

# Comcast Property Offering

1323 34th Ave E, Fife, WA



**FOR SALE/  
LEASE/BTS**

An existing 68,151 SF state-of-the-art office facility with potential to expand - Immediate I-5 access

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**km** Kidder  
Mathews

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## Property Summary

The build-to-suit opportunity offers tenants a revitalized exterior with outstanding visibility and boasts exceptional access to I-5, public transit, downtown Tacoma, the Port of Tacoma, and numerous retail amenities.

Existing 68,151 SF freestanding state-of-the-art facility adaptable for multiple office uses on 7.87 acres

Ability to add an additional 45,849 SF of second floor space for a total of approximately 114,000 SF

Built in 1982, renovated in 2004

Concrete tilt construction with new/composite roof

Excellent access fronting new offramp access from I-5 with separate entrances from the west and north

Existing lease with Comcast that expires July 31, 2019

Secured and gated property with ample parking

Zoning: Regional Commercial/Industrial

Lease and sale pricing available upon request – please contact agents



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## Proposed Building Improvements



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## Interchange Improvement Project

### PROJECT DESCRIPTION

This project will provide road, intersection, and interchange improvements of great value to the Port of Tacoma, the surrounding industrial area, and businesses in the Cities of Fife and Tacoma. The project is a multi-phased plan to improve the Port of Tacoma Road/Interstate 5 interchange, Pacific Highway East and the Port of Tacoma Road.

The project has been developed in phases over more than a decade, with past work on surface streets completed and a wetland mitigation site nearing completion.

The project will reconfigure the existing interchange to a split diamond with one-way couplet. The Port of Tacoma Road and its existing bridge over I-5 will be converted to one-way southbound traffic while the parallel 34th Avenue East and its new bridge over I-5 will be made one-way northbound.

### RECENT DEVELOPMENTS

Phase 1 of the interchange is fully funded through construction and the right-of-way acquisition process is underway. The next funding is being sought for Phase 2.

### PROJECT JUSTIFICATION

The Port of Tacoma indirectly accounts for more than 43,000 jobs and generates \$637 million in annual wages in Pierce County. Design, Value Engineering and Traffic Modeling studies have confirmed the need for the improvements and identified an alternative configuration for the interchange and the I-5/ POT road ramps. The interchange reconstruction will improve level of service for trucks traveling to and from the Port of Tacoma.

The project will improve the operation of the I-5 mainline and all streets and intersections in the project vicinity. Traffic analysis indicates that the entire area would be in gridlock conditions in 2040 if anticipated growth occurred without project construction. With project construction, every intersection in the project vicinity will operate at level of service "D" or better and queue lengths will be reduced from thousands of feet to hundreds.

Proposed construction of the SR 167 freeway extension will substantially improve access to the east portion of the Port of Tacoma but this project is still necessary in order to provide access to the west portion of the Port.

### SUMMARY OF BENEFITS

Improve access to Port of Tacoma

Improves safety

Improves I-5 main line operation

### PARTNERS



Source: City Of Fife

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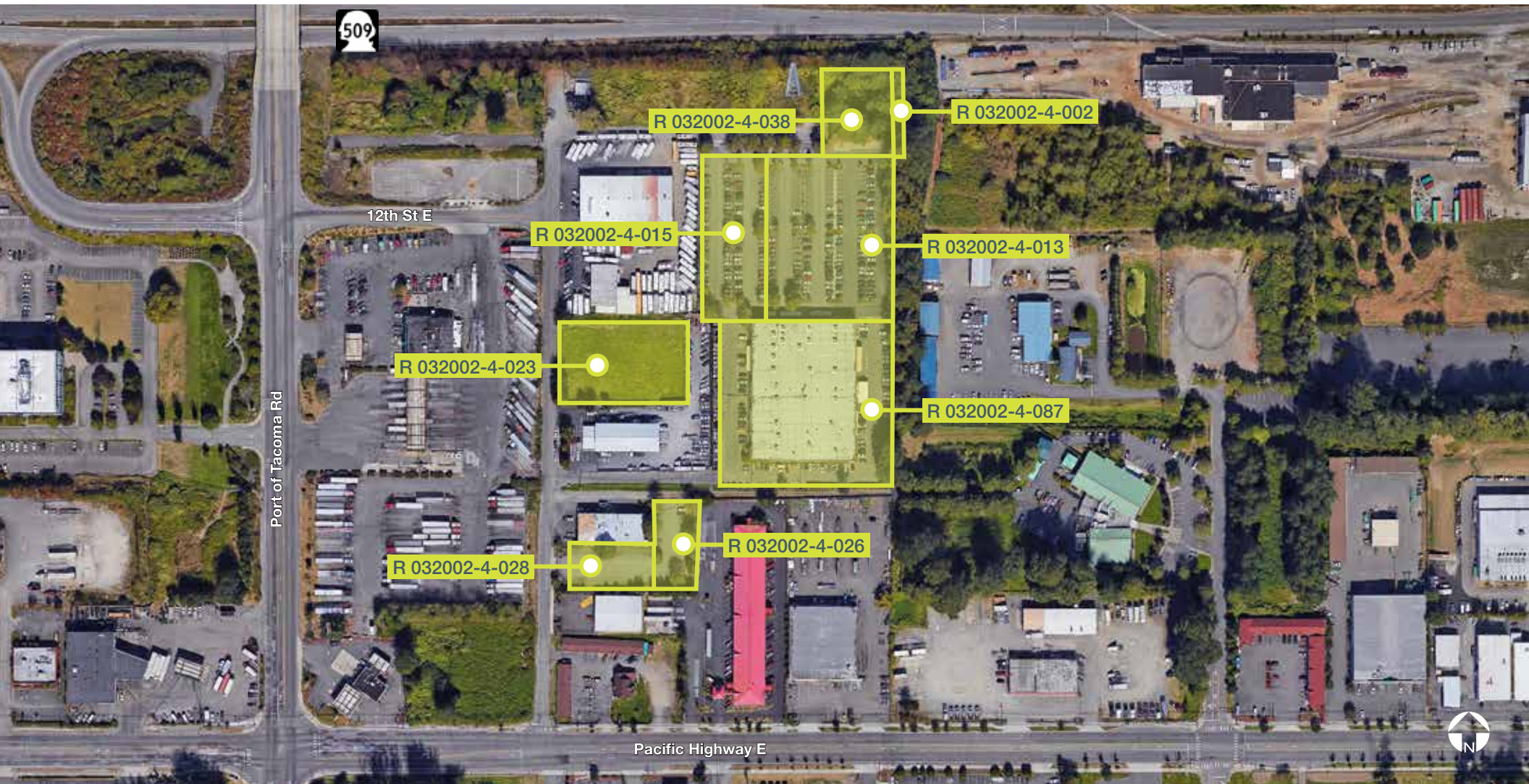
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## Parcel Numbers



