



A black and white photograph of a street scene in Tacoma, WA. The image shows several historic brick buildings with faded signs. One prominent sign reads "F.S. HARMON &amp; MFG. CO." and another partially visible sign says "HARMON &amp; MFG. CO.". The text "PAC AVE DISTRICT - TACOMA, WA" is overlaid in a large, white, sans-serif font across the middle of the image.



**GOOD EATS. SHOPS. MUSEUMS AND MORE.**





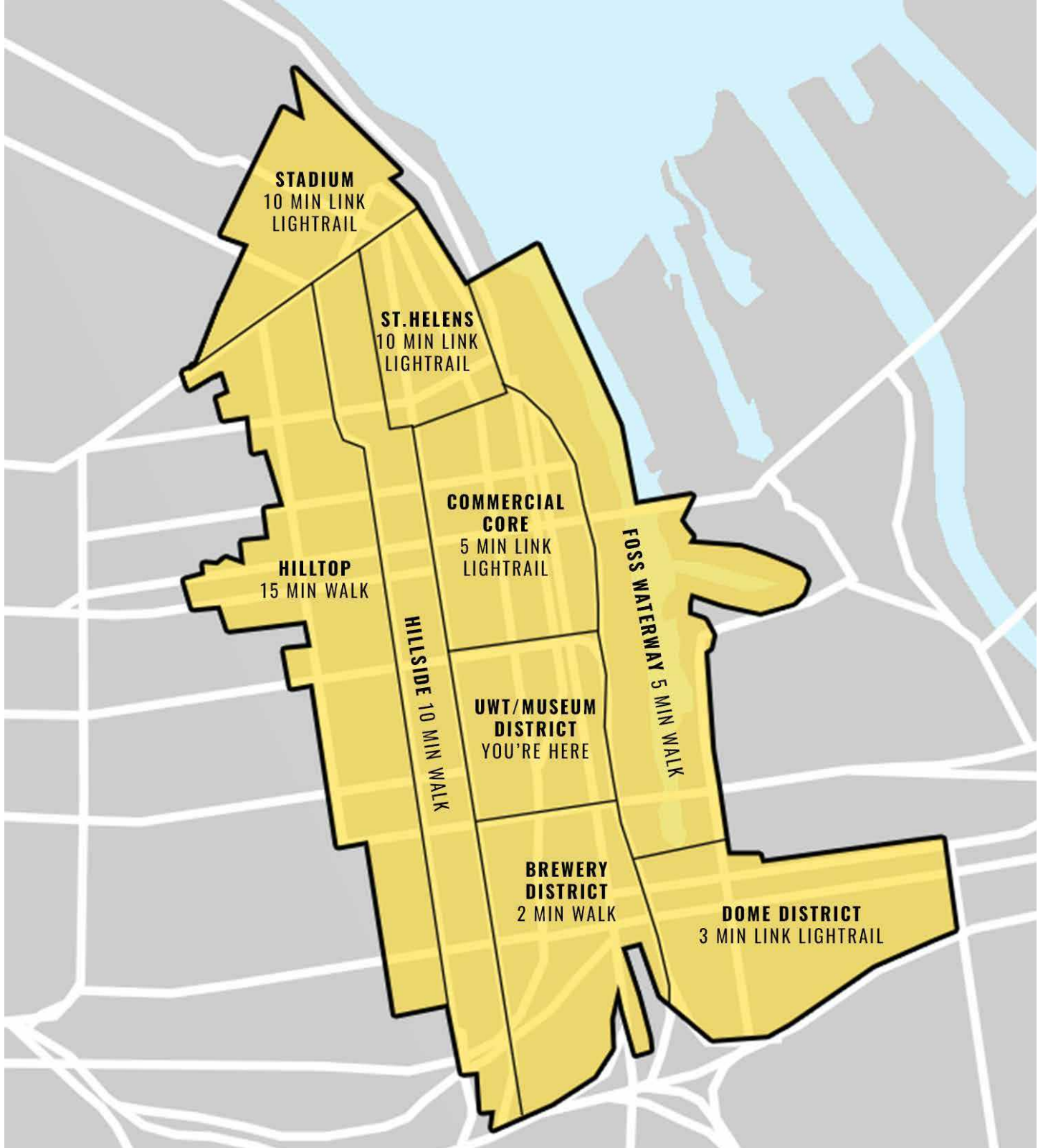
# TACOMA - A WHOLE LOT OF WONDERFUL

Tacoma is a city rooted in the arts within a vibrant urban core that is alive with culture and holds a thick sense of opportunity. Situated along the South Puget Sound, Tacoma is a mid-sized urban port city of Pierce County just over 30 miles south of Seattle. The Pac Ave District is the heart of Tacoma's historical neighborhood and visible link to it's past; all while holding on to great prospect for the future of business in Tacoma.

The Pac Ave District offers unique retail office and dining opportunities that are woven into and anchor a truly special part of the downtown community. The portfolio is made up of 150,000 SF of retail, commercial office, and light industrial space located on the University of Washington - Tacoma campus that is 46 acres of the downtown. This walkable region is home to the growing University of Washington – Tacoma campus, filled with the arts, and examples of the urban resurgence through historic buildings that were once breweries, warehouses, and more.



