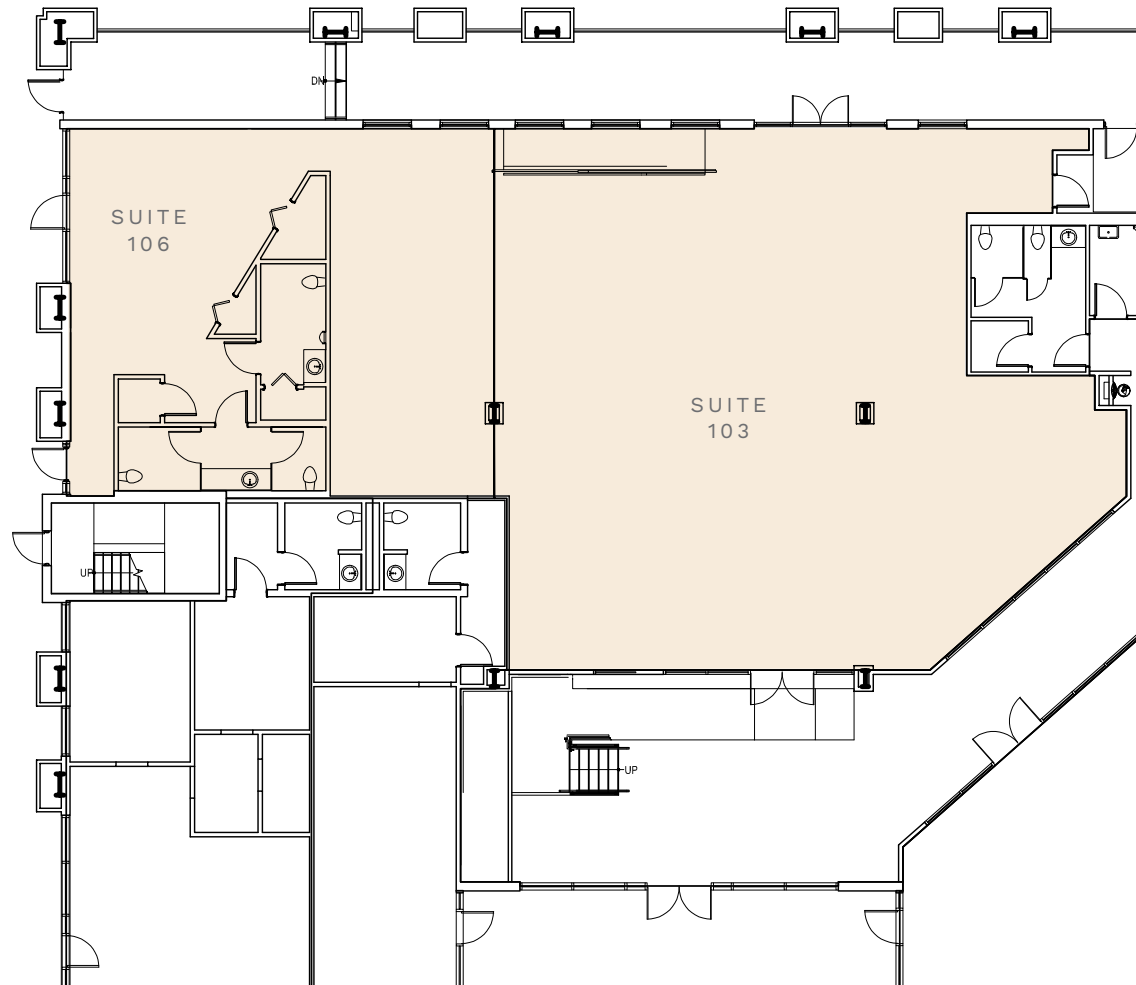
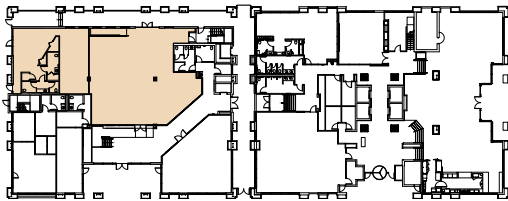
SUITE PAV 106*

