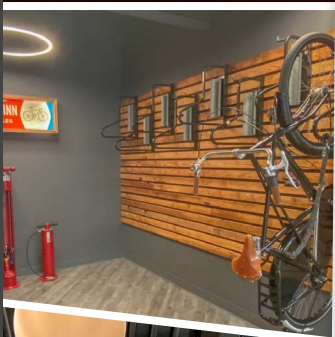


RHODES CENTER



A SKYBRIDGE-CONNECTED CAMPUS

2 DOWNTOWN OFFICE BUILDINGS + PARKING GARAGE

The Tacoma Rhodes Center is a ±160,000 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, all within walking distance of retail amenities and mass transit.

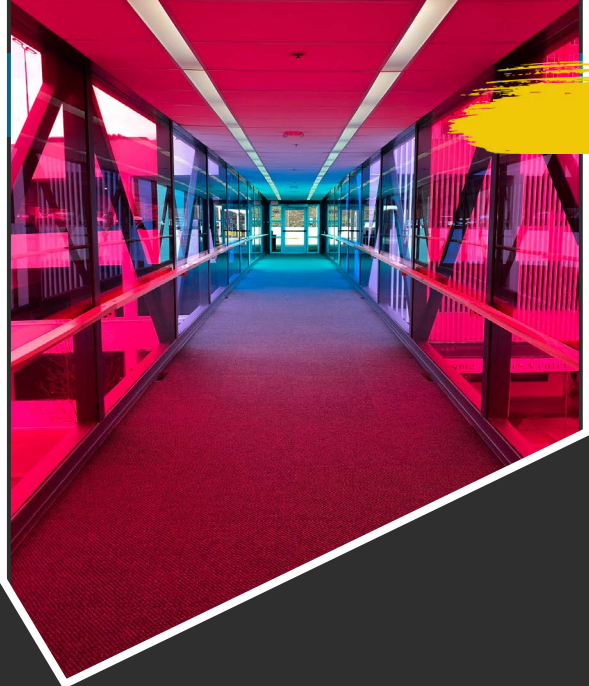
Under new ownership, the campus has undergone a complete renovation, including common areas, a new tenant lounge, locker rooms, gym, yoga studio, bike storage, and beautifully renovated tenant suites. Enjoy lunch or drinks at Kelly's Olympian, Infinite Soups, Sundance Café, or Intentions Juice and Smoothie Bar. Host your next corporate event in one of the building's conference rooms which seat 20-160 people, or head down to the tenant lounge to enjoy the golf simulator, billiards, shuffleboard, foosball, or the putting green.

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



Buildings

Excellent Access and Location



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.



A skybridge connected campus.

NOW LEASING

Buildings

The Broadway Building

- ▶ Newly renovated 5-story atrium
- ▶ Free conference rooms for up to 160 people
- ▶ Flexible space options
- ▶ Fronts Broadway, home of the Farmers' Market (May - October) and multiple restaurants
- ▶ Future location of Kelly's Olympian, Infinite Soups, Intentions Juice and Smoothie Bar, and UrbanWork coworking spaces
- ▶ Home to Sundance Cafe
- ▶ Skybridge to Market Building



The Market Building

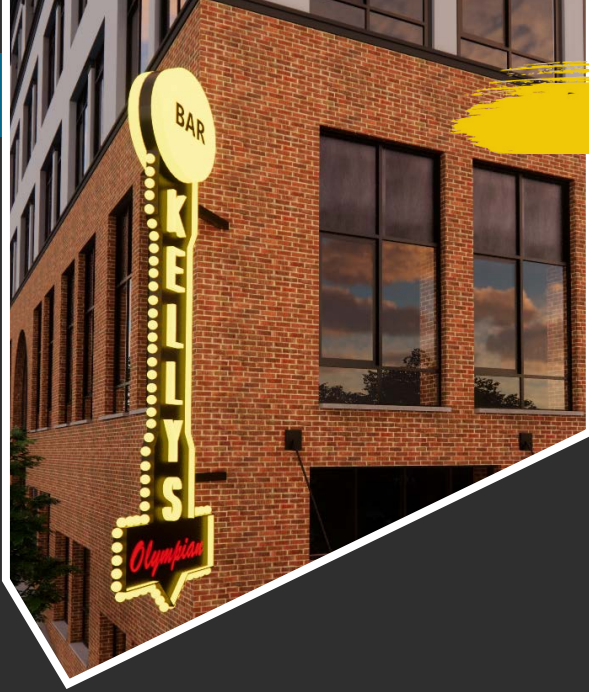
- ▶ Newly renovated common areas
- ▶ Home to the campus amenity center, gym, yoga studio, locker rooms, bike storage.
- ▶ Flexible space options
- ▶ Updated 4th floor atrium underway
- ▶ Skybridge to Parking Garage and Broadway Building



Parking Garage



±160,000 RSF OFFICE CAMPUS



Current Tenants

Kelly's Olympian **COMING SOON!**



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, and first of its kind in the 253.

