

1119 PACIFIC AVENUE BUILDING

Value-Add Office Building for Sale in the Heart of Downtown Tacoma



EXCLUSIVE OFFERING MEMORANDUM

km Kidder Mathews

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01

EXECUTIVE SUMMARY

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EXECUTIVE SUMMARY

Kidder Mathews is pleased to present the exclusive opportunity to showcase 1119 Pacific Avenue in Downtown Tacoma. The purchase price is \$8,500,000 (\$97.07 PSF).

THE OFFERING

This is a rare opportunity to acquire a value-add office building in the heart of Downtown Tacoma. 1119 Pacific Avenue is situated on the most active street in Downtown with a near perfect walk score of 99.

\$8,500,000	\$97.07
SALE PRICE	PRICE PER SF
8,991	87,564
SITE SQUARE FEET	RSF BUILDING

PROPERTY OVERVIEW

Address	1119 Pacific Avenue Tacoma, WA
Type	Office
NRA	87,564 RSF
Site	8,991 SF 0.21 AC
Occupancy	41.86%
Year Built	1912
Zoning	DCC Downtown Commercial Core
Parcel	2011030030
Building	Masonry



INVESTMENT HIGHLIGHTS

HISTORIC PRESENCE AND CHARACTER WITH RENOVATION OPPORTUNITIES

1119 Pacific was built in 1912 and stood as the tallest building in the State of Washington until it was surpassed by Seattle's Smith Tower in 1914. 1119 Pacific holds historical value that is impeccable while providing the opportunity to renovate and increase value.

SUBSTANTIAL RENT UPSIDE WITH NEAR-TERM ROLL & CURRENT VACANCY

Current office rents in 1119 Pacific are approximately 25% below market rents for comparable product. This provides an investor the opportunity to create substantial upside and value.

UNPARALLELED TRANSPORTATION

1119 Pacific is located in the core of Downtown Tacoma while offering tenants access to all forms of transportation, including the Tacoma Link and public transit, as well as, immediate access to Highway 705 and I-5.

DYNAMIC HISTORIC NEIGHBORHOOD

Downtown Tacoma offers numerous restaurants, bars, and retail shops. This district offers the greatest density of office users in Tacoma and is home to an increasing number of high quality companies.





02

PROPERTY DESCRIPTION

PROPERTY SUMMARY

INTERIOR PICTURES

LOCATION AERIAL

CONFIDENTIALITY AGREEMENT

PROPERTY DESCRIPTION

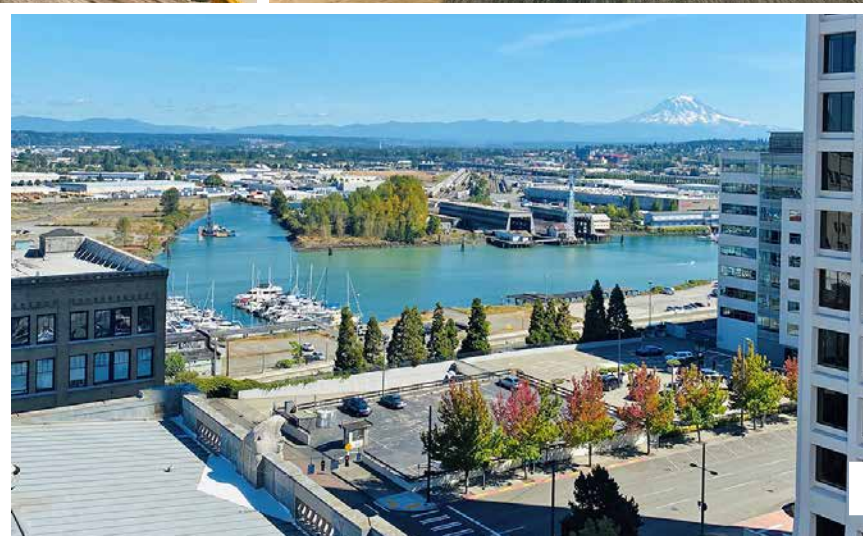


PROPERTY SUMMARY

Address	1119 Pacific Avenue Tacoma, WA
County	Pierce
Municipality	City of Tacoma
Building Size	87,564 SF
Land Area	0.21 AC (8,991 SF)
Year Built/Renovated	1912/1985
Number of Stories	16
Zoning	DCC - District Center Core
Access	Direct access from Pacific Avenue

CONSTRUCTION SPECIFICATIONS

Type of Construction	Masonry
Elevators	4
Roof	Torch down roof with Alumacoat layer
Lighting	Fluorescent light fixtures
Windows	Glass in aluminum frames
HVAC	Lower roof mounted HVAC system