4,946 RSF

COMBINED
SUITE PAV 103 & 106



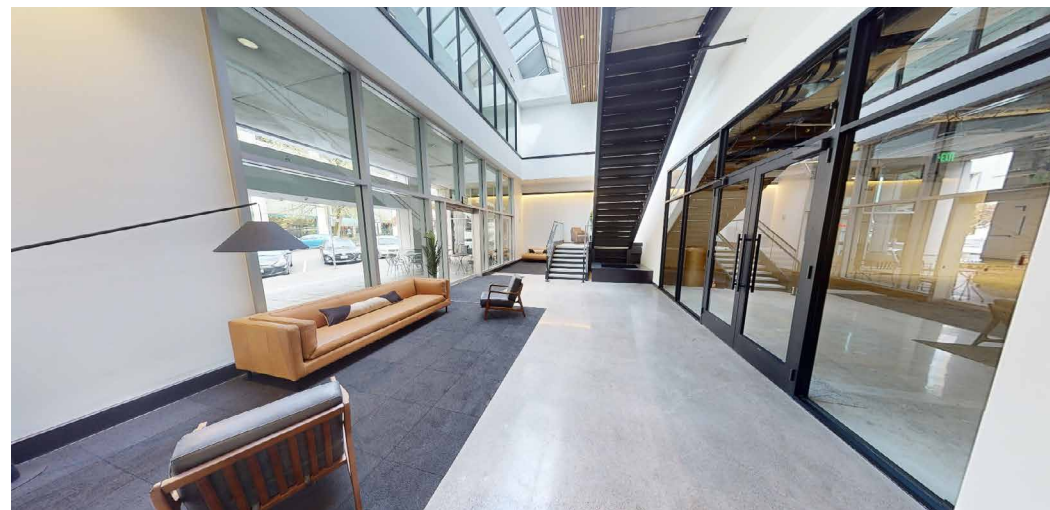
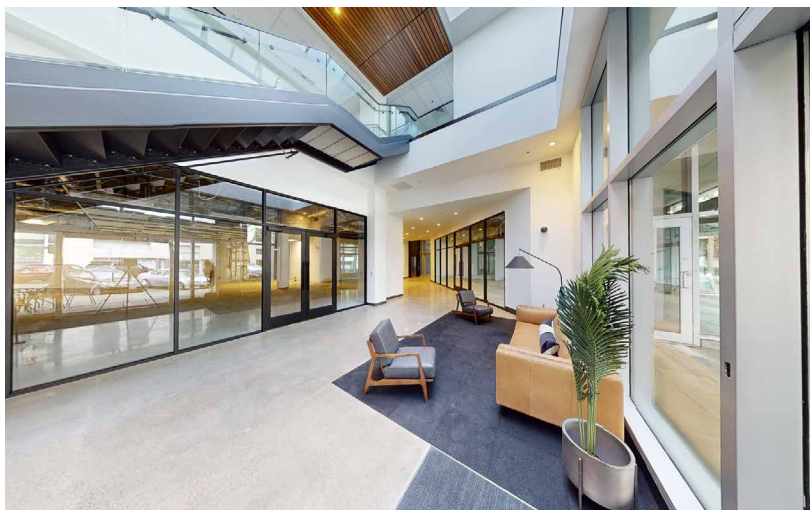
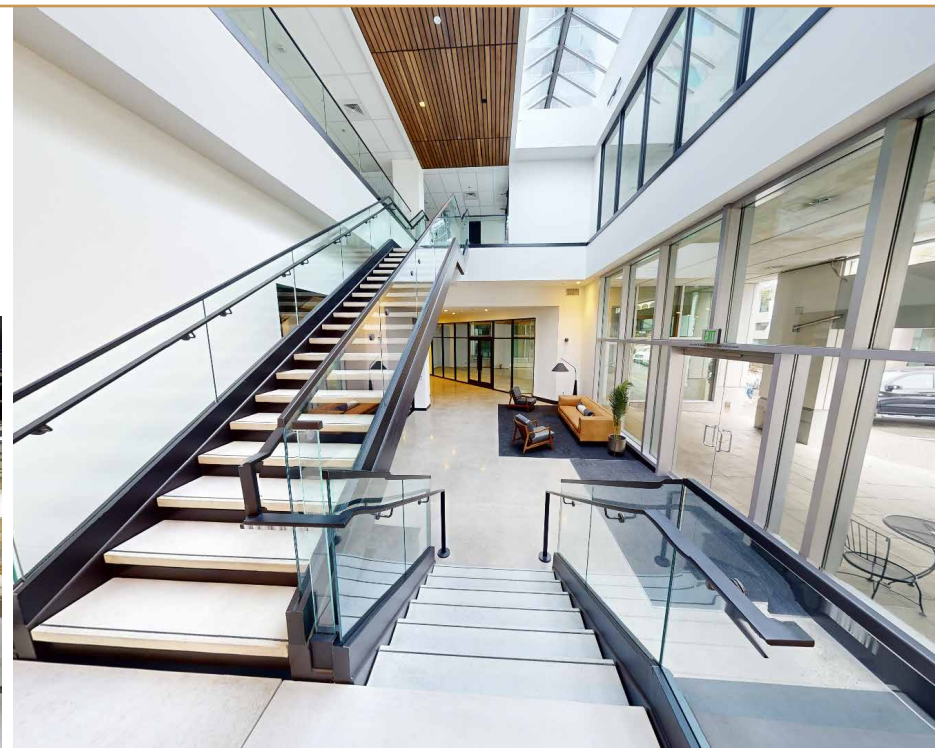
TOUR SUITES
PAV 103-106



