

DOWNTOWN OFFICE CAMPUS FOR LEASE

TACOMA RHODES CENTER

950 BROADWAY & 949 MARKET, TACOMA, WA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Owned & Managed By



A SKYBRIDGE CONNECTED CAMPUS | 2 DOWNTOWN OFFICE BUILDINGS + PARKING GARAGE

The Tacoma Rhodes Center is a ±157,883 square foot office campus located in downtown Tacoma. The campus consists of two office buildings, along with a 538-stall parking garage; each of the structures are connected by skybridges. A \$10M renovation was completed at the turn of the century which included a new 6-story atrium in 950 Broadway, a seismic retrofit, and significant upgrades to the building systems.

Now under new ownership, the assets are being offered for lease with flexible terms.

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NEW TO THE RHODES CENTER

KELLY'S OLYMPIAN



A Portland Classic, Coming to Downtown Grit City

Kelly's Olympian is a locally owned bar and venue in the heart of Downtown Portland Oregon. Established in 1902, it is the third oldest continuously open and operated bar/restaurant in PDX. We are host to a rich diversity of faces, styles and genres of all things Portland. We are your neighborhood bar downtown.

In 100 years, we want to still be pouring drinks, telling stories, and connecting with the great people of Tacoma.

SEE SEE MOTOR COFFEE COMPANY



SEE SEE
MOTOR COFFEE CO.

Keeping Motorcycling...and Espresso, alive and well in the PNW

In an area where nine months out of the year it rains, it pours and the old man definitely snores... See See wanted to create a community that could reach out to a network of people and riders that had never met or had a place to do so. We created our Motorcycle centric retail and coffee cafe to provide such a space for that community. Our company has.. and always will be inclusive to all riders of all types at all levels and at all times.

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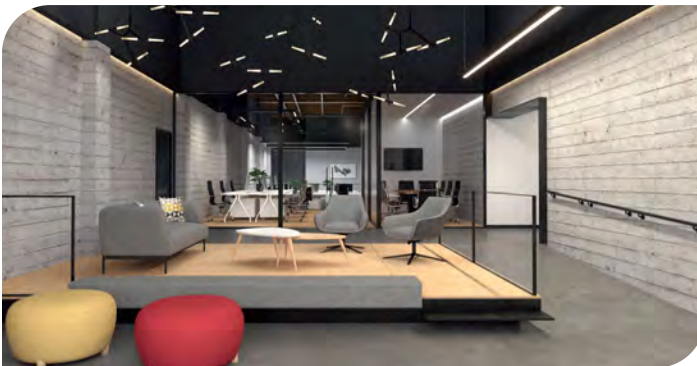
COMMENCING SUMMER 2021

The ownership of Tacoma Rhodes Center is in the process of a complete campus renovation including lobbies, common areas and amenities. Phase I of the renovations is commencing in the summer of 2021.



LOBBY RENOVATIONS

Broadway Building Level 1 Lobby Improvements



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FERGUSON
ARCHITECTURE

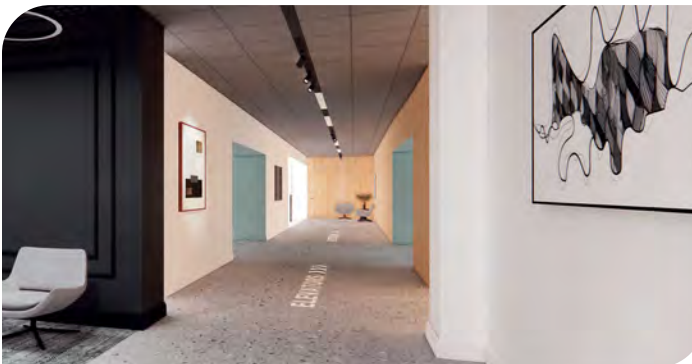
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LOBBY RENOVATIONS



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COMMERCIAL REAL ESTATE SERVICES

EXCELLENT ACCESS

Easy access to major freeways and highways. Two blocks from Tacoma Link Light Rail, which connects downtown with The University of Washington Tacoma, Tacoma Convention Center and the Tacoma Dome Station, the region's largest transportation hub.



