

FOR LEASE

BONE-DRY SHOE BUILDING

*Tacoma's historic office building with
space available for Lease.*

2111 PACIFIC AVE, TACOMA, WA



BONE-DRY SHOE BUILDING

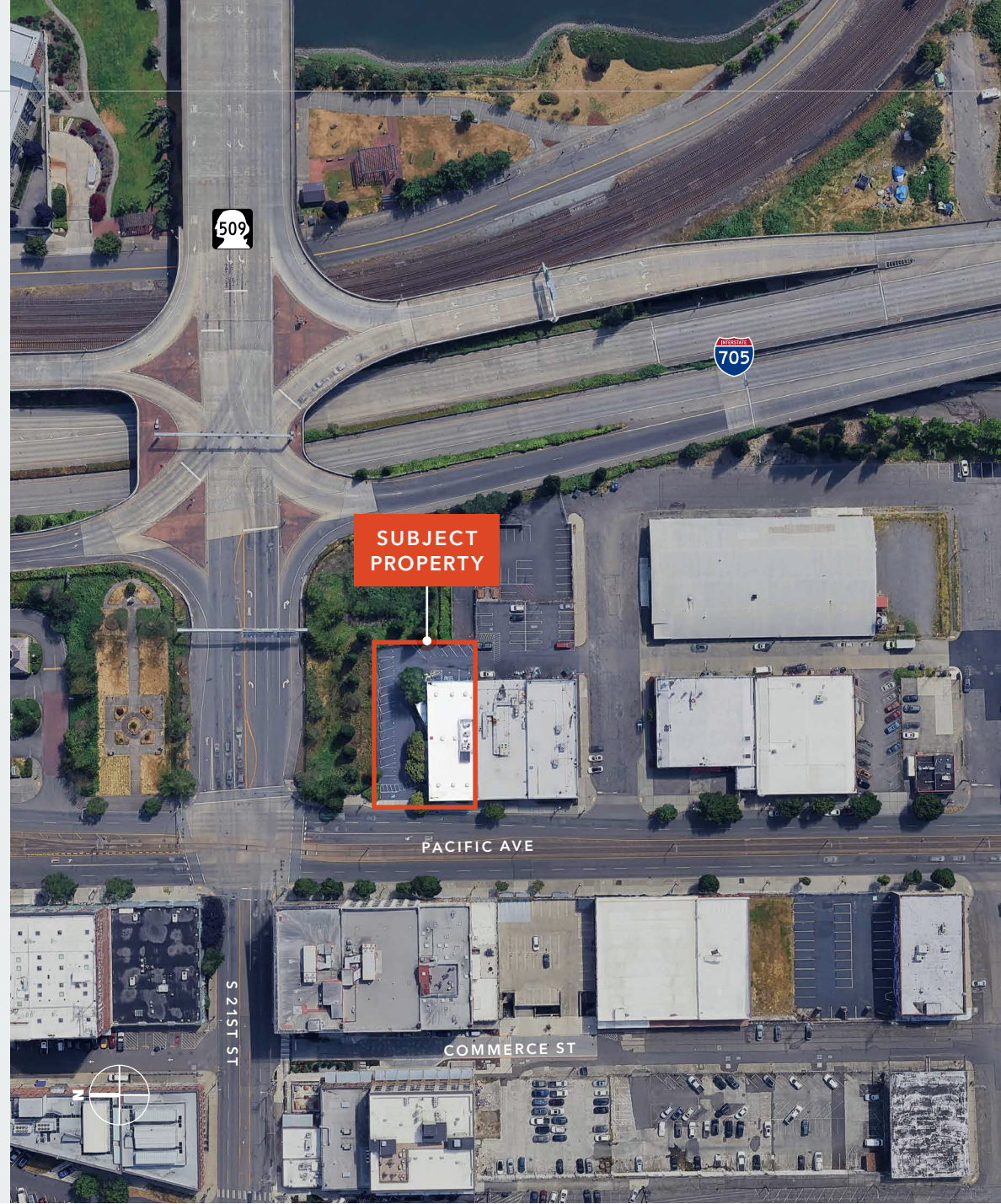
DOWNTOWN TACOMA: A HISTORIC ADDRESS WITH MODERN CONVENIENCE

The Bone-Dry Shoe building presents an ideal opportunity in downtown Tacoma with rare on-site parking and immediate freeway access. The 12,005 SF building is currently occupied by Centerforce on the second floor. The building offers flexibility and can be easily demised to provide approximately 3,000 SF of retail/office space fronting Pacific Avenue. A tenant could occupy 3,000-6,000 square feet on the first floor depending on their operational needs.