Tenants that bring culture, creativity, cuisine & cocktails.



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

NOW LEASING

J SQUARED
INVESTMENTS

Current Tenants

Infinite Soups **COMING SOON!**



Infinite Soups is a Tacoma mainstay.

Their unique model features dozens of rotating flavors of handmade soup every day, with an emphasis on flavor and diversity. Fearlessly named, Infinite Soups originally set up shop at the weekly farmers market and has expanded to multiple locations, and now coming to the Rhodes Center.

UrbanWork



Coworking spaces with full amenity access.

UrbanWork offers companies and entrepreneurs the opportunity to have a convenient, flexible environment with access to all of the amenities of Tacoma Rhodes Center. Enjoy the casual common areas and kitchen, flexible conference spaces, pool tables, and free wifi. Collaborate in shared offices, open work spaces, or your own private office.

Intentions Juice and Smoothie Bar **COMING SOON!**



A Portland classic, coming to downtown Grit City.

Specializing in fresh pressed juices, smoothie bowls, sandwiches, and more, Intentions Juice and Smoothie Bar is based in Tacoma. What began as a home endeavor to create a healthier lifestyle evolved into creating a space for the community to be intentional about what they feed their body.

UrbanWork Suites: All-Inclusive Perks for Professionals

- ▶ Fast, Secure Wi-Fi
- ▶ Parking Options
- ▶ Full pantries with Unlimited Craft Coffee, Tea, & Beer
- ▶ Conference Room Access with Seating for 5 - 160 People
- ▶ Phone Booth Access
- ▶ Office Branding
- ▶ In-Suite Kitchenette (upon request)
- ▶ Janitorial Services
- ▶ Furniture Design Consultation
- ▶ Free Breakfast Once a Month
- ▶ Annual Chippewa Cruise
- ▶ Dedicated Staff
- ▶ Community Events
- ▶ Podcast & Recording Studio

±160,000 RSF OFFICE CAMPUS

Amenities



New Amenity, Entertainment and Fitness Center

Brand new tenant lounge with top-tier amenities

Featuring an **HD Multisport Simulator**
Golf, Soccer and 30+ more sports!

