



CONFIDENTIAL OFFERING MEMORANDUM

2210 South C Street

2210 S C St, Tacoma, WA 98402





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CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

This Confidential Offering Memorandum ("COM") is provided by Northmarq, solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This COM may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of Northmarq.

This COM does not constitute or pertain to an offer of a security or an offer of any investment contract. This COM contains descriptive materials, financial information and other data compiled by Northmarq for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. Northmarq has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon Northmarq.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS COM, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from Northmarq relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to Northmarq, all or any part of this COM or the Information; (3) upon request by Northmarq at any time, you will return and/or certify your complete destruction of all copies of this COM and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless Northmarq all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this COM and/or any other Information concerning the Property; (5) you will not provide this COM or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that Northmarq shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

Starting Bid: \$750,000

Auction dates: May 4-6, 2026

[CLICK TO VIEW AUCTION WEBSITE](#)

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>). PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR NORTHMARQ AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction. Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://rimarketplace.com/faq>).

AUCTION DATE

The Auction end date is set for **May 4-6, 2026**

RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. By submitting an Offer on a Property, Participant is deemed to have accepted any additional terms and conditions posted on the Property's details page on the Website ("Property Page") at the time the Offer was submitted, and such terms and conditions govern and control over these Terms to the extent of any conflict.

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.



Investment Overview

Northmarq is pleased to present a unique opportunity to acquire an exceptionally versatile asset at 2210 S. C St. via a national auction platform. This core property is highly adaptable, lending itself to a variety of industrial, creative office, self-storage, or mixed-use redevelopment projects. Strategically positioned with immediate access to I-5, the Port of Tacoma, and Downtown Tacoma, the property is offered at a basis significantly below replacement cost.

The property consists of two interconnected buildings totaling approximately 103,023 rentable square feet on a 1.1-acre site. Following extensive capital improvements exceeding \$2,500,000, the asset features modern upgrades including a new roof on the southern building, LED lighting, and Reznor space heaters.

FEATURE DETAILS:

RENTABLE BUILDING AREA

103,023 SF (Approx.)

LAND AREA

47,850 SF (1.1 AC)

PERMITTED LAND USES

Multifamily, Office, Industrial, Storage

MAXIMUM FAR W/TDR:

Multifamily: 7, Commercial: 6

LOADING CAPACITY

6 Dock-High / 3 Grade-Level Doors

RECENT CAPITAL IMPROVEMENTS

\$2,500,000+ (Roof, LED, HVAC, Paint)



**GREATER
TACOMA
CONVENTION
CENTER**

W
**UNIVERSITY of
WASHINGTON**
TACOMA

**WASHINGTON STATE
HISTORICAL
SOCIETY**

7SEAS
BREWING COMPANY



STRATEGIC TRANSIT-ORIENTED LOCATION
Positioned in the core of Downtown Tacoma, the site is
a 9-minute walk to the Union Station



Investment Highlights



SUBSTANTIAL DISCOUNT TO REPLACEMENT COST

The property is offered at a price-per-square-foot basis significantly below current replacement costs in a supply-constrained market with high barriers to entry.



HIGH-DENSITY ADAPTIVE REUSE POTENTIAL

Flexible zoning allows for a diverse range of uses, including Industrial, Commercial, and Multifamily, with a maximum FAR of 4 for residential and 3 for commercial/industrial projects.



\$2.5 MILLION IN RECENT CAPITAL IMPROVEMENTS

Ownership has completed extensive upgrades, including a \$562,000 roof replacement on the South Building, \$151,000 in exterior repainting, and over \$200,000 in interior LED lighting and HVAC enhancements.

Investment Highlights



STRATEGIC TRANSIT-ORIENTED LOCATION

Positioned in the core of Downtown Tacoma, the site is a 9-minute walk to the Union Station light rail hub and offers immediate proximity to the I-5 corridor and the Port of Tacoma.