Walk Score
98

WALKER'S PARADISE
Daily errands do not require a car.



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AREA AMENITIES

Located in the heart of the Tacoma CBD with numerous restaurants and retail within walking distance. Directly adjacent to the Tacoma Farmers Market. Many area attractions such as museums, theaters, parks and breweries are a short walk or light rail ride away.

BUILDING AMENITIES

Current amenities include on-site café, a fitness center, multiple building conference rooms, secure storage areas, bike storage, and quarterly tenant appreciation events. The large 5th floor common conference room can hold up to 150 people. Building signage also available.



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AVAILABLE SUITES

LEASE RATE:	\$20 - 24 SF / YR	TOTAL SPACE:	66,741 SF
LEASE TYPE:	Full Service	LEASE TERM:	Negotiable

BROADWAY BUILDING

950 BROADWAY

OFFICE SUITES	RATE (SF / YR)	SIZE (SF)	NOTES
Suite M100*	\$20.00	10,514 SF	
Suite 118	\$20.00	2,052 SF	Interior space, directly off lobby.
3rd Floor	\$24.00	9,955 - 17,696 SF	Divisible to 9,955 SF, with a variety of space sizes possible. The two floors are connected via an internal stairwell and can be combined for 35,326 SF.
4th Floor	\$24.00	10,682 - 17,630 SF	



MARKET BUILDING

949 MARKET ST

OFFICE SUITES	RATE (SF / YR)	SIZE (SF)	NOTES
Suite 416	\$24.00	1,276 SF	
Suite 468	\$24.00	1,157 SF	
Suite 600	\$20.00	2,341 - 8,294 SF	Divisible to 2,341 SF or 5,953 SF.
Suite 700	\$20.00	8,123 SF	Can be combined with 6th floor for 16,417 SF.