Pool tables and shuffleboard

100" TV's

Coffee bar and kegerator

Fitness center and group classroom

Live digital bike and fitness classes

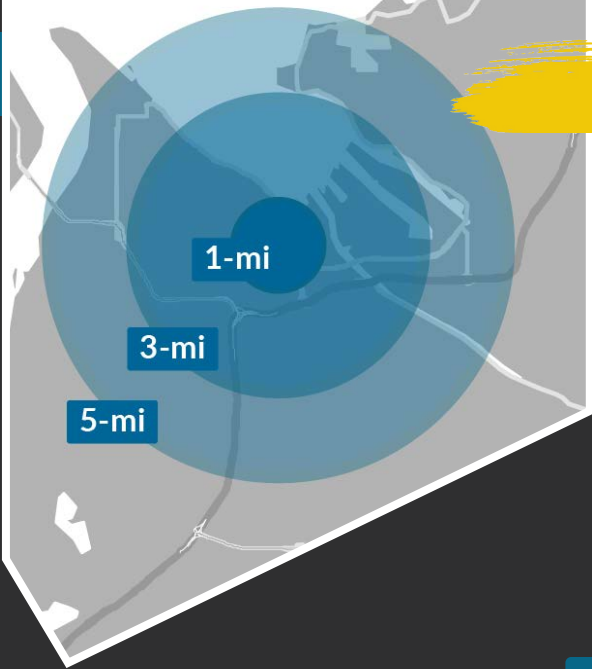
Locker rooms with showers

Bike Storage and repair



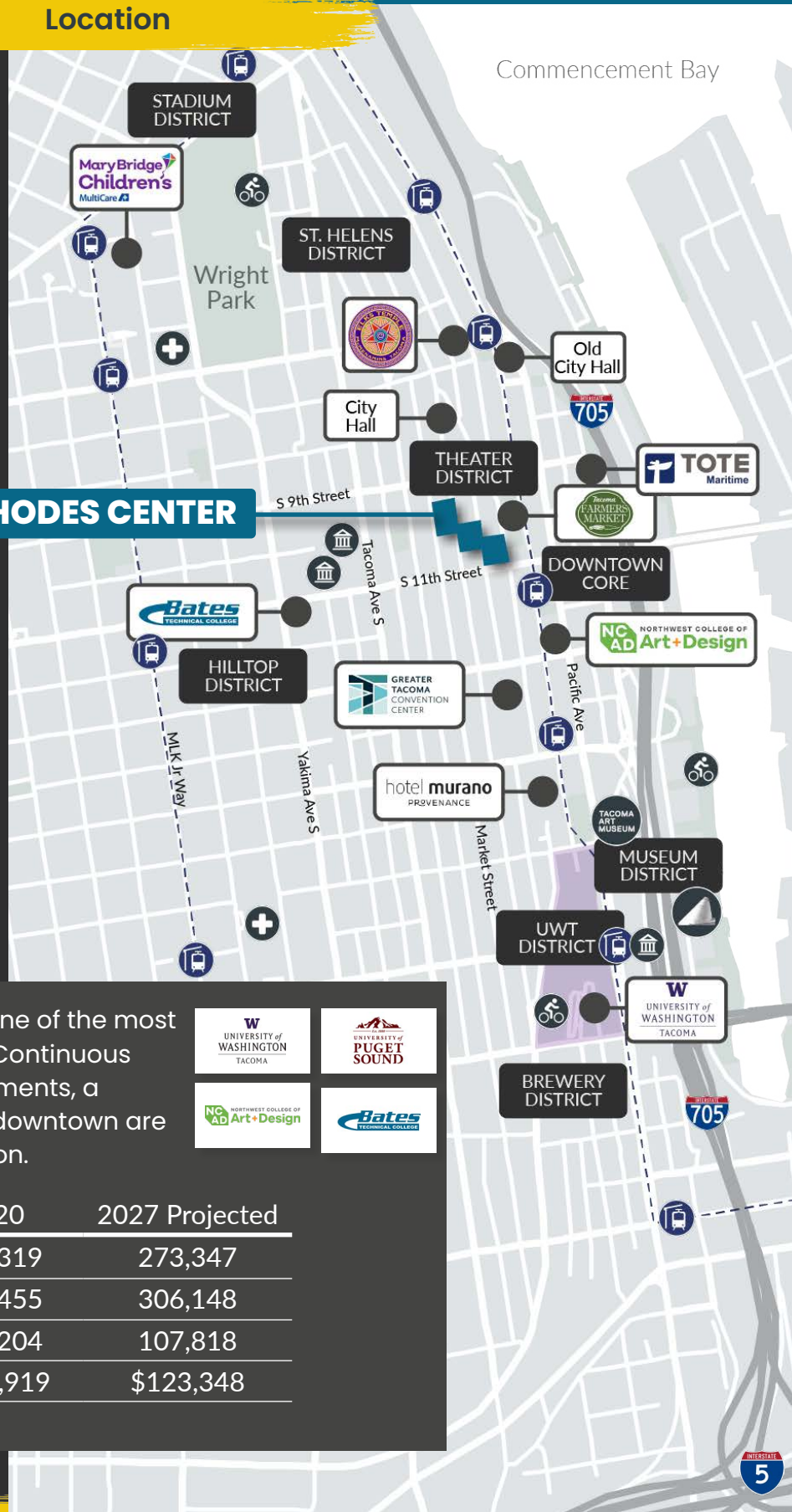
±160,000 RSF OFFICE CAMPUS

Location

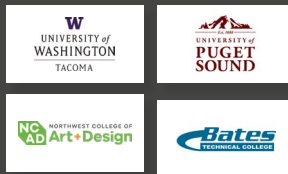


Go-to-market
in a market
that gets it.

RHODES CENTER



Tacoma is consistently recognized as one of the most livable and walkable cities in America. Continuous investment with infrastructure improvements, a redeveloped waterfront and a thriving downtown are attracting people from all over the nation.



Demographics	2020	2027 Projected
5-Mile Population	266,319	273,347
1-Mile Daytime Population	298,455	306,148
5-Mile Households	105,204	107,818
5-Mile Avg Household Income	\$103,919	\$123,348