READY-TO-EXECUTE PLANNING MATERIALS

Buyers have access to a comprehensive data room including original construction drawings, ALTA surveys, and detailed renovation budgets to accelerate development timelines.



CORE SUPPLY-CONSTRAINED MARKET

The immediate Tacoma CBD submarket maintains a vacancy rate below 5% for comparable industrial and flex assets, ensuring strong demand for existing or redeveloped space.

Property Overview

The 2026 zoning update for the Warehouse Residential (WR) district strategically prioritizes high-density urban growth by **granting residential developments** a robust “as-of-right” FAR of 4.0, with a potential maximum of 7.0 through TDR. By maintaining a 100-foot height limit alongside these increased density allowances, the code encourages the creation of high-utilization “loft-style” buildings that maximize the footprint of the parcel. This shift effectively incentivizes the **transformation of the area into a vibrant residential core** that simultaneously preserves its industrial character through flexible allowances for indoor-only manufacturing and maker spaces.

Property Address	2210 South C Street, Tacoma, WA 98402	
Parcel Numbers	202106-0012	
Year Built	1971 & 1950	
Building Size	105,596 SF	
Lot Size	47,850 SF (1.10 Acres)	
Zoning	WR - Warehouse Residential	
Height Limit	100'	
Parking	32 Spaces (Street Parking)	
FAR Ratio	Residential	Non Residential
"As-of-right" FAR	4	3
Max with Design Standards	5	4
Maximum with TDR	7	6



South Building Specifications

The South building is a two-story warehouse built around 1970. The original design drawings refer to it as a Bottleshop Addition to the North building. The footprint of the building covers about 27,560 square feet. Story heights are around 21.3 feet and 23.5 feet at the first and second story, respectively (from top of finished floor below to top of finished floor or roof above). The roof is low slope with a 2.8-foot-tall parapet. The total building height is about 47.66 feet.

The structure is comprised of steel columns and beams, reinforced concrete and CMU infilled between steel columns. The roof deck is 18 gauge 1.5 inch corrugated steel decking with steel support beams. The elevated second level floor deck is typically a 5 inch thick reinforced concrete slab with 1 inch topping added, and the slab is supported by steel beams. This concrete floor slab is attached to the steel beams with shear studs to form a composite floor structural system. The concrete slab that ramps to the loading dock in the southwest corner of the building is 8 inches thick.

Steel columns along east, south and west exterior walls are wrapped by infilled CMU block. Steel columns at the north wall line and interior of the building are exposed. CMU wall infill between columns occurs on the east, south and west exterior walls. The north wall of steel column framing, where the building abuts the adjacent building, is exposed and not infilled with CMU. Steel columns are supported by reinforced concrete foundations. The first floor is a 6 inch thick concrete slab on ground. Toward the west of the building the grade slopes up and a portion of the first story is below grade. Where this occurs the walls are reinforced concrete. The exterior wall surfaces are covered with a 3/4-inch thick cementitious coating referred to on the design drawings as 3/4-inch stucco and 3/4-inch cement rendering. The primary lateral force resisting system relies on steel moment frame connections at nearly all beam to column connections throughout the building.

Wiss, Janney, Elstner Associates, Inc. (May 8, 2017)



North Building Specifications

The North building is a three story warehouse built around 1950. The original design drawings refer to it as Bottle Shop Facilities addition to an existing Columbia Breweries, Inc. building at that time. Similar to the South building addition, when the North building was constructed, it was butted up against the then existing building located to the north. The footprint of the building covers about 19,460 square feet. Story heights are around 14.8 feet, 14.1 feet and 15.76 feet at the first, second, and third stories, respectively (from top of finished floor below to top of finished floor or roof above). The roof is low slope with about a 3-foot-tall parapet at the south, west and east walls. The total building height is about 47.66 feet, where top of parapet matches that of the South Building, except the remnant north wall extends up about 5 feet above the adjacent parapet walls.