PORT OF TACOMA

509

INTERSTATE
705

SUBJECT
PROPERTY

the old
spaghetti
factory

PARKING

KeyBank



PARKING

WELLS
FARGO

INTERSTATE
705

FIREMANS PARK

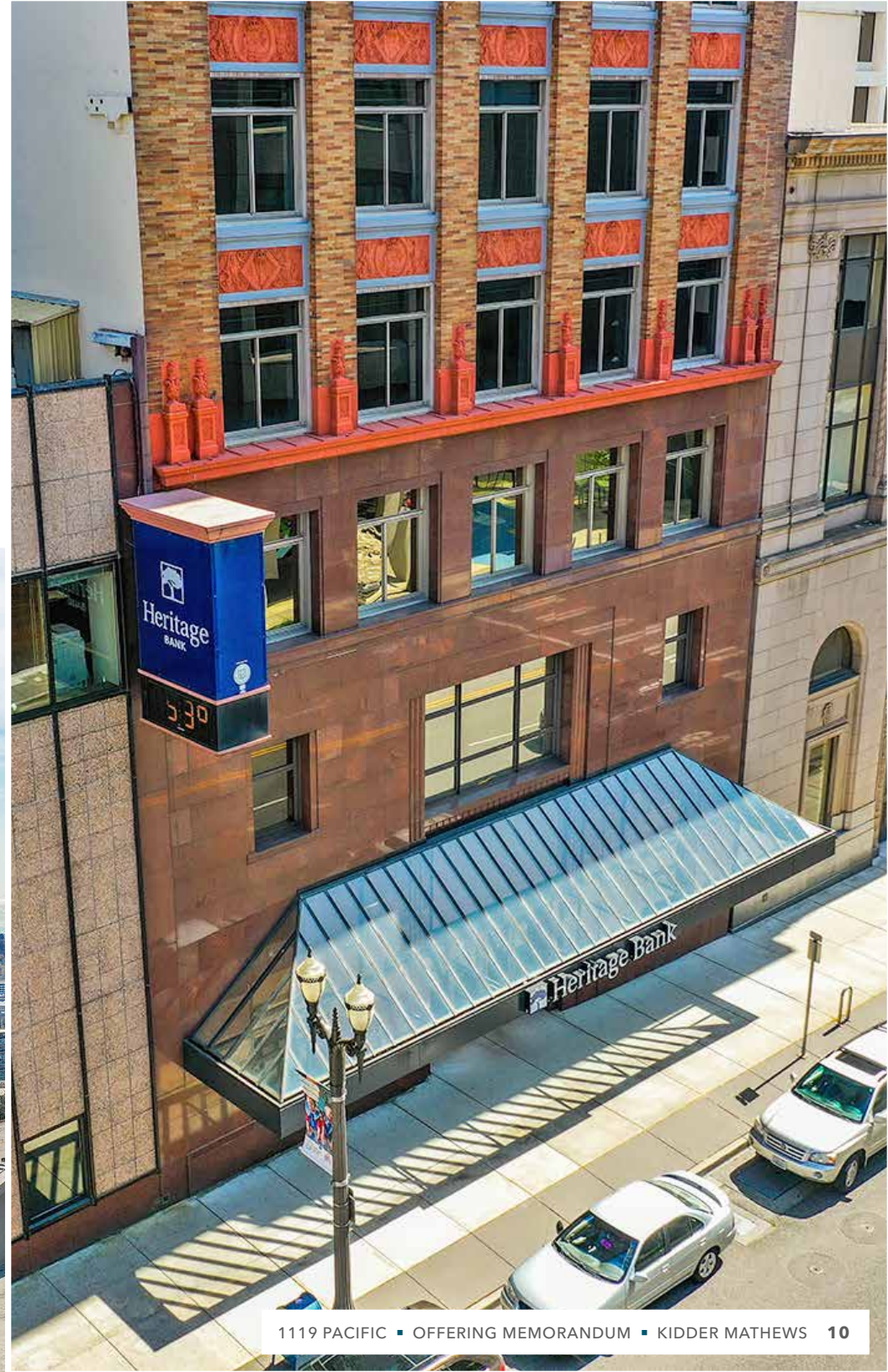
TO I-705

PARKING

CONFIDENTIALITY AGREEMENT

If you would like more information about the 1119 Pacific Building, please complete the below Confidentiality Agreement and email it to Will Frame and Drew Frame. They will then provide you access to the full Offering Memorandum including financials, rent roll, and floor plans.

 [DOWNLOAD CA](#)



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