



FOR SALE

WATERMARK BUILDING

1113 - 1115 A STREET | TACOMA, WA



PROPERTY DESCRIPTION

WATERMARK BUILDING

Historic icon offered for sale in prominent location on A Street in desirable downtown Tacoma. The Watermark Building is a 3-story office-retail building with a private parking garage, beautifully renovated in 2000. Ideal owner-user building with cash flow in place, and flexibility to grow.

BUILDING SIZE

±17,000 SF on three floors + mezzanine.

BUILDING FEATURES

Spacious ceiling heights, abundant natural light with clerestory windows on top floor, spectacular views of the Thea Foss Waterway and Mt. Rainier, classic architectural exterior with brick and stone facade, two working bank vaults, and art-deco beams on retail level. Executive office suites with private entry and elevator access.

EXCELLENT ACCESS/LOCATION

Located directly at the I-705 main off ramp for downtown Tacoma's Central Business District, 1.5 miles to I-5 interchange, and across the street from the United States Postal Office Building with restaurants, coffee shop, and event space. Walking distance to ample retail, banking, museums, hotels and downtown shopping.

ZONING

Downtown Commercial Core (DCC), City of Tacoma.

FEDERAL OPPORTUNITY ZONE

Located in the Opportunity Zone, which allows preferential tax treatment for new investments.

OFFERING PRICE

\$2,025,000 / \$119 PSF



WATERMARK BUILDING For Sale | 1113 - 1115 A Street, Tacoma, WA

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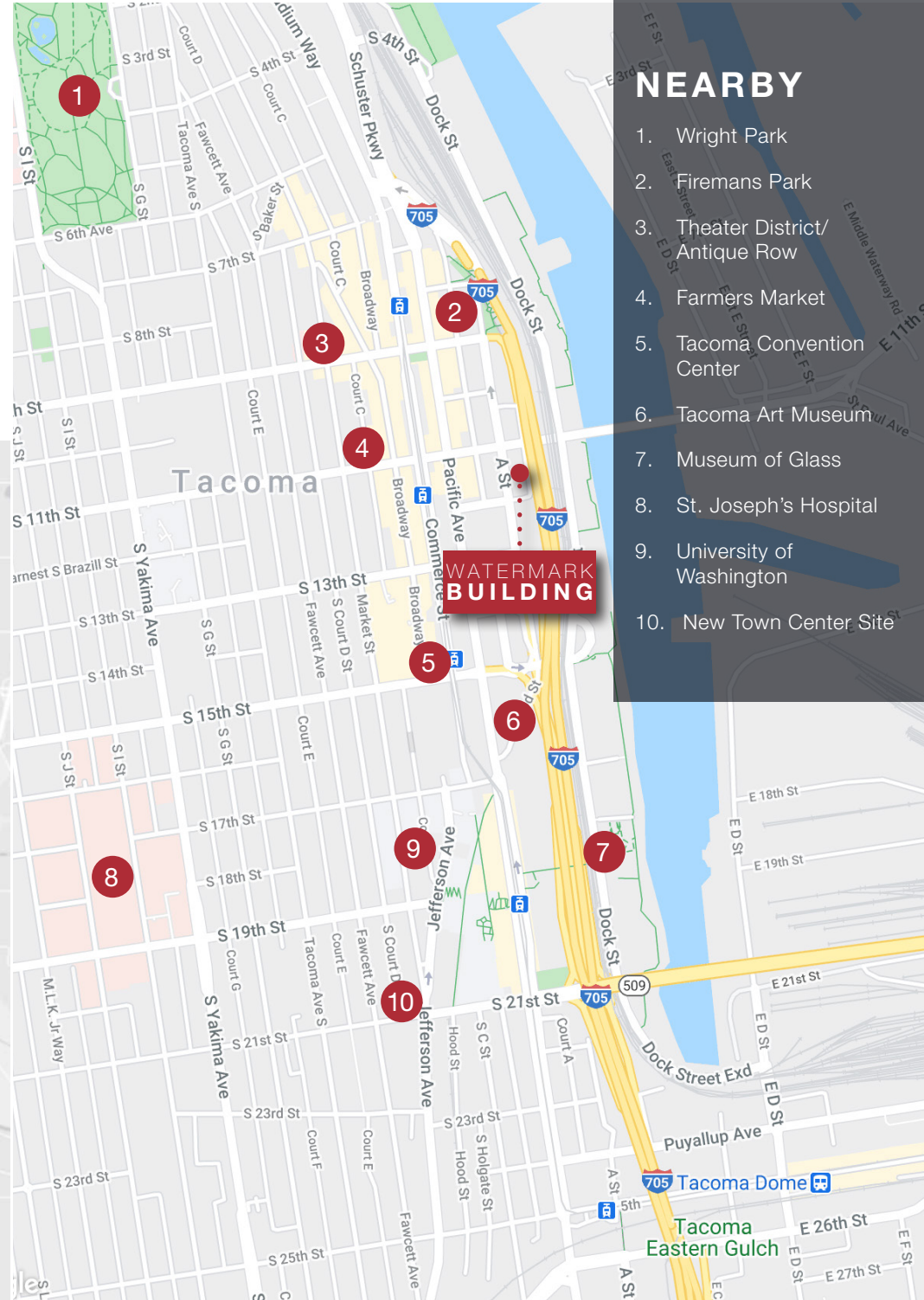


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DEMOGRAPHICS

DEMOGRAPHIC DATA	1 MILE	3 MILE	5 MILE
Population	16,156	90,328	262,306
Average Household Income	\$45,276	\$61,998	\$68,592
Businesses	1,924	4,929	9,140
Employees	37,108	84,783	136,103



NEARBY

1. Wright Park
2. Firemans Park
3. Theater District/ Antique Row
4. Farmers Market
5. Tacoma Convention Center
6. Tacoma Art Museum
7. Museum of Glass
8. St. Joseph's Hospital
9. University of Washington
10. New Town Center Site

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EXCLUSIVELY MARKETED BY

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