*Pavilion Suites 103 & 106 have the option to combine for a total of 4,946 RSF

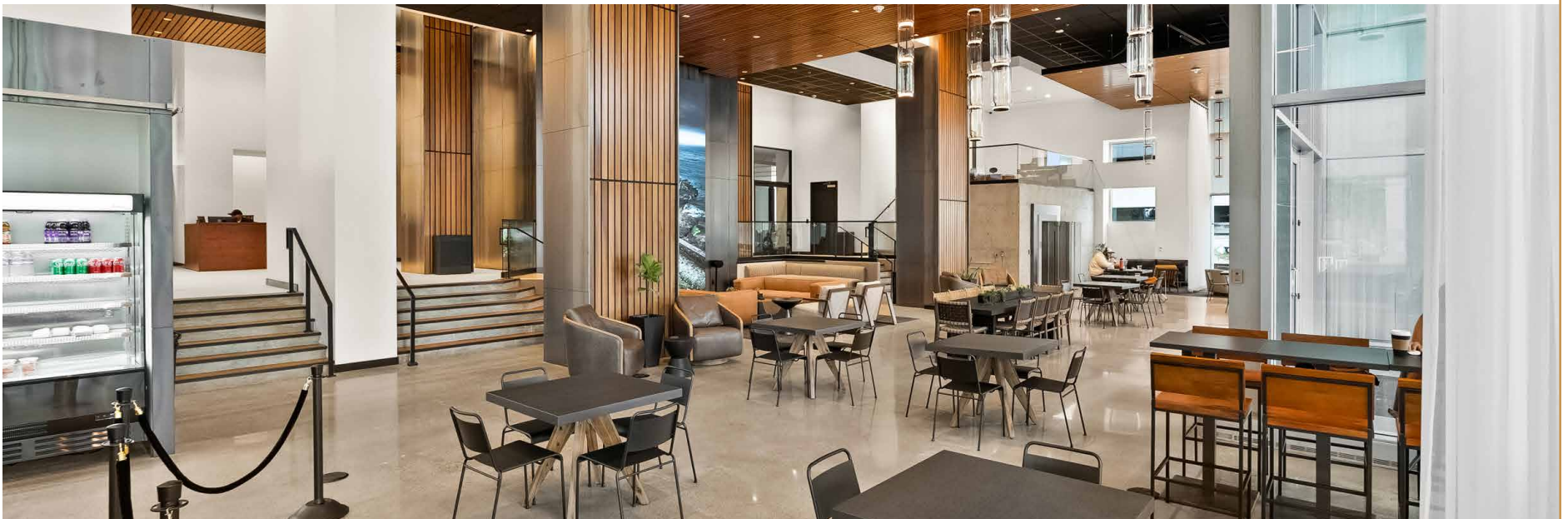
COMMON AREAS

Natural materials, tall windows, and expansive views come together to create an environment that inspires work and elevates life. Each tenant floor is designed with ample space for collaborating, connecting, and recharging.