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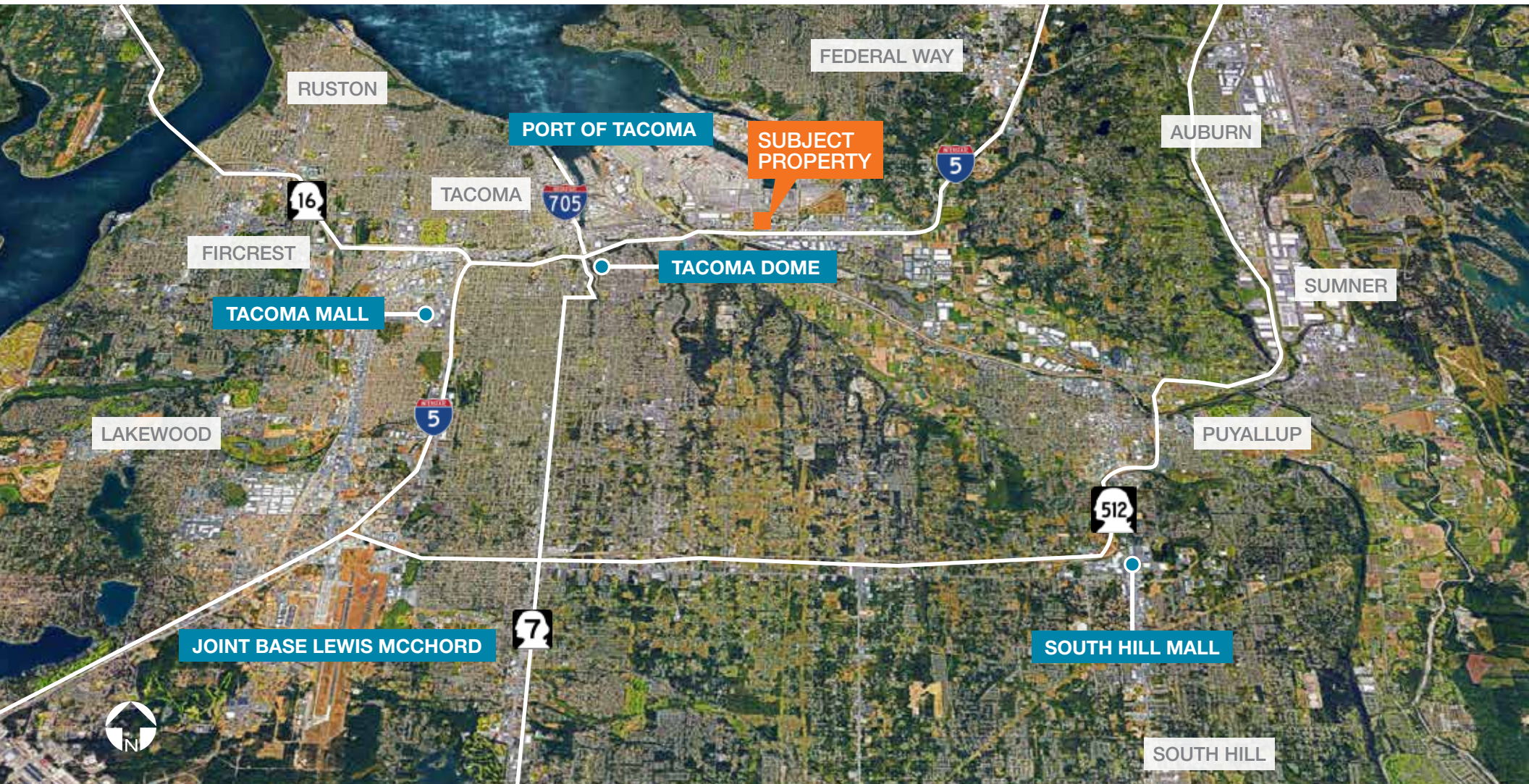