# WALK, BIKE, DRIVE OR RIDE IT'S ALL CLOSE BY



# DOWNTOWN TACOMA AERIAL



- 1 - 1916 PACIFIC AVE | SOUTH BUILDING
- 2 - 1746 PACIFIC AVE | NORTH BUILDING
- 3 - 1907 JEFFERSON AVE | TIOGA (1ST, 2ND & 3RD FLOORS)
- 4 - 1910-1912 JEFFERSON AVE | WILD BUILDING
- 5 - 1903 MARKET ST | SWISS HALL (2ND FLOOR)
- 6 - 1742 MARKET ST | LABORERS HALL
- 7 - 1929 - 1935 S FAWCETT AVE | TNT BUILDING



# FOR OFFICE & RETAIL LEASING

## BRIANA HICKEY

Neil Walter Company

T 253.779.2424

C 253.228.9636



## CARRIE WALKER

First Western Properties Tacoma, Inc

T 253.284.3644

C 253.307.1333

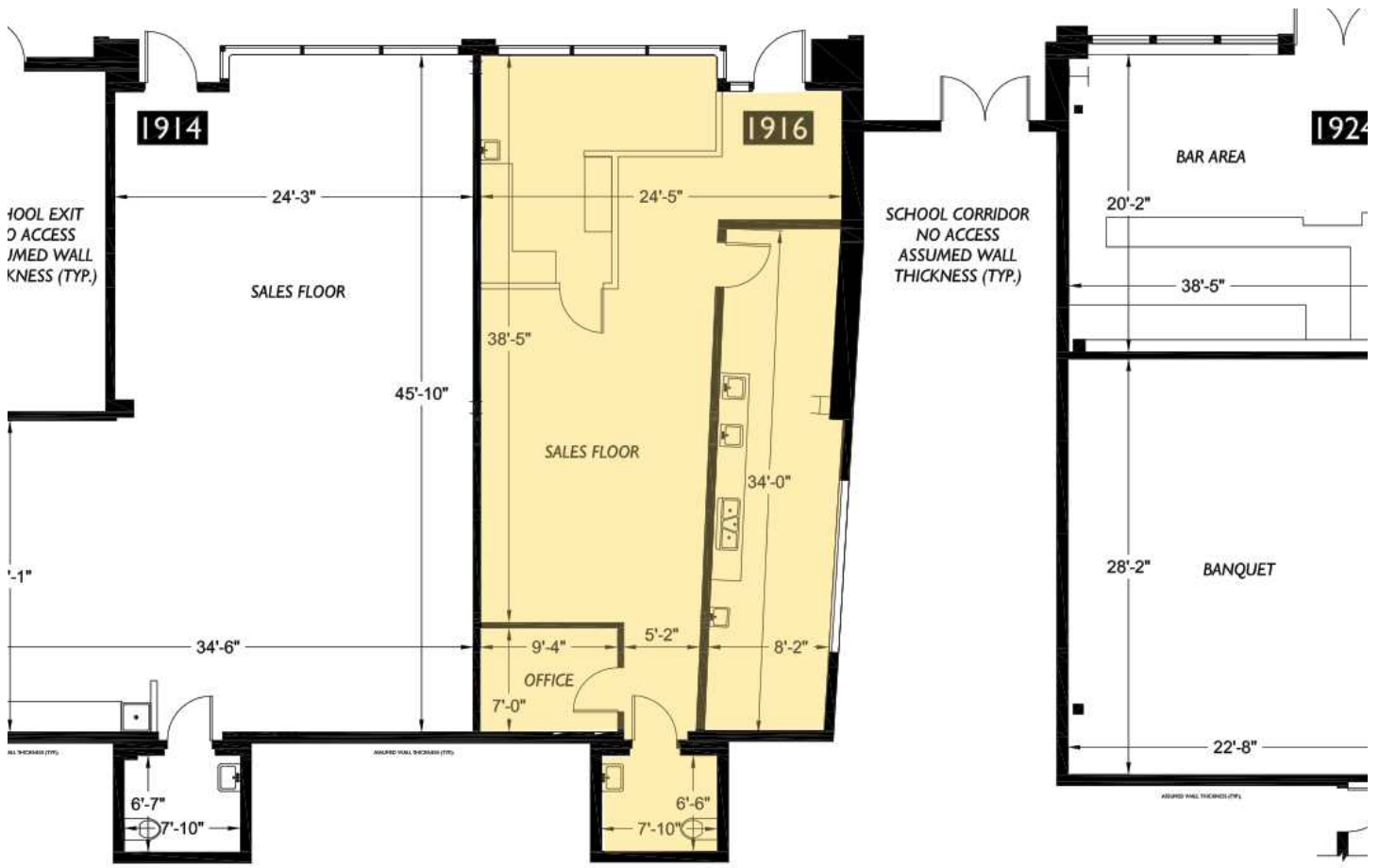




# EXPERIENCE THE PAC AVE DISTRICT

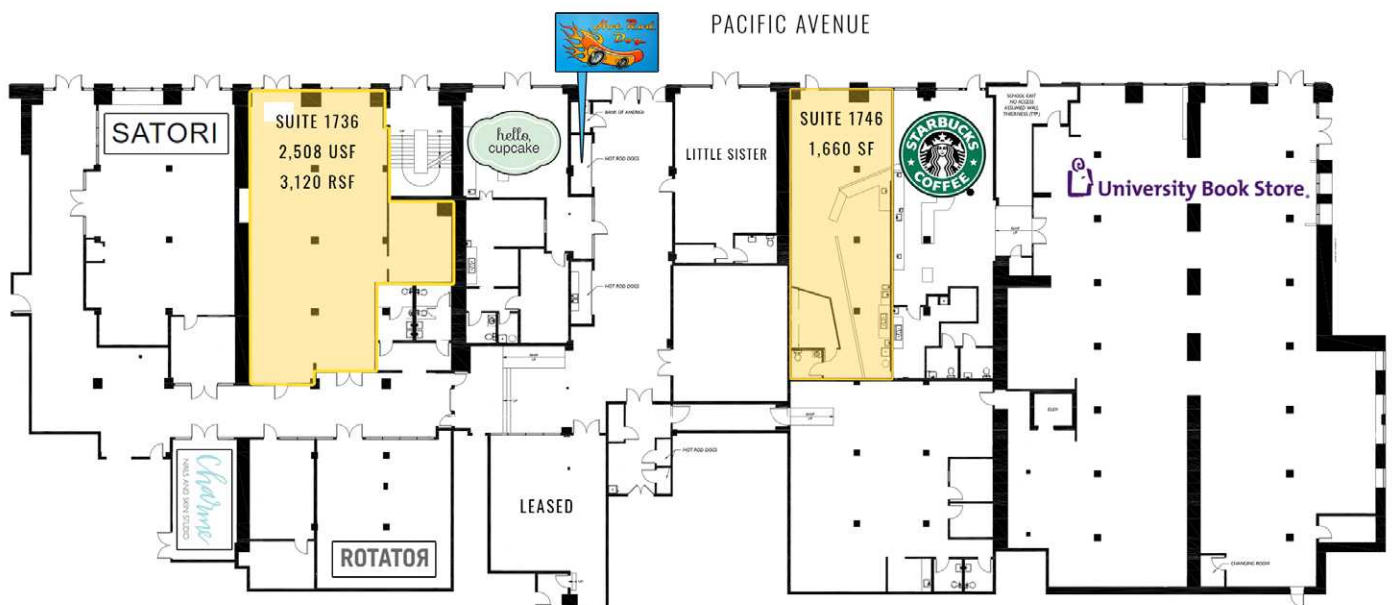