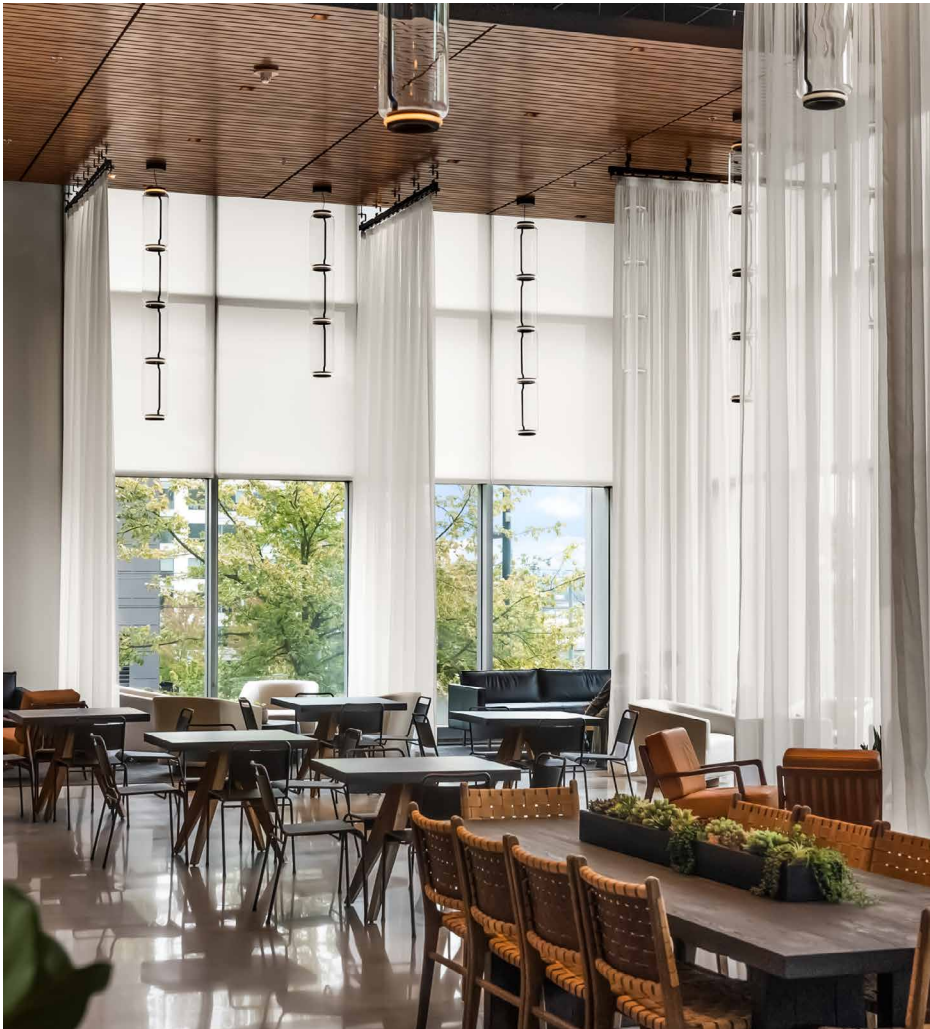
EBONY & IVORY

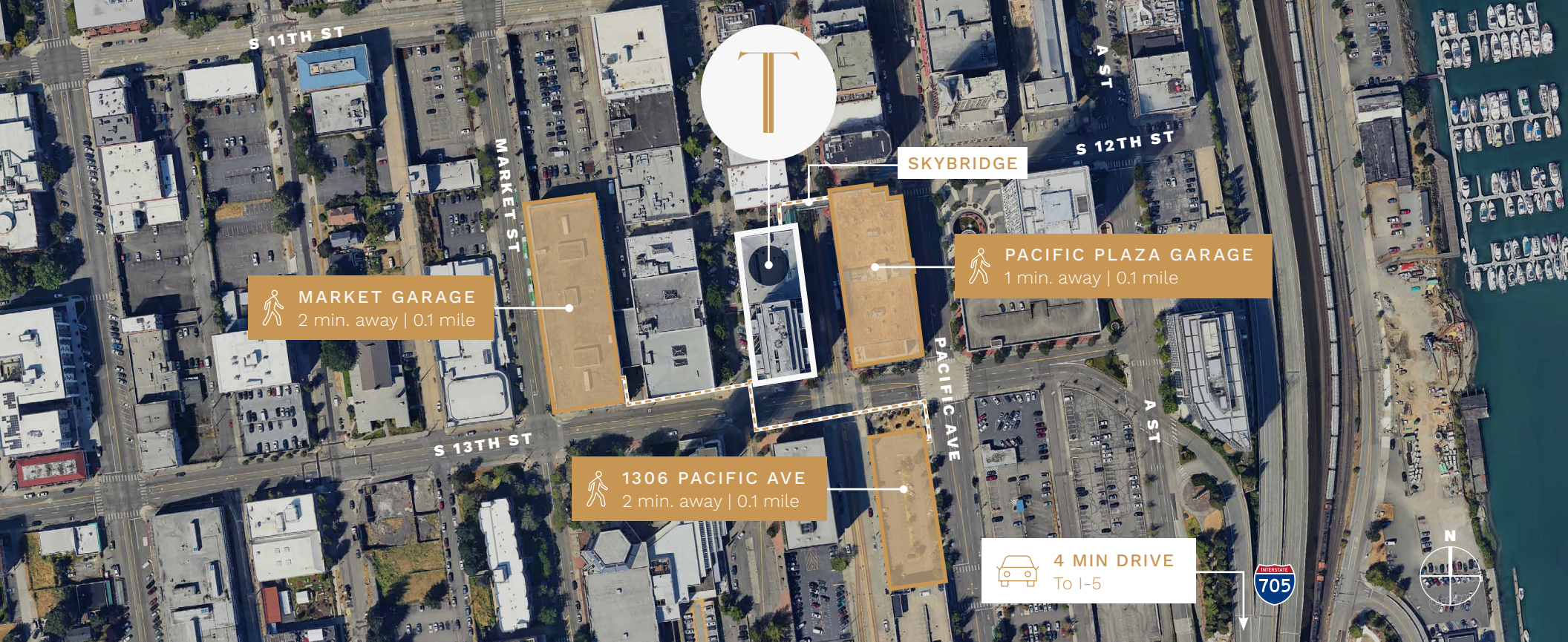
Café and wine bar serving sandwiches and pastries in the daytime and featuring charcuterie plates and light snacks in the evening.



LOUNGE AREA

Open common area with upscale furnishings, a giant monolith TV screen, and premium sound system





PARKING

MARKET GARAGE 1149 Market St Tacoma, WA 0.1 MI FROM SUBJECT PROPERTY	1306 PACIFIC AVE Tacoma, WA 0.1 MI FROM SUBJECT PROPERTY	PACIFIC PLAZA GARAGE 1137 Commerce St Tacoma, WA 0.1 MI FROM SUBJECT PROPERTY
PRICE 10 stalls: \$134.83* Single Park: \$178.95* TYPE Garage	PRICE 10 stalls: \$118.80* Single Park: \$156.89* TYPE Surface Lot	PRICE \$167.66 / Stall / Monthly TYPE Garage

*Includes estimated taxes and fees

TAKE ON TACOMA

Located on the most vibrant street in Downtown Tacoma, Tacoma Centre provides you with access to renowned restaurants, bars, gyms, parking, and retailers within steps of the front door.