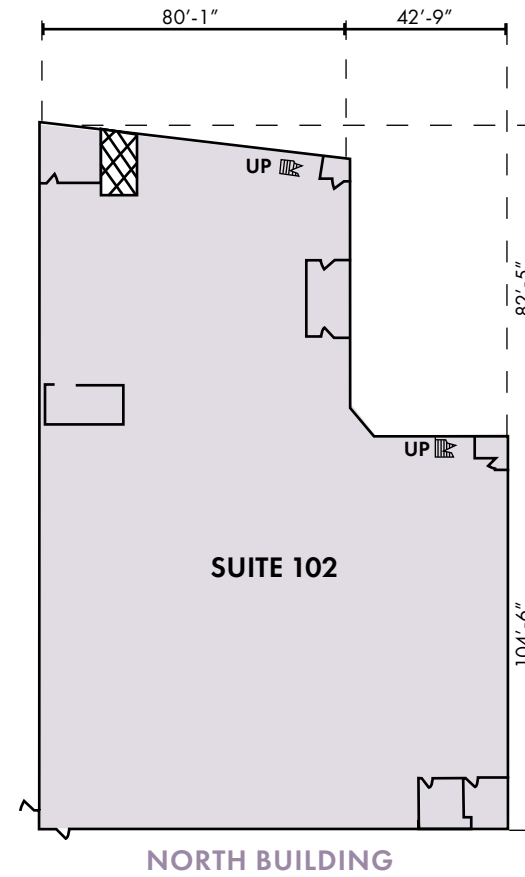
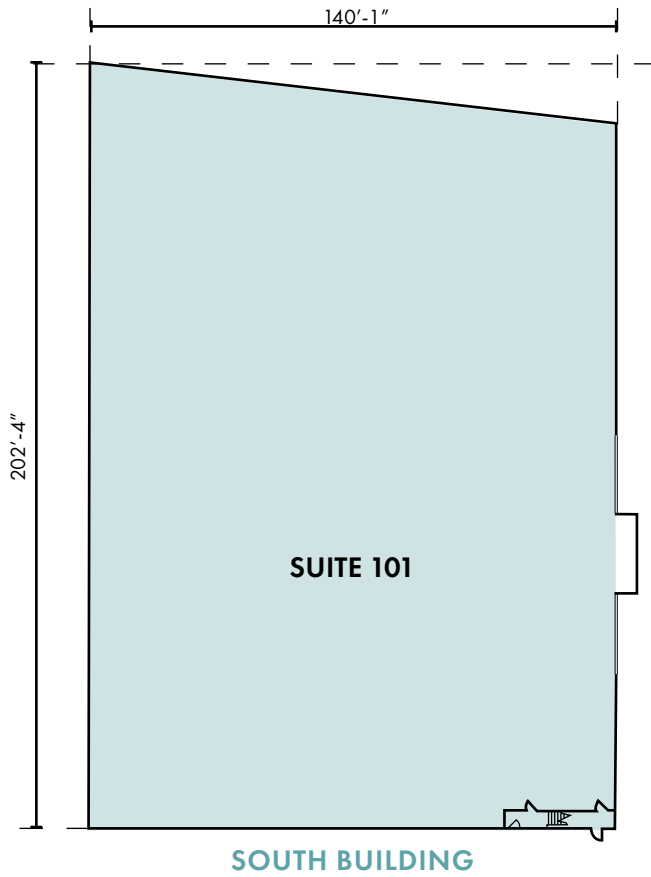
The structure is comprised of steel columns and beams, reinforced concrete and CMU infilled between steel columns. At the second and third floor levels, a 4.5 inch thick reinforced concrete slab with steel beams and columns makes up the floor system. The roof deck is 2x6 tongue and groove lumber with steel support beams and columns making up the roof system. Exterior walls are primarily reinforced concrete, with some infill sections made with CMU. The far north wall of the building, at the eastern half, is a remnant of the exterior south wall of a former building that was demolished sometime between 2011 and 2017.