NOW LEASING

J SQUARED
INVESTMENTS

Availability

Available Suites

LEASE RATE: \$28 - \$35 SF / YR Full Service

SPACE	TYPE	RATE	SIZE	NOTES
THE BROADWAY BUILDING 950 BROADWAY				
Mezzanine				
Mezzanine	Coworking Spaces	Starting at \$500 / Month	50 -195 SF	Managed by UrbanWork Spaces
3rd Floor				
Suite 307	Office	\$28.00 (SF/ YR)	2,870 SF	716 SF can be demised / leased separately
4th Floor				
Suite 434	Executive Office	\$450 / Month	185 SF	Available Immediately
THE MARKET BUILDING 949 MARKET				
4th Floor				
Suite 424	Office	\$28.00 (SF/ YR)	5,222 SF	Includes UrbanWork Suite Package
Suite 430	Office	\$35.00 (SF / YR)	788 SF	Includes UrbanWork Suite Package
Suite 432	Office	\$35.00 (SF / YR)	1,250 SF	Includes UrbanWork Suite Package
Suite 434	Office	\$35.00 (SF / YR)	713 SF	Includes UrbanWork Suite Package
Suite 436	Office	\$35.00 (SF / YR)	1,375 SF	Includes UrbanWork Suite Package
Suite 438	Office	\$35.00 (SF / YR)	1,096 SF	Includes UrbanWork Suite Package
5th Floor				
Suite 542	Office	\$30.00 (SF / YR)	676 SF	Available 05/01/2026
Suite 562	Office	\$28.00 (SF / YR)	1,722 SF	Available Immediately
6th Floor				
Suite 602	Office	\$28.00 (SF / YR)	5,564 SF	Demisable to 1,004 SF and 4,560 SF

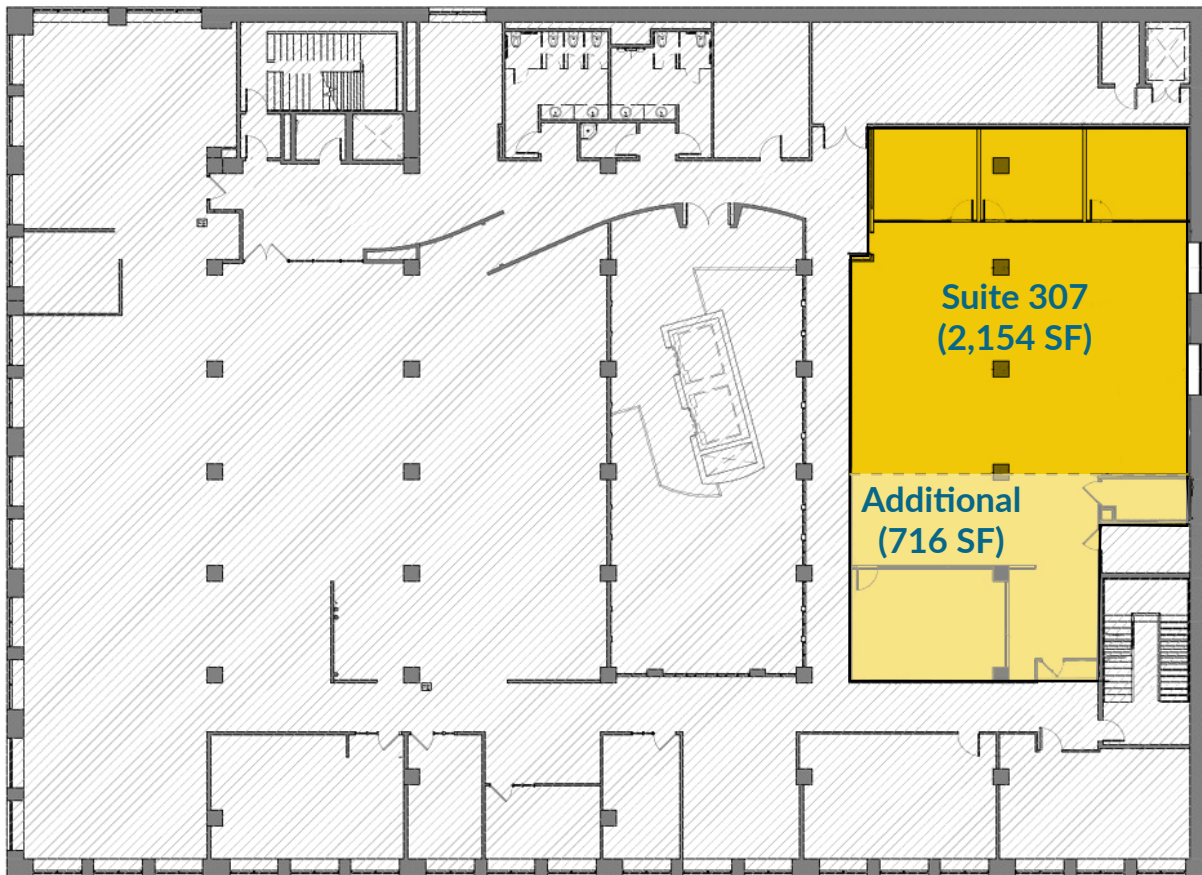
±160,000 RSF OFFICE CAMPUS

The Broadway Building

950 Broadway, Tacoma, WA

3rd Floor

SPACE	TYPE	RATE (SF / YR)	SIZE	NOTES
Suite 307	Office	\$28.00	2,870 SF	716 SF can be demised and leased separately