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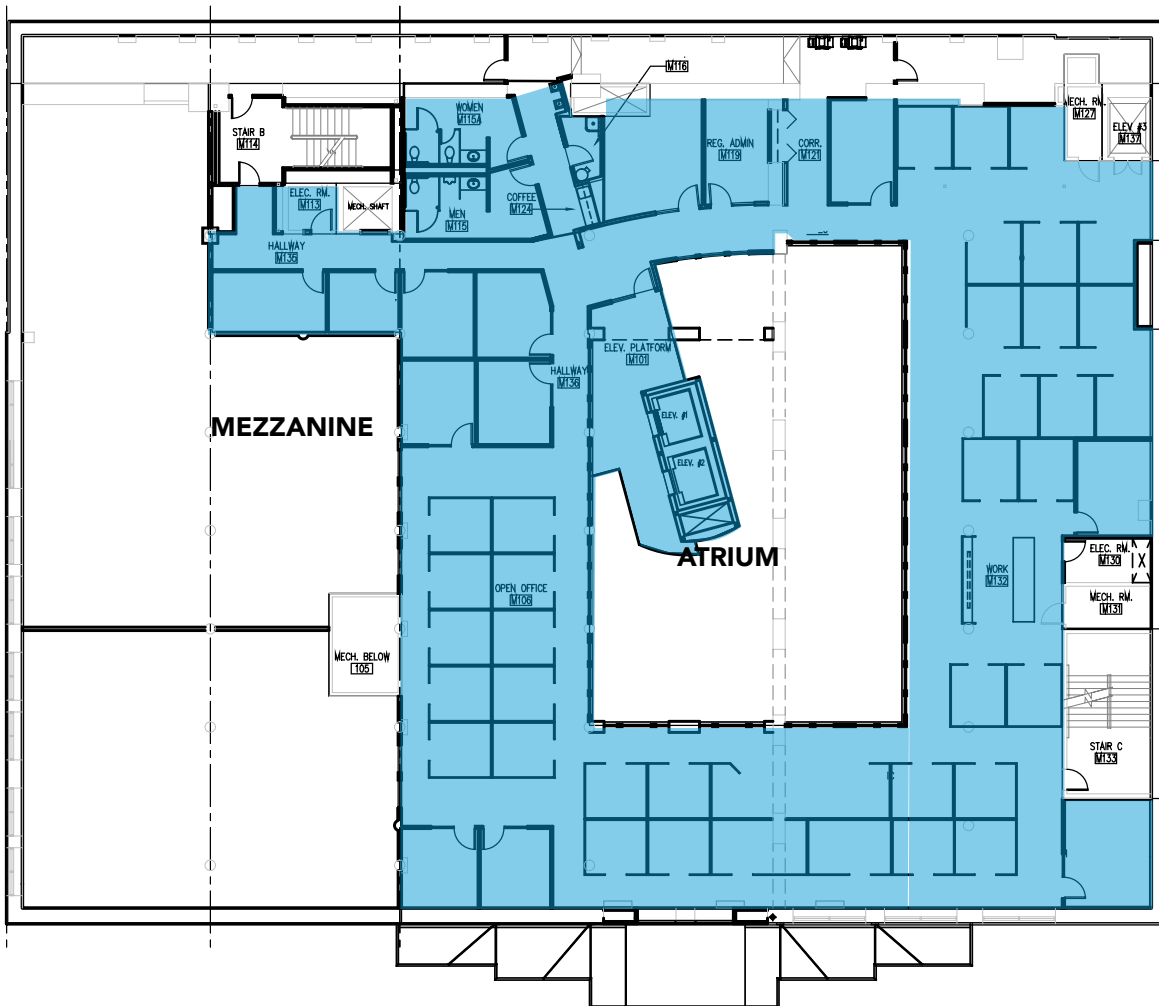
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BROADWAY BUILDING