HISTORIC CHARACTER & UNIQUE FEATURES

2111 Pacific Avenue was originally built in 1917 and completely renovated in 2000. It is listed on the Tacoma Register of Historic Places. The building was formerly occupied by the Bone Dry Shoe Manufacturing Company, which operated its manufacturing facility here. Recently, it was renovated and occupied by an architectural firm, which enhanced the space with distinctive features and thoughtful improvements. The exposed structure features board-form concrete exterior walls and old-growth heavy timber beams and columns that showcase the building's historic character.

As part of the comprehensive 2000 renovation, an accessible elevator was added and a seismic retrofit was installed. Additional improvements included modern HVAC, electrical, security, and plumbing systems. The new envelope elements consist of an insulated single-ply roof membrane assembly and energy-efficient wood/aluminum windows throughout. An advantage is the on-site parking stalls, a rare amenity for downtown Tacoma. There is also additional street parking available in the nearby neighborhood. Immediate access to I-705, I-5, and Highway 509 provides excellent connectivity, and the building's adjacency to Light Rail offers access to regional transit and other downtown Tacoma destinations.



BONE-DRY SHOE BUILDING



±3,000 - 6,000 SF
OFFICE/RETAIL
SPACE



ASKING RATE:
\$23.00/SF, NNN +
(\$7.52/SF)