Availability

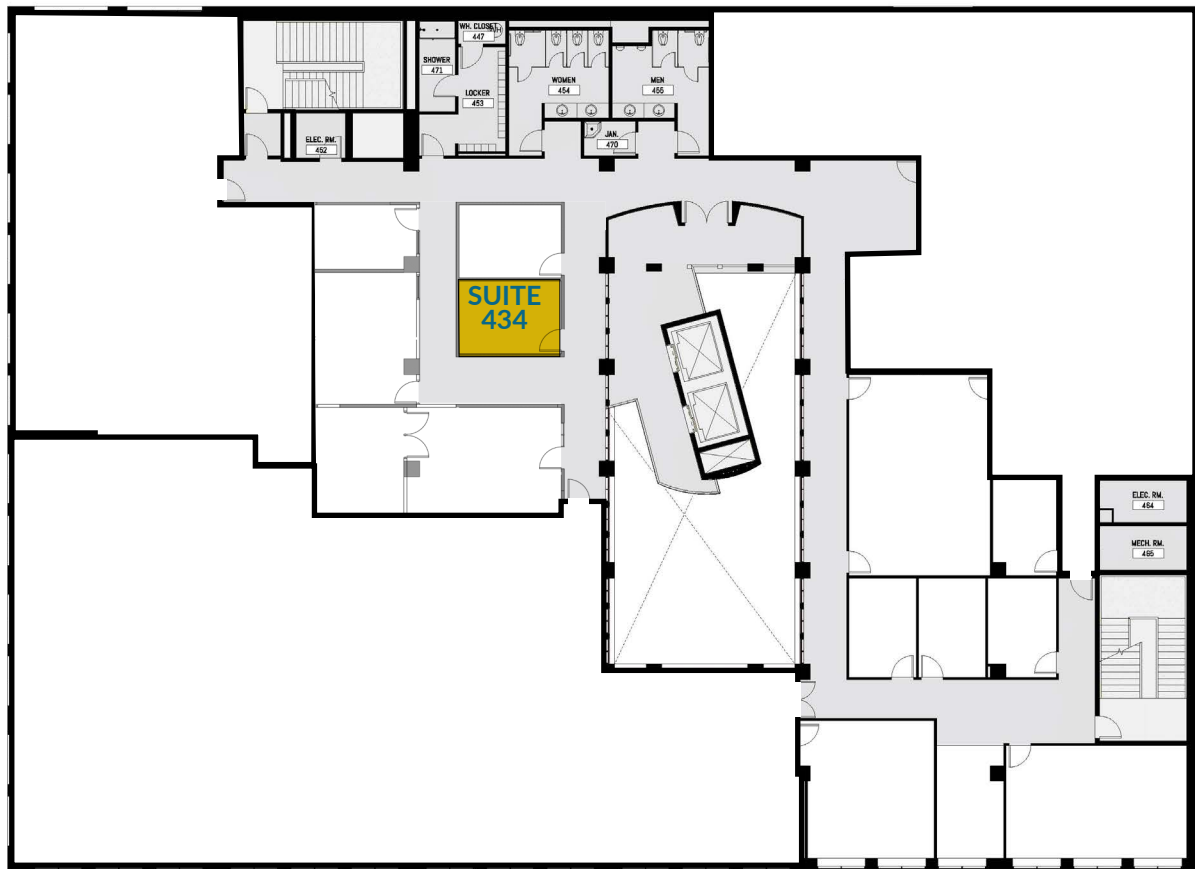
±160,000 RSF OFFICE CAMPUS

The Broadway Building

950 Broadway, Tacoma, WA

4th Floor

SPACE	TYPE	RATE	SIZE (SF)	NOTES
Suite 434	Executive Office	\$450 / Month	185 SF	Available Immediately