950 BROADWAY

MEZZANINE

SPACE	TYPE	RATE (SF / YR)	SIZE (SF)	NOTES
Suite M100*	Office	\$20.00	10,514 SF	



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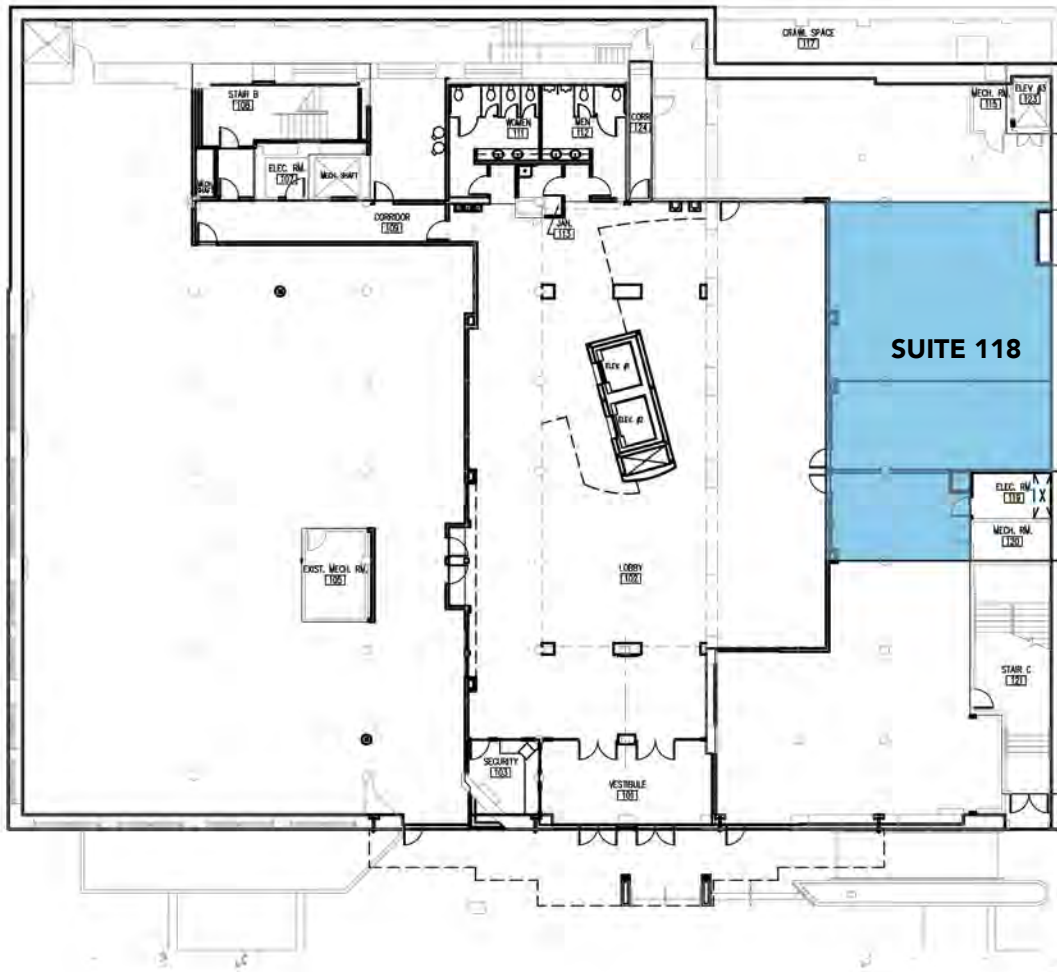
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BROADWAY BUILDING

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FIRST FLOOR

SPACE	TYPE	RATE (SF / YR)	SIZE (SF)	NOTES
Suite 118	Office	\$20.00	2,052 SF	Interior space, directly off lobby.



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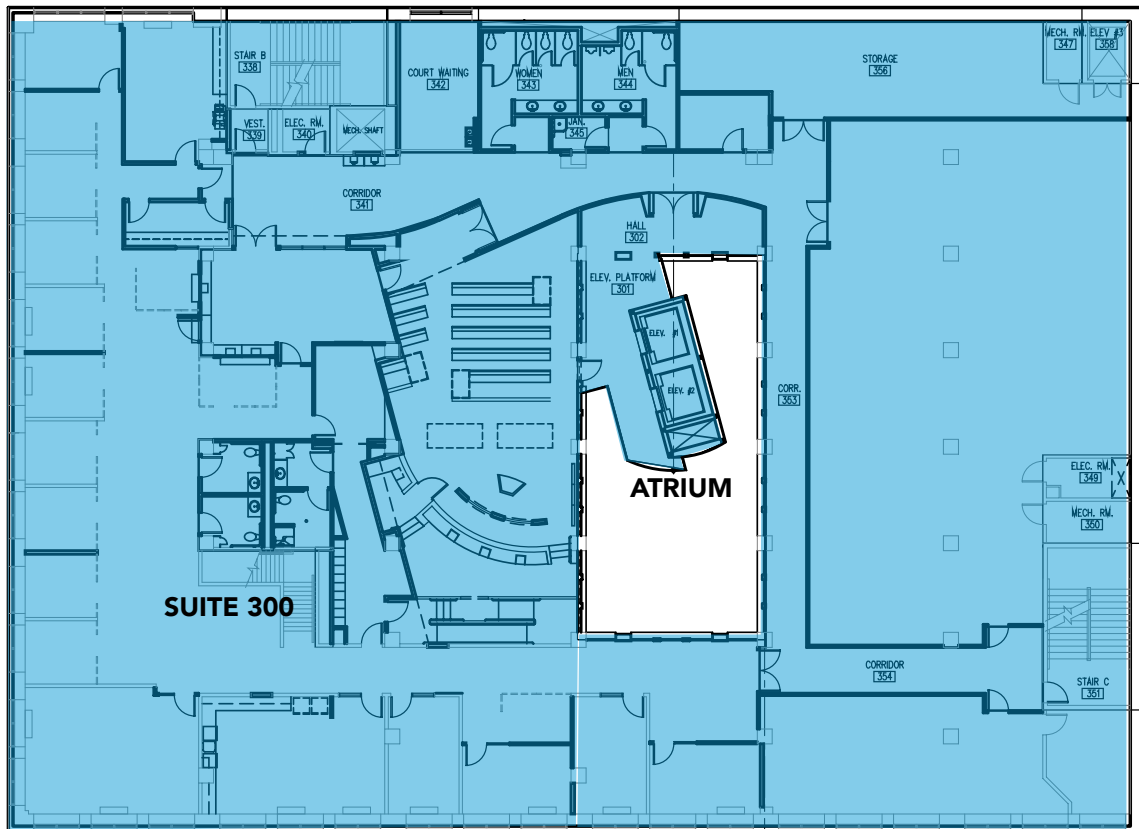
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BROADWAY BUILDING