# 1916 PACIFIC AVE - SOUTH BUILDING



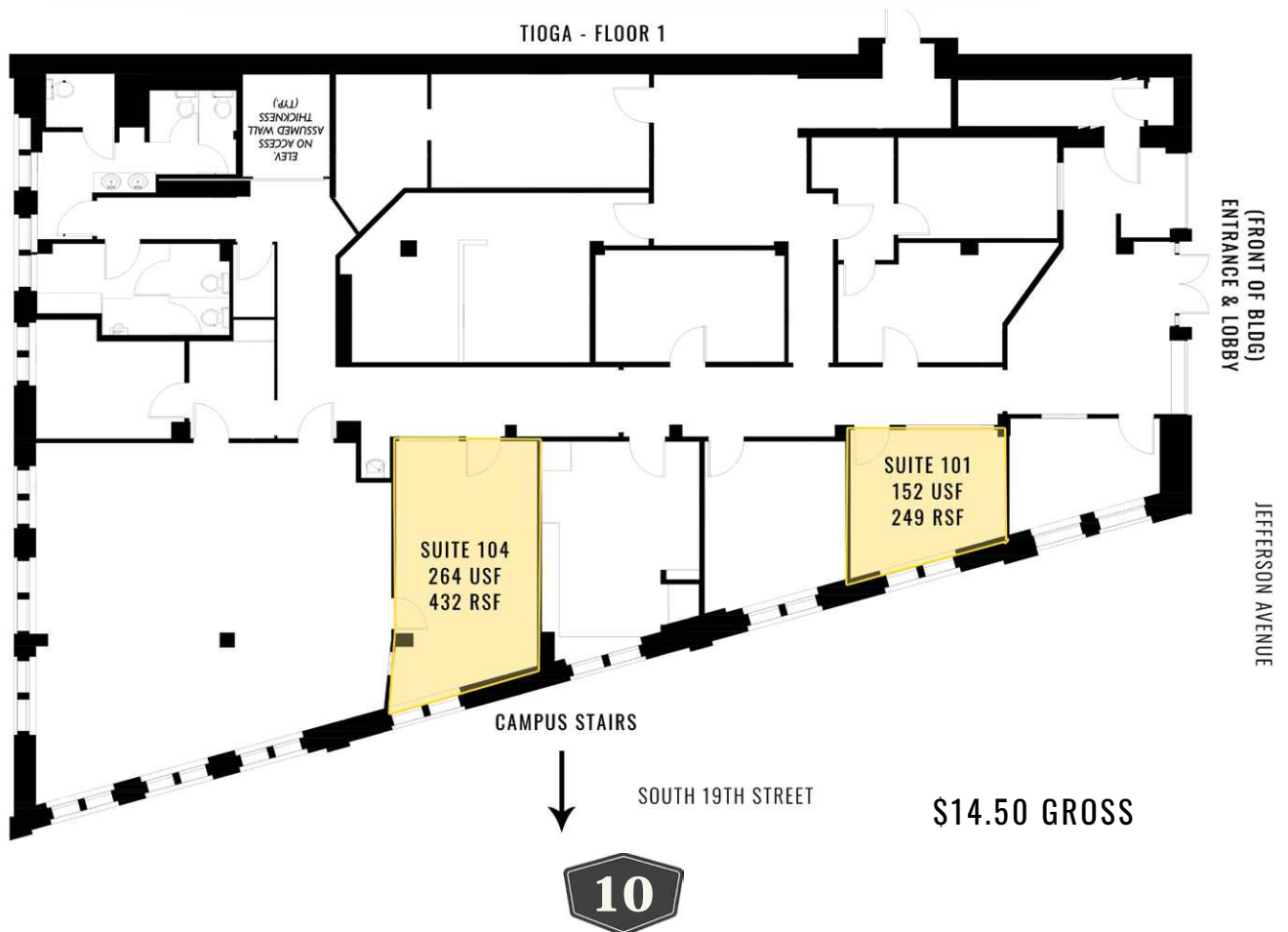


# 1746 PACIFIC AVE - NORTH BUILDING

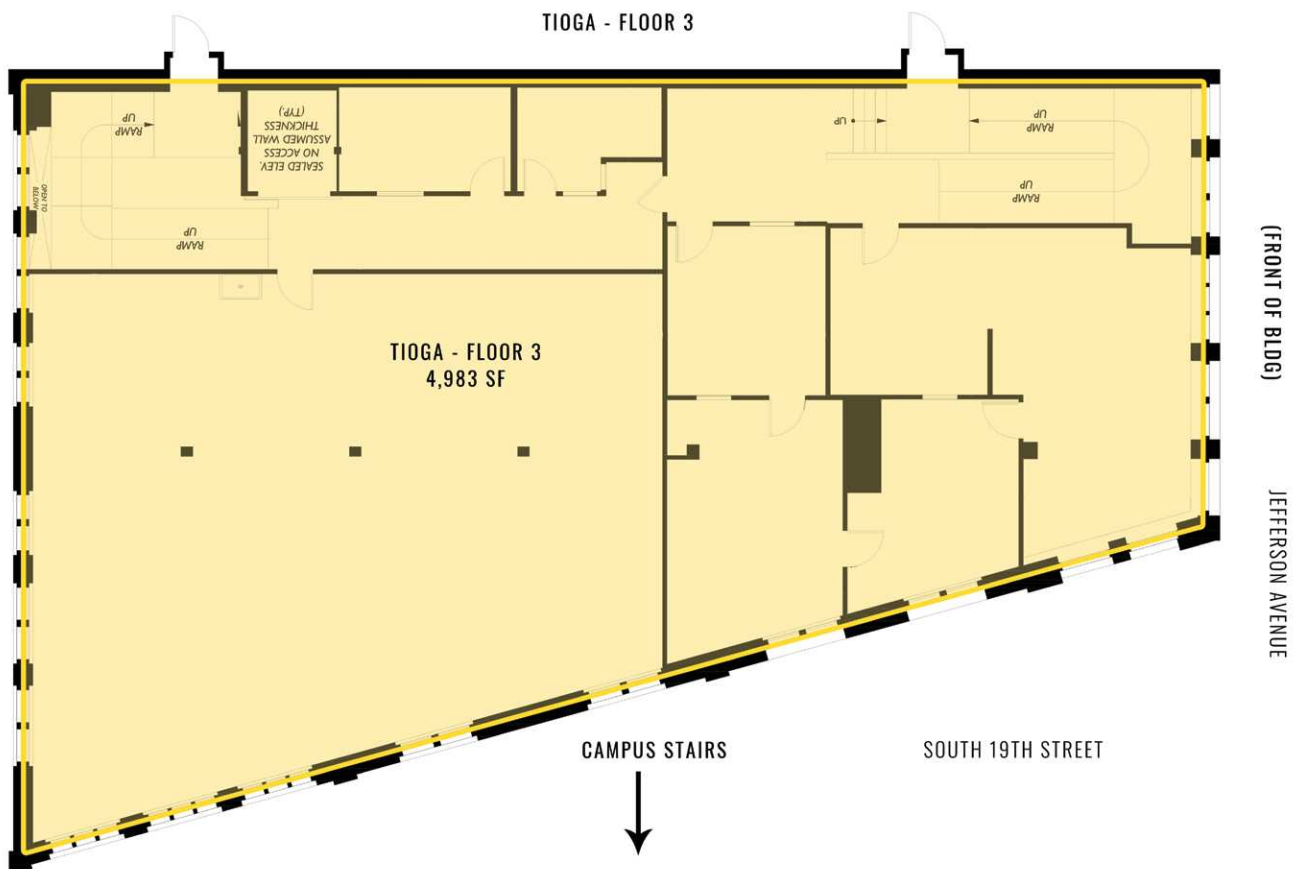
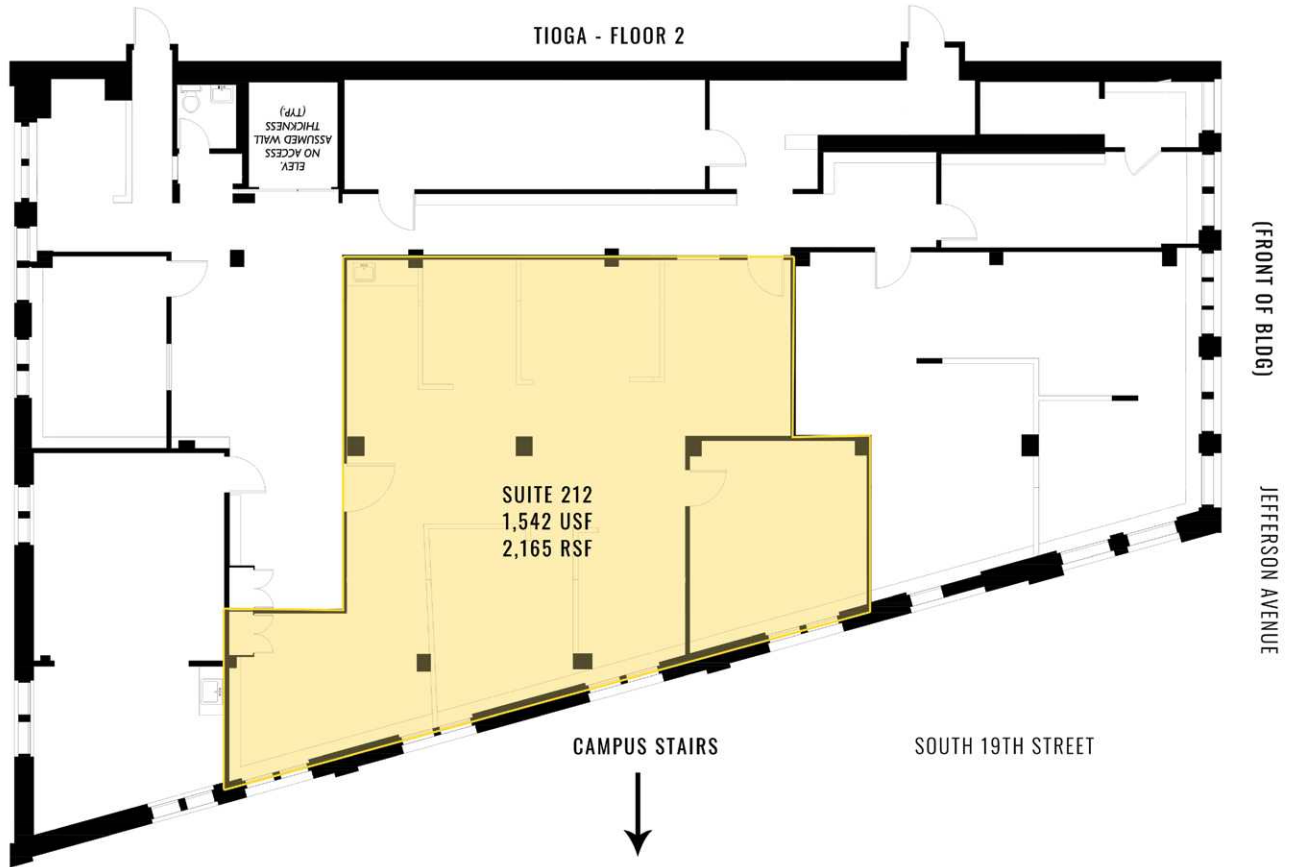