Availability

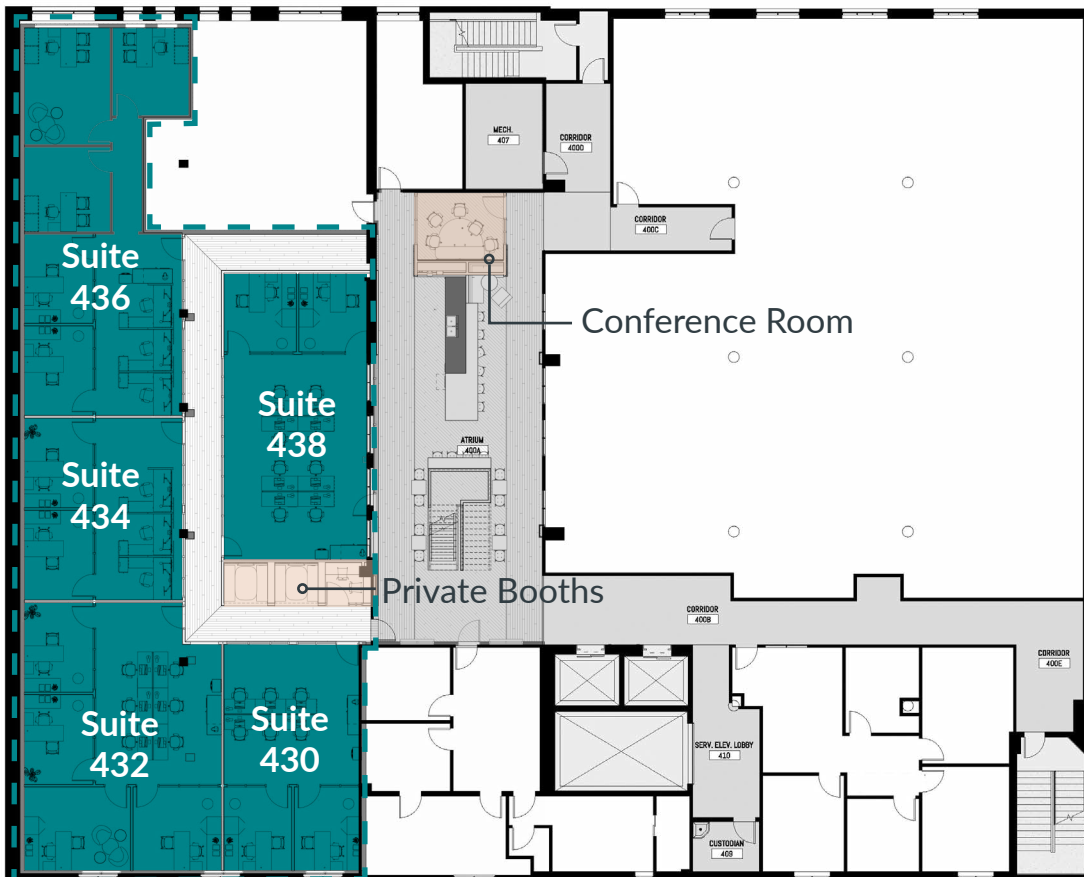
±160,000 RSF OFFICE CAMPUS

The Market Building

949 Market Street, Tacoma, WA

4th Floor

SPACE	TYPE	RATE (SF / YR)	SIZE	NOTES
Suite 424	Office	\$28.00	5,222 RSF	Includes UrbanWork Suite Package
Suite 430	Office	\$35.00	788 SF	Includes UrbanWork Suite Package
Suite 432	Office	\$35.00	1,250 SF	Includes UrbanWork Suite Package
Suite 434	Office	\$35.00	713 SF	Includes UrbanWork Suite Package
Suite 436	Office	\$35.00	1,375 SF	Includes UrbanWork Suite Package
Suite 438	Office	\$35.00	1,096 SF	Includes UrbanWork Suite Package