950 BROADWAY

THIRD FLOOR

SPACE	TYPE	RATE (SF / YR)	SIZE (SF)	NOTES
Suite 300	Office	\$24.00	9,955 - 17,696 SF	Divisible to 9,955 SF, with a variety of space sizes possible. The two floors are connected via an internal stairwell and can be combined for 35,326 SF.



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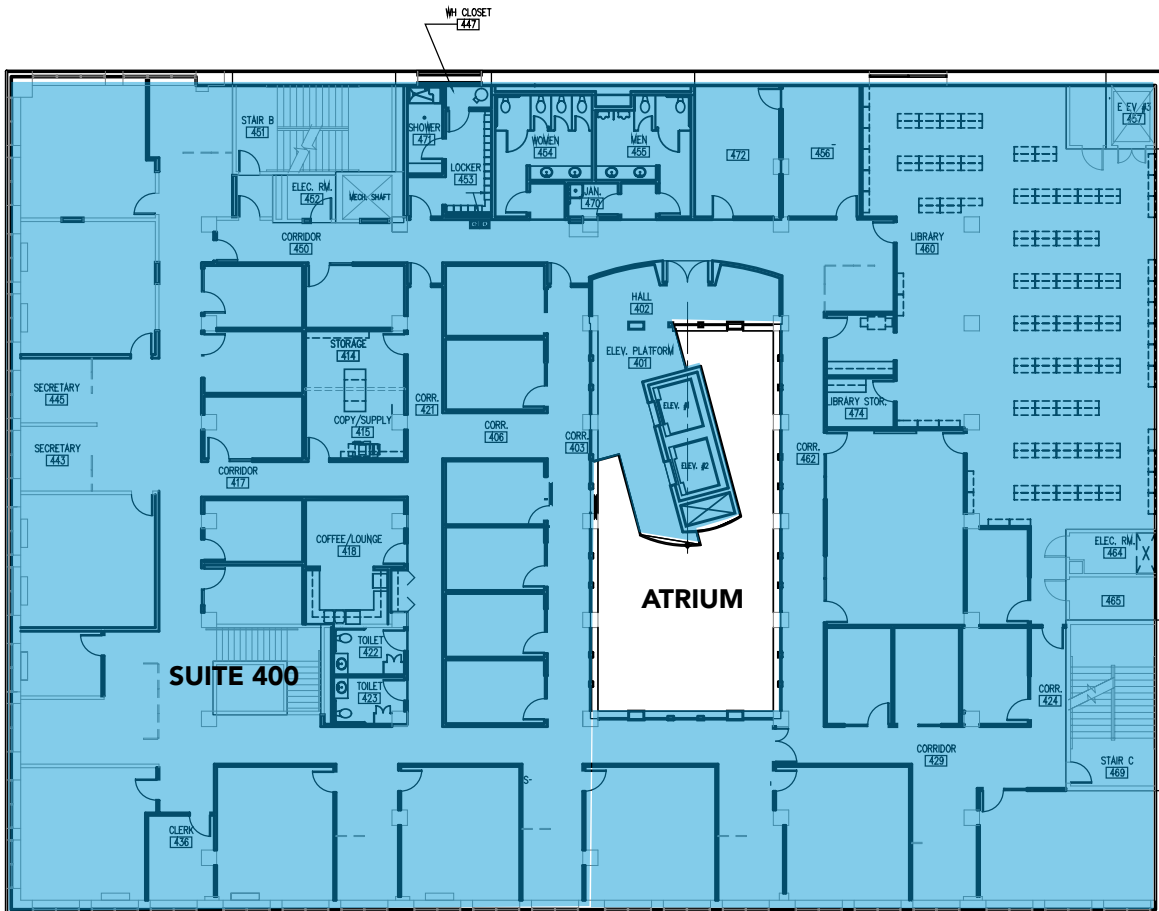
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BROADWAY BUILDING