Steel columns at the interior are exposed. Some steel columns along the east, west, and south exterior walls are wrapped by CMU or embedded in concrete, while others are exposed. Steel columns are supported by reinforced concrete foundations. The first floor is a concrete slab on ground. Toward the west of the building the grade slopes up and a portion of the first story is below grade. The primary lateral force resisting system is not well defined but lateral load resistance is provided by reinforced concrete shear walls, steel moment frame connections, and, to a limited extent, CMU walls.

Wiss, Janney, Elstner Associates, Inc. (May 8, 2017)

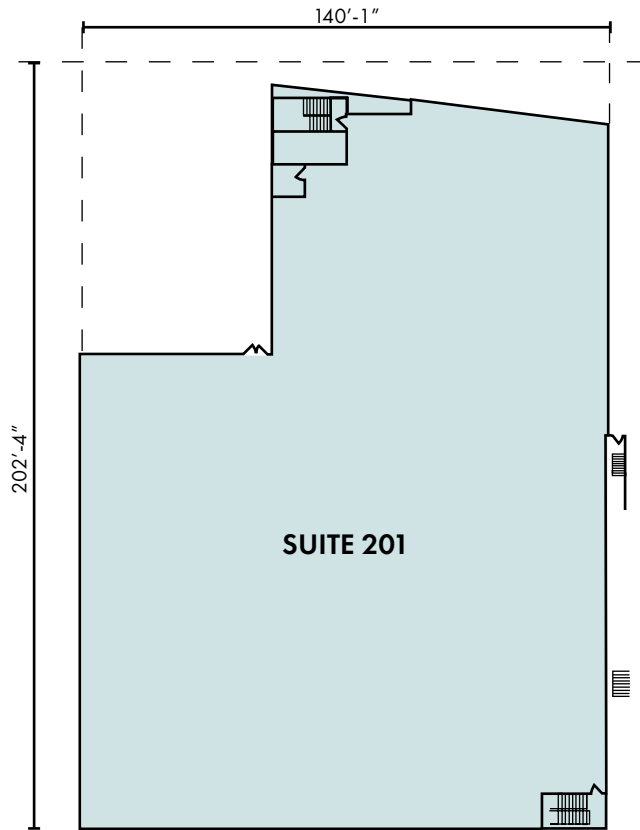


Level 1

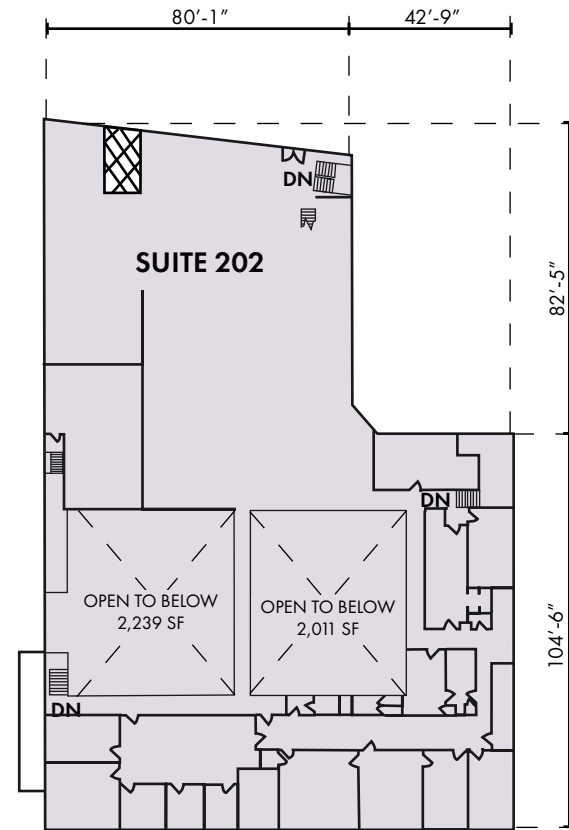


	Clear Height	Column Spacing
South Building	18'	25' (E-W) x 34.5' (N-S)
North Building	12' 11"	20' (E-W) x 25' (N-S)