1/1,000 PARKING
RATIO

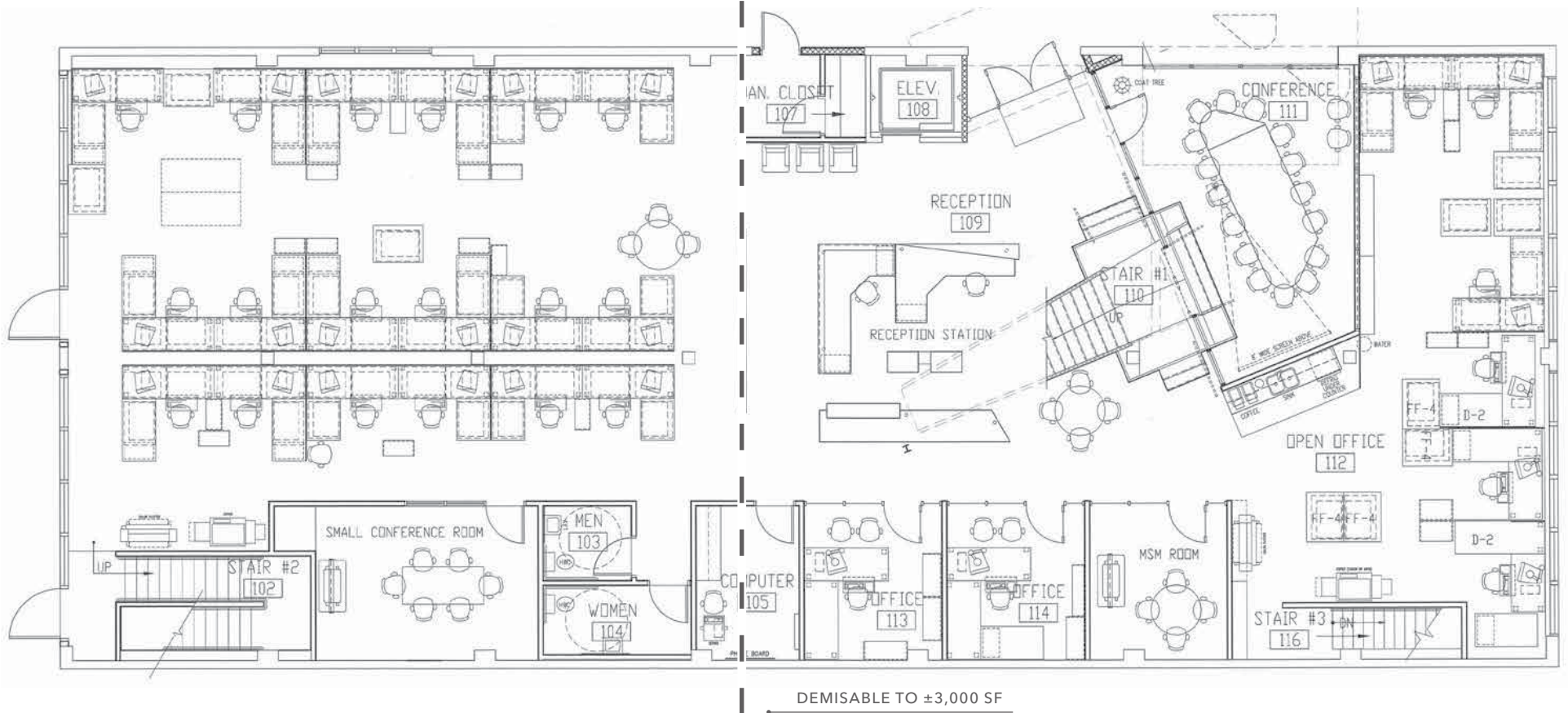


IMMEDIATE
ACCESS TO I-705,
1-5, & HWY 509



BONE-DRY SHOE BUILDING

FIRST FLOOR



±3,000 - 6,000
SF AVAILABLE

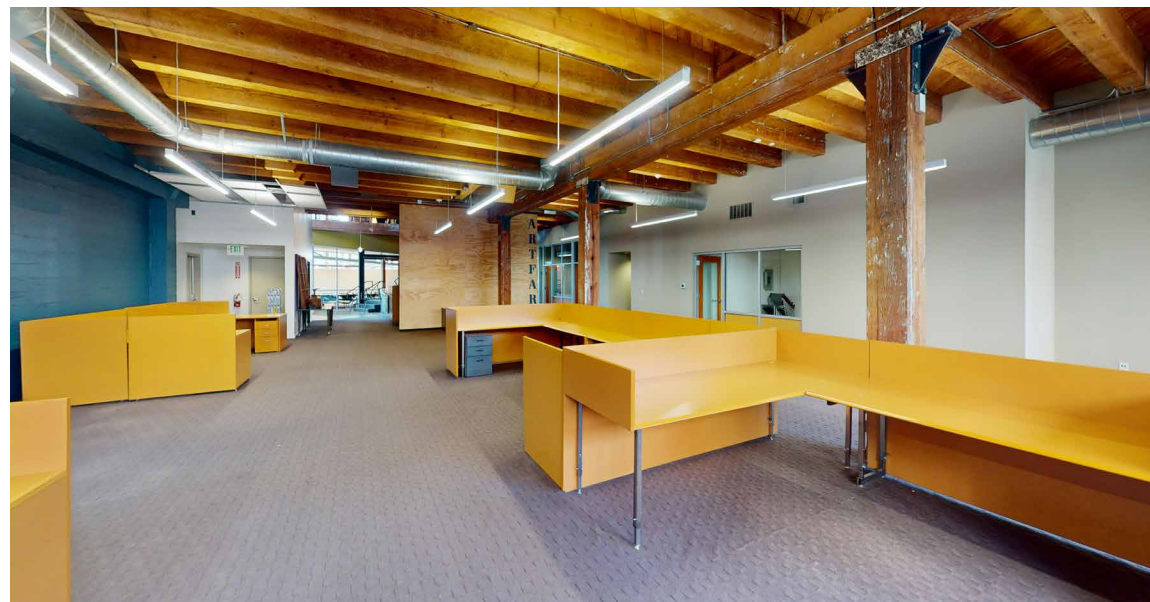
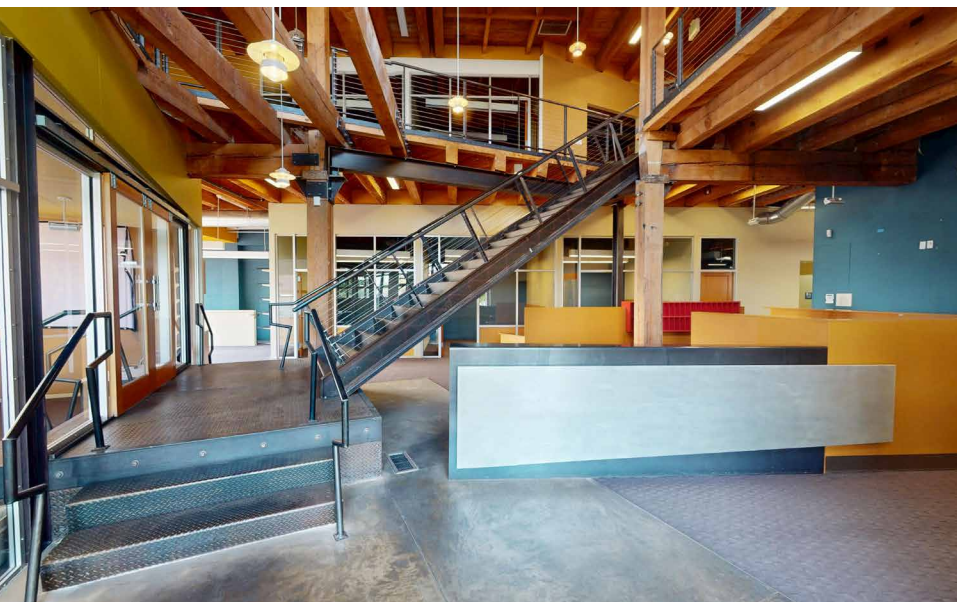