Availability

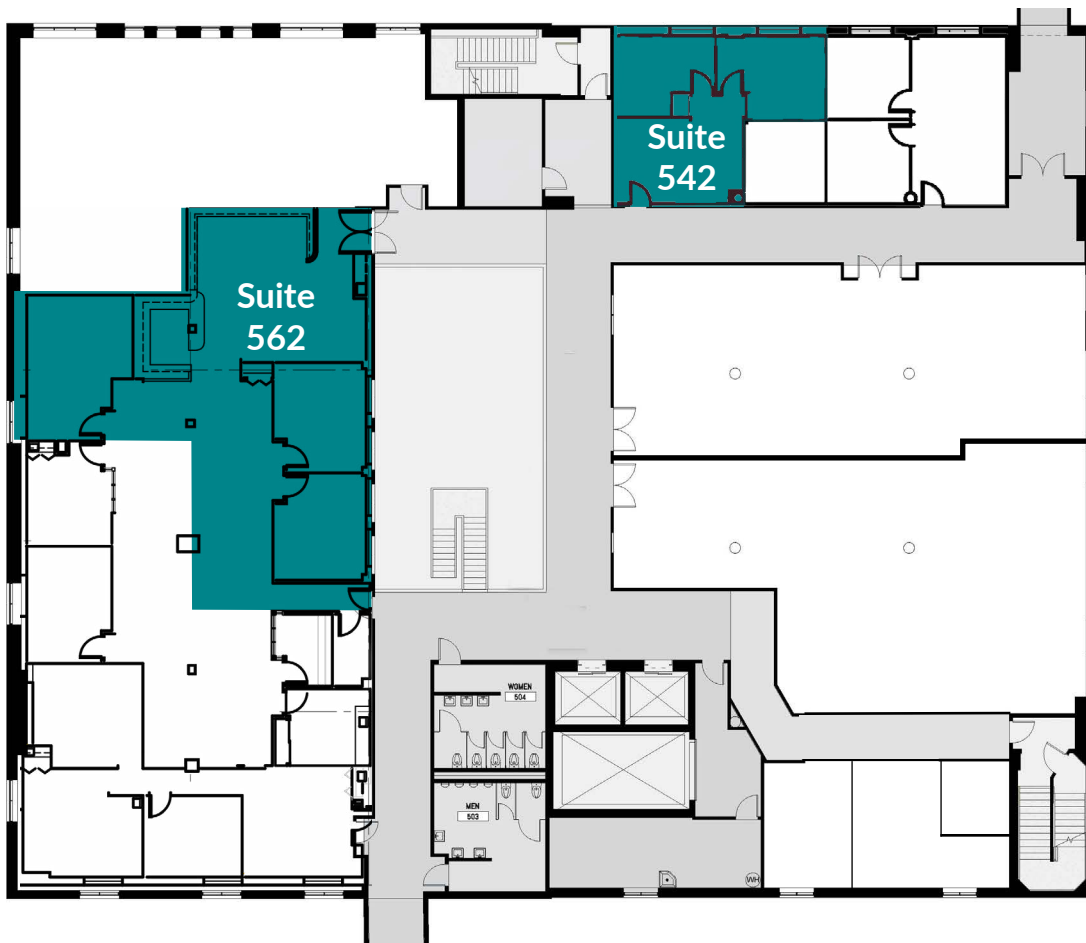
±160,000 RSF OFFICE CAMPUS

The Market Building

949 Market Street, Tacoma, WA

5th Floor

SPACE	TYPE	RATE (SF / YR)	SIZE	NOTES
Suite 542	Office	\$30.00	676 SF	Available 5/1/2026
Suite 562	Office	\$28.00	1,722 SF	Available Immediately



Availability

±160,000 RSF OFFICE CAMPUS

J SQUARED
INVESTMENTS

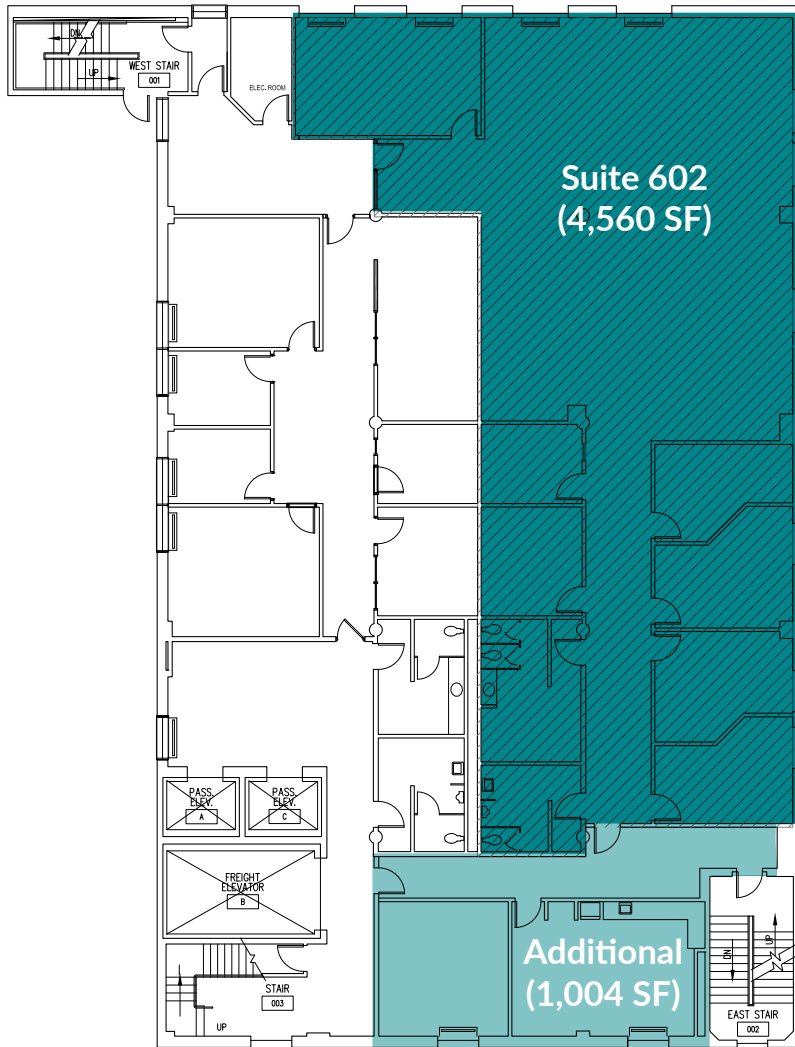
THE RHODES CENTER
presented by LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES

The Market Building

949 Market Street, Tacoma, WA

6th Floor

SPACE	TYPE	RATE (SF / YR)	SIZE	NOTES
Suite 602	Office	\$28.00	5,546 SF	Demisable to 1,004 SF and 4,560 SF