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## Property Aerial



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## Existing Floor Plan - Level 1



57,000 SF

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LEVEL 1

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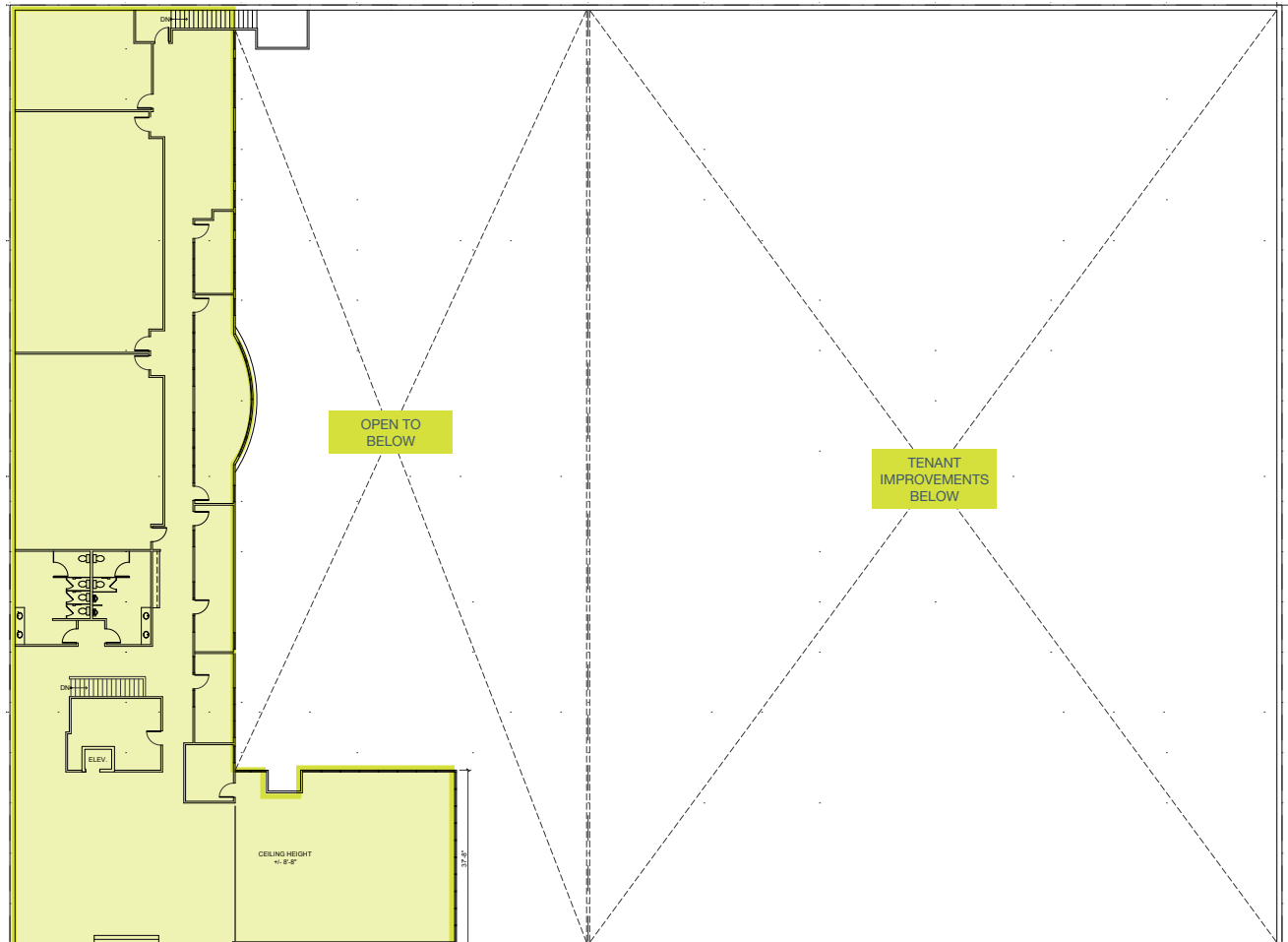
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# Comcast Property Offering

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## Existing Floor Plan - Level 2



11,151 SF

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LEVEL 2

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