950 BROADWAY

FOURTH FLOOR

SPACE	TYPE	RATE (SF / YR)	SIZE (SF)	NOTES
Suite 400	Office	\$24.00	10,682 - 17,630 SF	Divisible to 10,682 SF, with a variety of space sizes possible. The two floors are connected via an internal stairwell and can be combined for 35,326 SF.



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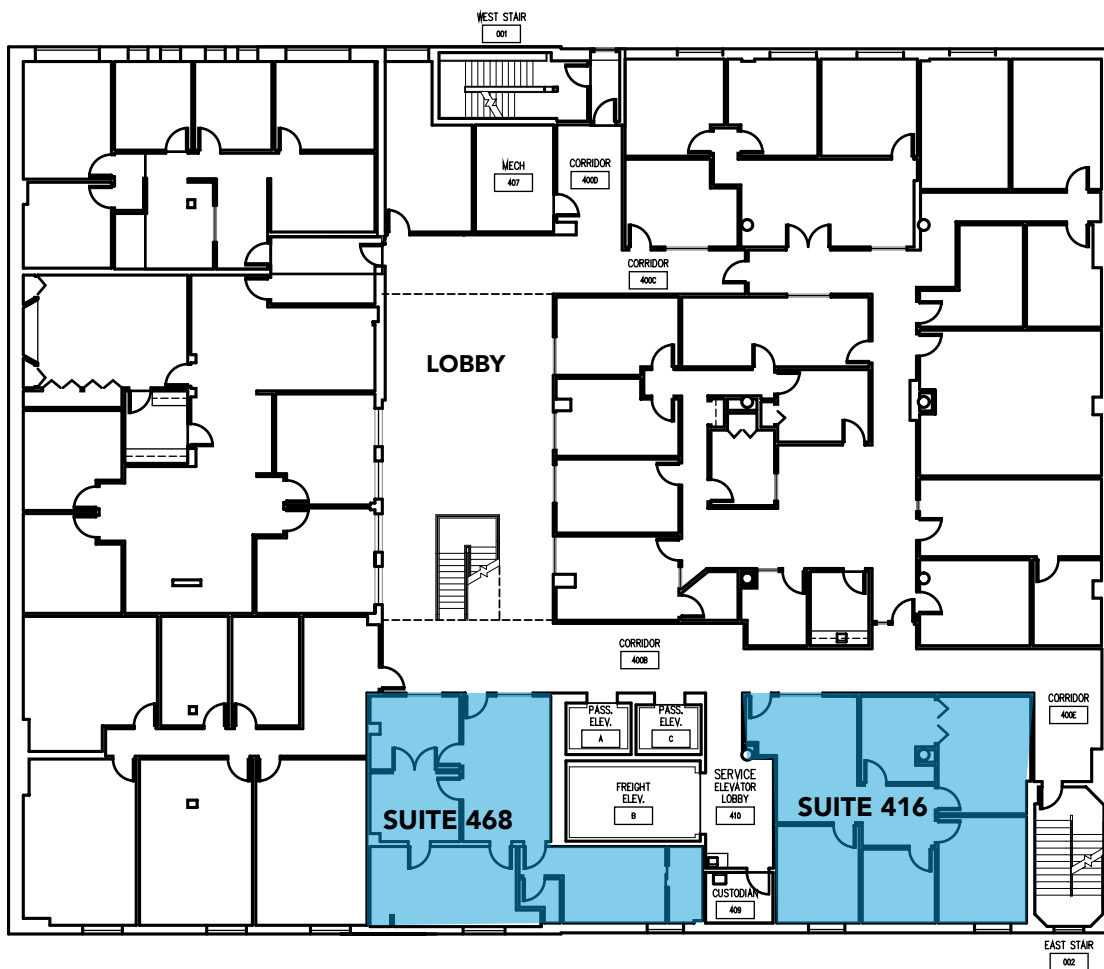
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MARKET BUILDING