Level 2



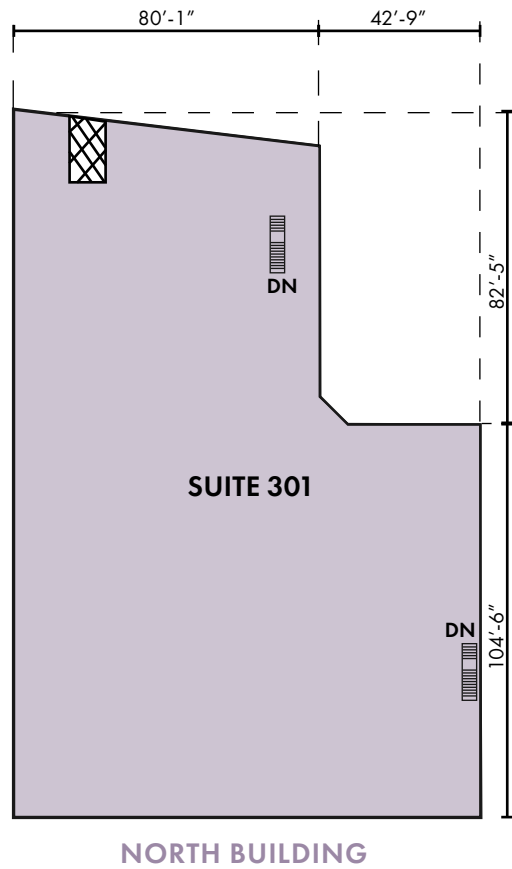
SOUTH BUILDING



NORTH BUILDING

	Clear Height	Column Spacing
South Building	20'	50' (E-W) x 35' (N-S)
North Building	11' 10"	

Level 3



Space	Rentable Area (SF)	Gross Building Area (SF)
Suite 101	27,057 SF	27,467 SF
Suite 102	19,261 SF	19,524 SF
Suite 201	23,000 SF	23,663 SF
Suite 202	14,772 SF	15,400 SF
Suite 301	18,933 SF	19,542 SF
Total	103,023 SF	105,596 SF

Power Configuration	
North Building	200 amps 208/120 volt 3 phase serving it originating at the 400 amp 480 volt service
South Building	100 amps 208/120 volt 3 phase serving it originating at the 400 amp 480 volt service