SUITE 1746 - \$19.00 PSF, \$6.07 NNN  
SUITE 1736 - \$19.00 PSF, \$6.07 NNN

# TIOGA - 1ST FLOOR

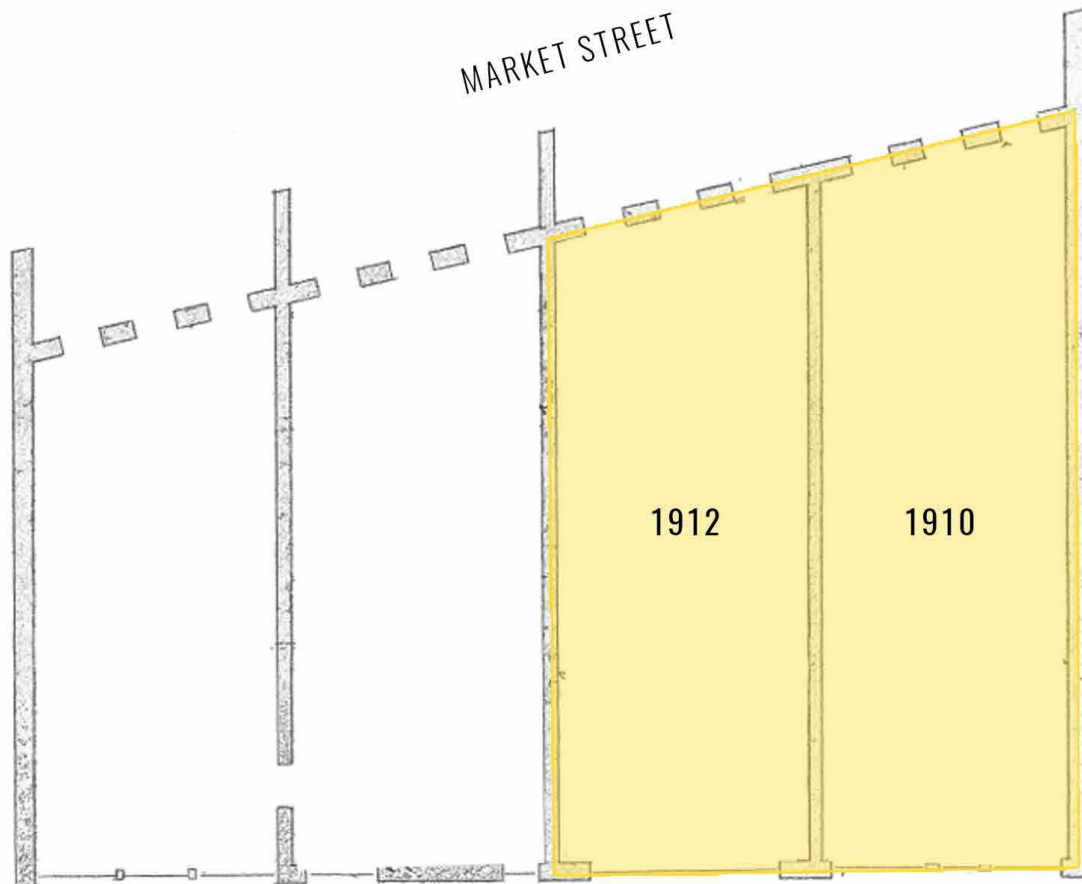


# TIOGA - 2ND & 3RD FLOORS



\*ESTIMATED DELIVERY 4TH QTR 2019

# 1910-1912 JEFFERSON AVE - WILD BLDG

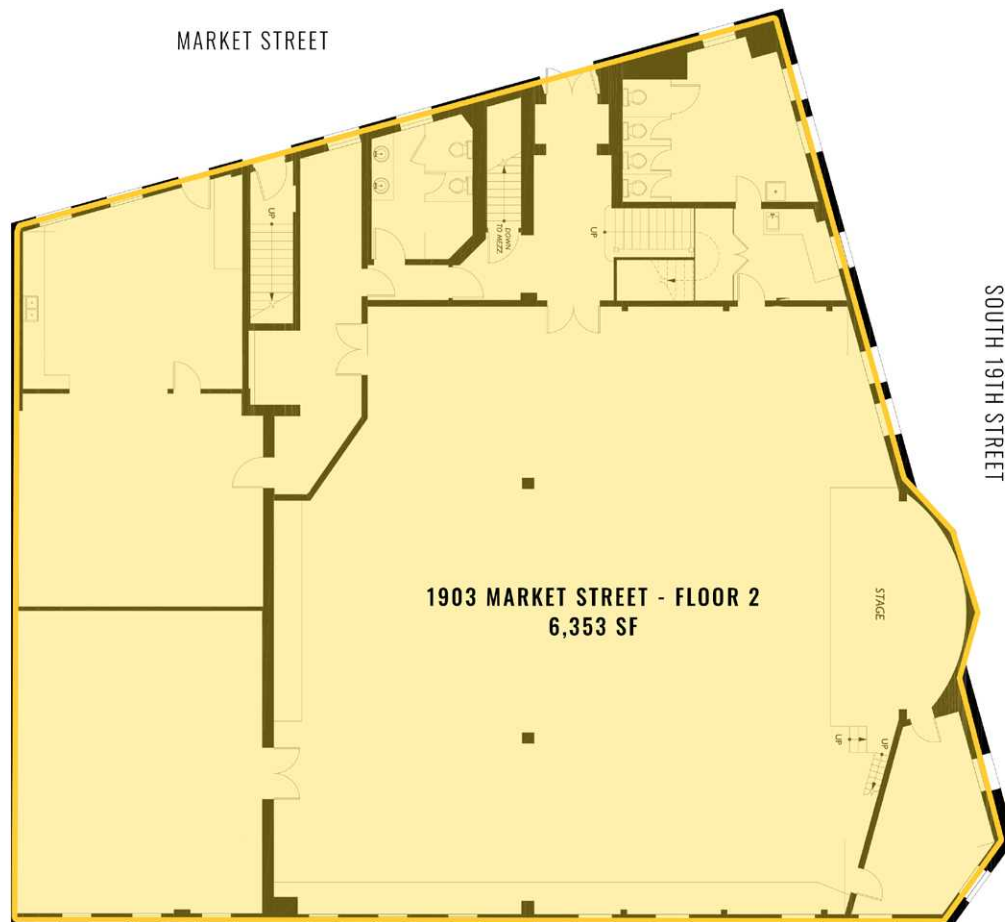


JEFFERSON AVE

1,200 - 3,000 SF  
ASKING: \$14 PSF, NNN \$4.44



# 1903 MARKET STREET - SWISS HALL



MARKET STREET