949 MARKET ST

FOURTH FLOOR

SPACE	TYPE	RATE (SF / YR)	SIZE (SF)	NOTES
Suite 416	Office	\$24.00	1,276 SF	
Suite 468	Office	\$24.00	1,157 SF	



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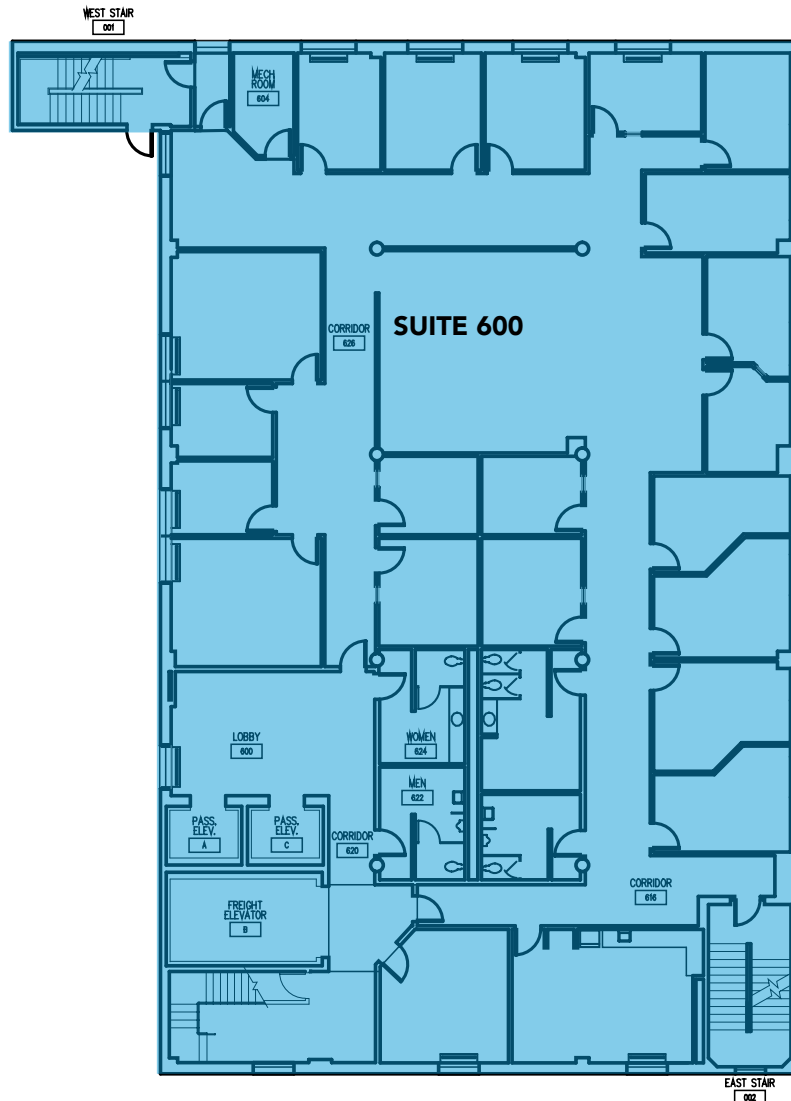
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MARKET BUILDING