Access to Tacoma Centre is unparalleled with immediate access to I 705, I-5, West Tacoma, and North Tacoma.



WALK SCORE —
WALKER'S PARADISE



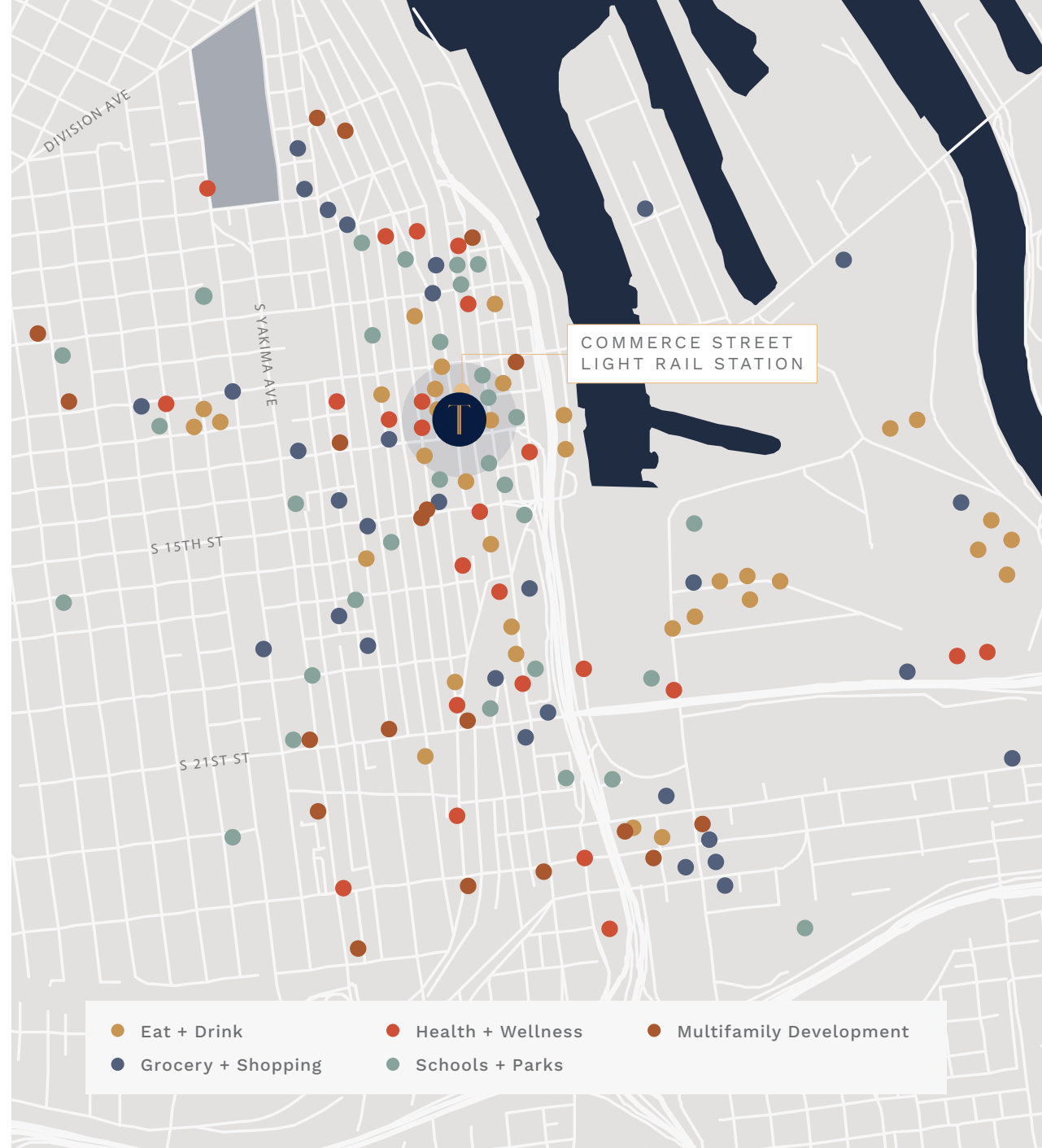
ABUNDANT PARKING WITHIN
WALKING DISTANCE



1 BLOCK TO COMMERCE
STREET LIGHT RAIL STATION



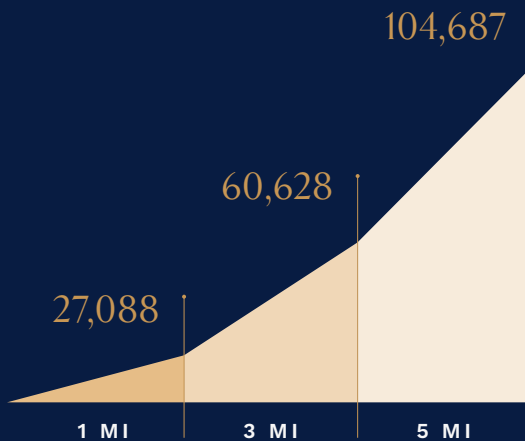
ACROSS THE STREET
FROM THE LUXURIOUS
HOTEL MURANO



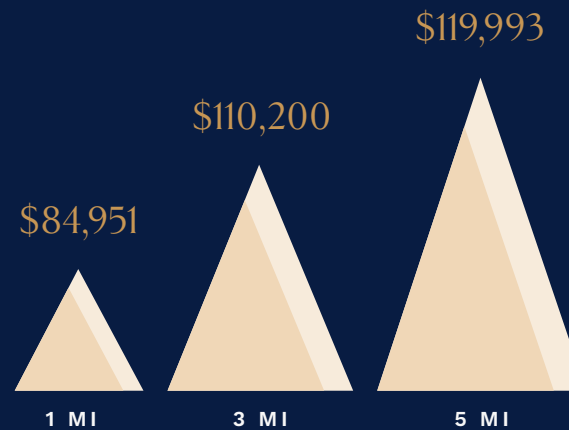
TACOMA BY THE NUMBERS

Data compiled by REGIS

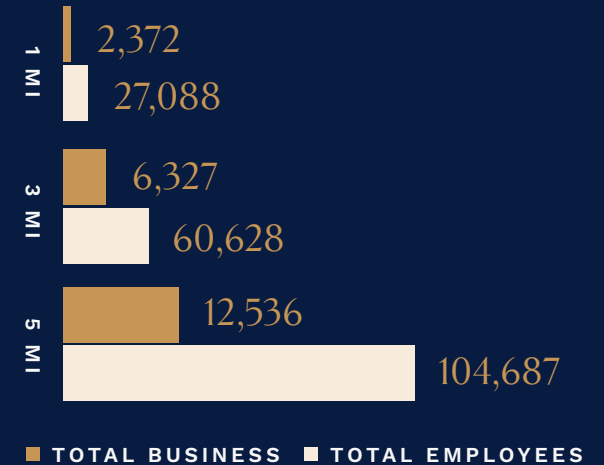
POPULATION



AVERAGE HOUSEHOLD INCOME



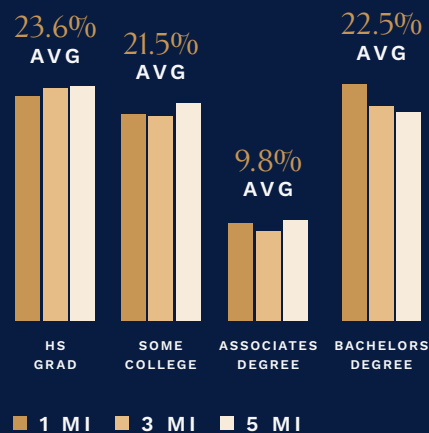
DAYTIME DEMOGRAPHICS



HOUSEHOLDS



EDUCATION



MERCHANTS



ANNUAL HOUSEHOLD CONSUMER EXPENDITURE





MJR Development is Puget Sound's leader in quality, attentiveness, and professionalism — known for visionary office projects such as The Hub, The Sanctuary, The Centre, and The 101.

MJR is taking Tacoma Centre into the future and redefining the professional office experience in Tacoma.

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