Availability

±160,000 RSF OFFICE CAMPUS

CoWorking Spaces from UrbanWork Spaces

Three flexible membership plans available

1 Virtual Office | \$100/month

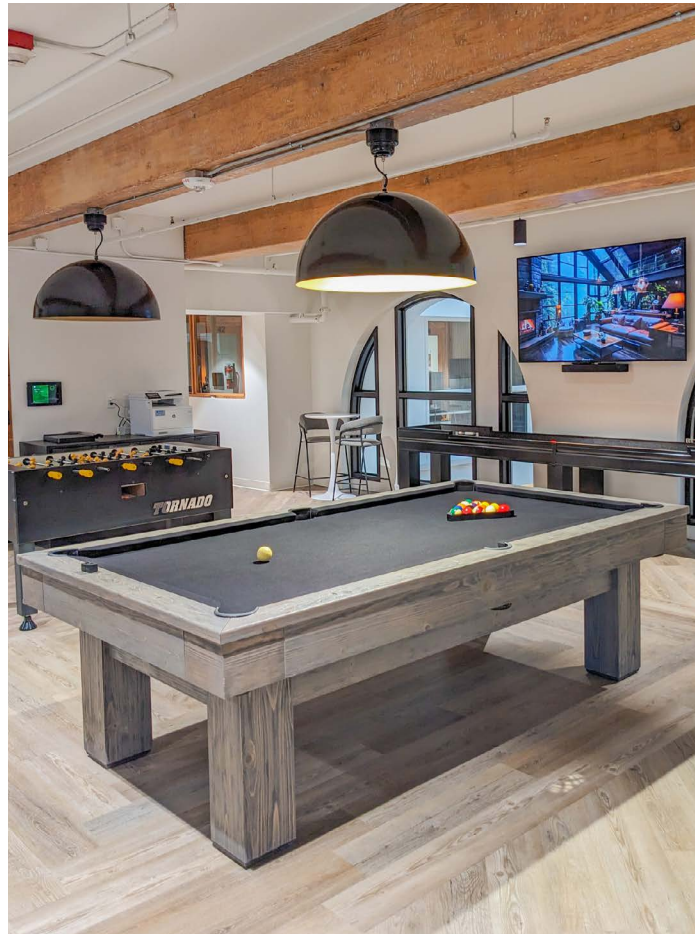
Permanent business address with safe place to pick up mail
Full access for 2 hours per month

2 Work 24/7 | \$250/month

Full access to open concept workspace as well as conference rooms, fitness center, game room and stocked pantry

3 Private Office | Starting at \$500/month

Personal office as well as full access to coworking space and amenities
Exclusive access to networking events and meetups



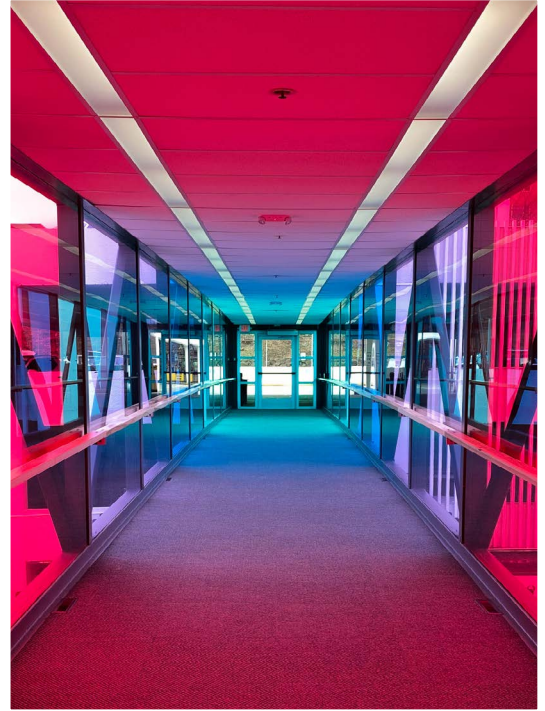
±160,000 RSF OFFICE CAMPUS

Renovations

UPCOMING RENOVATIONS!



Updates underway in 4th floor atrium



Redesigned common spaces, hallways and wayfinding

Vibrantly colored skybridge connecting to Parking Garage

OPEN NOW!

Home to the campus amenity center, gym, yoga studio, locker rooms, bike storage

Flexible space options from 50 SF - 15,000 SF



Updates underway in 4th floor atrium



±160,000 RSF OFFICE CAMPUS

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THE RHODES CENTER
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J SQUARED
INVESTMENTS

WHERE PROPERTY MANAGEMENT *REALLY* MEANS WORKSPACE EVOLUTION.



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