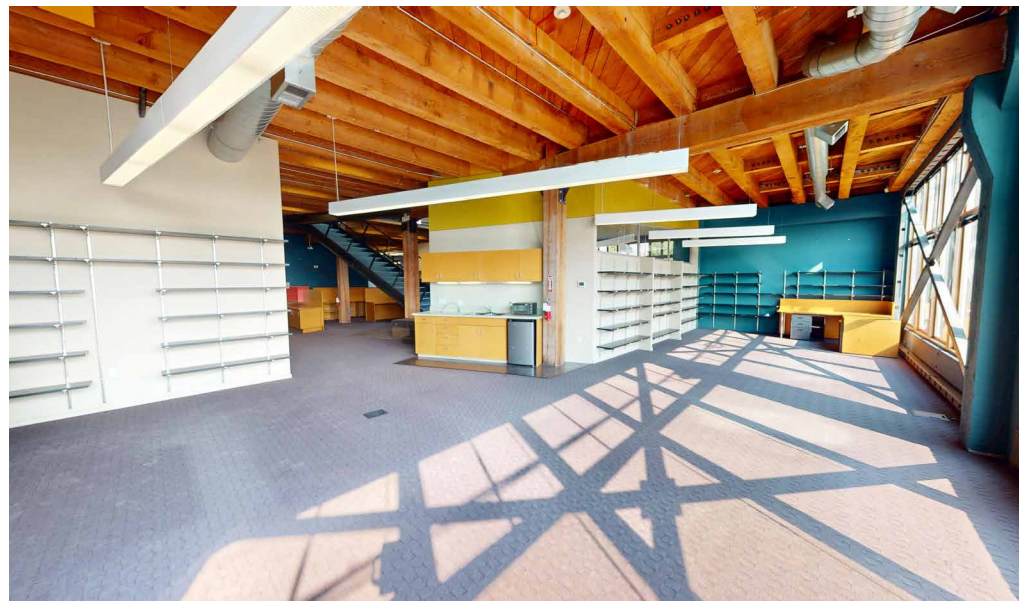
\$23.00/SF
ASKING RATE (NNN)

\$7.52/SF
2026 BUDGET NNN

CLICK HERE FOR A VIRTUAL TOUR

 **TOUR FLOOR PLAN**

BONE-DRY SHOE BUILDING



AVAILABLE FOR LEASE

KIDDER MATHEWS

BONE-DRY SHOE BUILDING

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