949 MARKET ST

SIXTH FLOOR

SPACE	TYPE	RATE (SF / YR)	SIZE (SF)	NOTES
Suite 600	Office	\$20.00	2,341 - 8,294 SF	Divisible to 2,341 SF or 5,953 SF.



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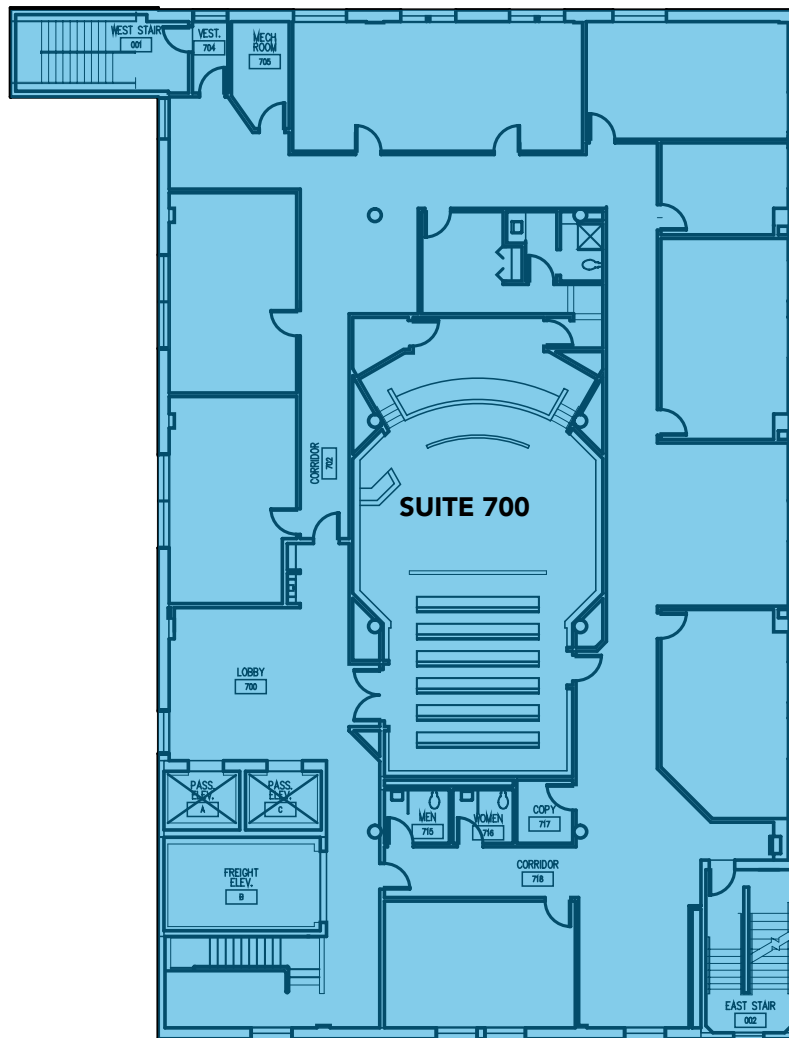
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MARKET BUILDING

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SEVENTH FLOOR

SPACE	TYPE	RATE (SF / YR)	SIZE (SF)	NOTES
Suite 700	Office	\$20.00	8,123 SF	Can be combined with 6th floor for 16,417 SF.



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