SOUTH 19TH STREET

1903 MARKET STREET - FLOOR 2  
6,353 SF

STAGE

JEFFERSON AVENUE

\$18.00 PSF, \$3.71 NNN

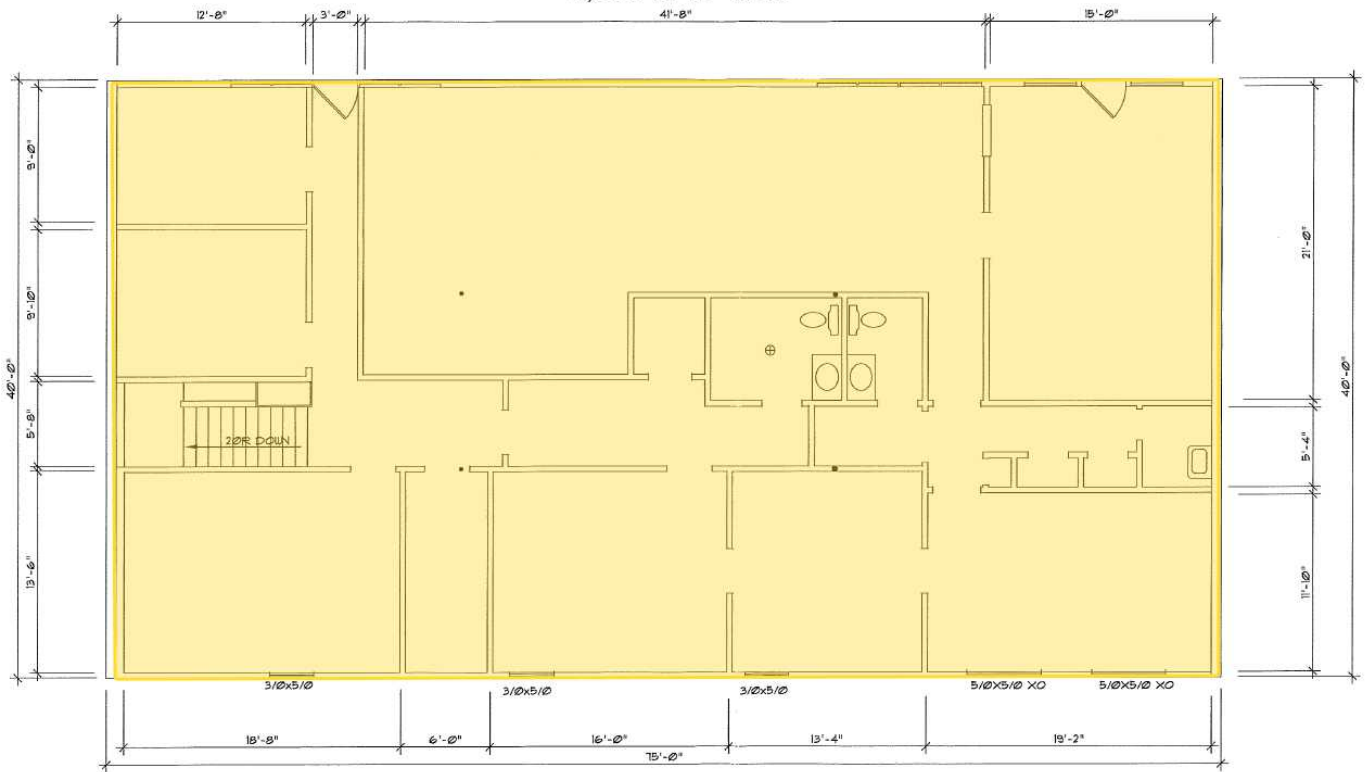
# 1742 MARKET ST - LABORERS HALL



# 1929-1935 S FAWCETT AVE - TNT



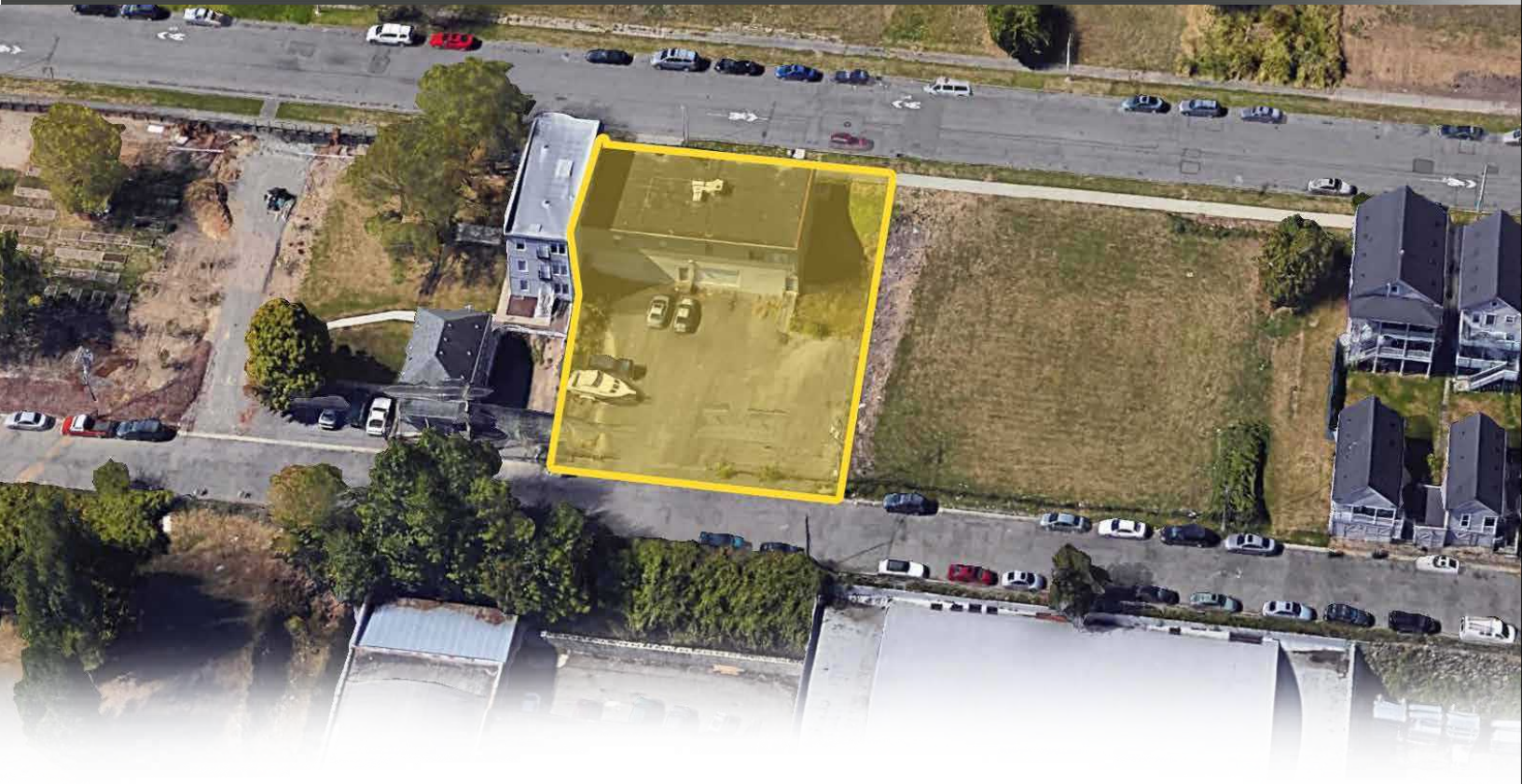
MAIN FLOOR  
6,500 SF OF YARD



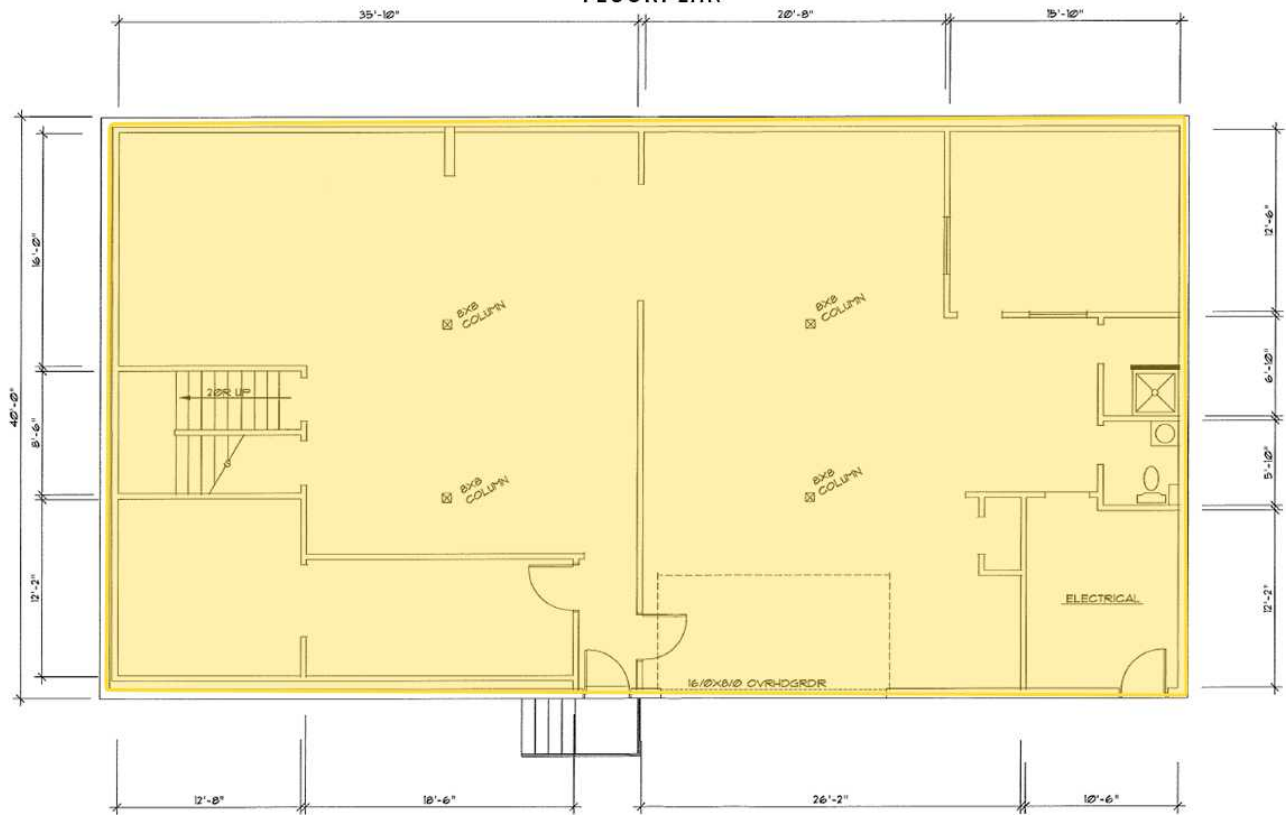
S FAWCETT AVE

\$12.00 PSF - MODIFIED GROSS

# 1929-1935 S FAWCETT AVE - TNT



## BASEMENT FLOORPLAN



S FAWCETT AVE





**GOOD EATS. SHOPS. MUSEUMS AND MORE.  
EXPERIENCE THE PAC AVE DISTRICT**

**FOR OFFICE & RETAIL LEASING**

**BRIANA HICKEY**

Neil Walter Company

T 253.779.2424

C 253.228.9636



**NEIL WALTER  
COMPANY**

**CARRIE WALKER**

First Western Properties Tacoma, Inc

T 253.284.3644

C 253.307.1333