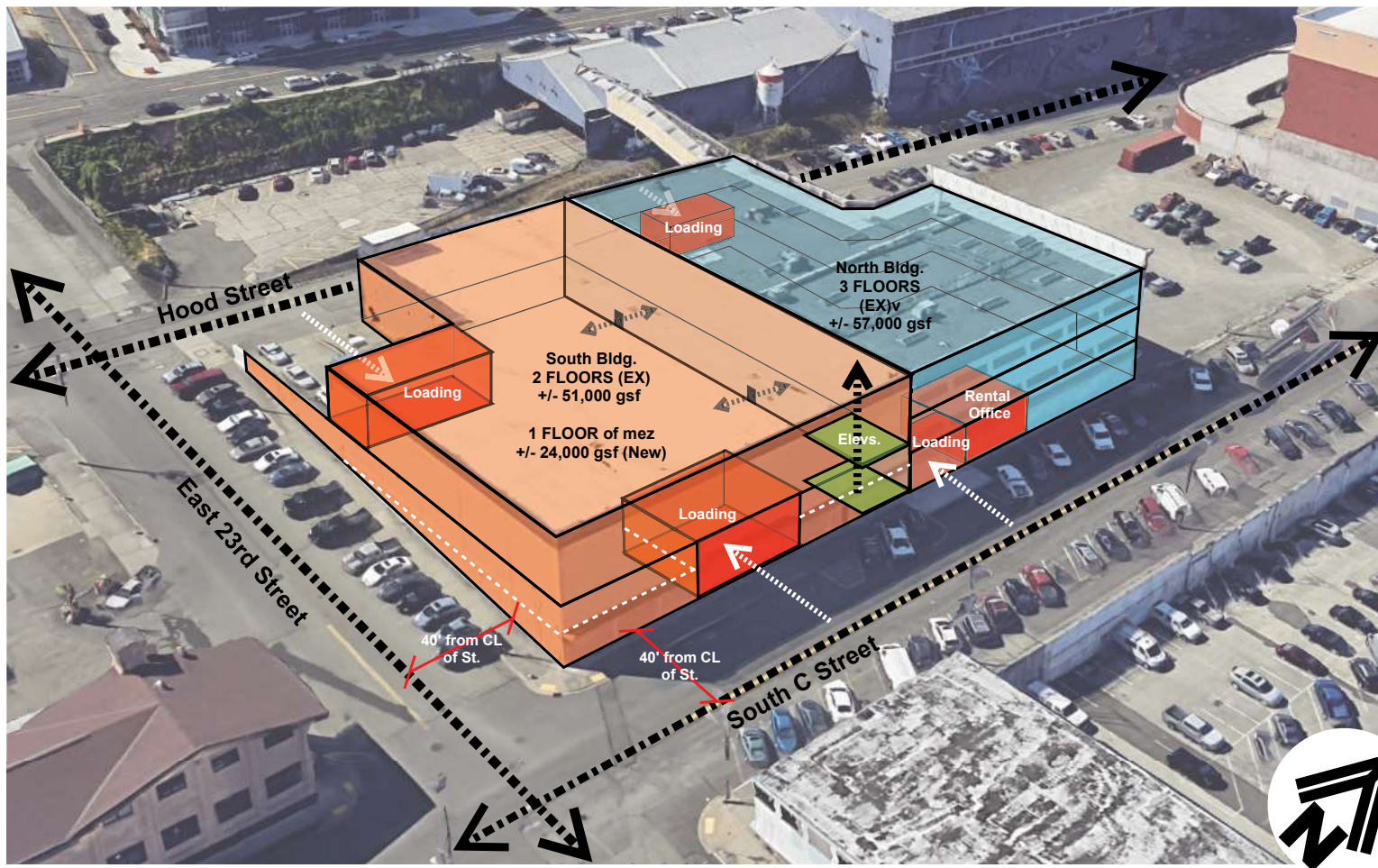
	Clear Height	Column Spacing
North Building	13' 3"	18.5' (E-W) x 26' (N-S)

Capital Improvements

Description	Amount	Description	Amount
INITIAL IMPROVEMENTS			
Abatement and demolition, energize minimum lighting, roof patching, temporary replacement of glass and plexi-glass (skylights), leak repairs, overhead door repairs	\$834,000	South Building Roof Replacement	\$562,000
2ND FLOOR SOUTH BUILDING IMPROVEMENTS			
Install (50) LED light fixtures, dispose of existing fixtures, install new panel with submeter, power for HVAC, new lighting for bathrooms, electrical clean up, power to security and fire alarm panels, install 3 Reznor unit heaters, install piping and regulators, provide adequate ventilation, demising wall, fill in other wall openings, replace fixtures in bathroom	\$257,000	North Building Window Replacement	\$11,000
1ST FLOOR SOUTH BUILDING IMPROVEMENTS -			
Deep clean both 1st and 2nd floors and stairwells, install 3 demising walls, replace missing glass in office, install 3 new overhead doors, install LED light fixtures, dispose of existing fixtures, install new panel with submeter, install 2 Reznor unit heaters with separate gas meter and piping, install bathroom, install new man door providing access to North Building from C St., repair drain gates, misc. electrical repairs	\$254,000	North Building Door Upgrades	\$20,000
Total Improvements and Upgrades			
		South Building Electrical Upgrades	\$65,000
		North & South Building Exterior Repainting	\$151,000
		NORTH WALL UPGRADE	
		Abate And Demo Northern 12' Section Of Roof, Sheath And Structurally Anchor Roof To North Wall, Re-Roof 12' Length And Tie Into Existing Roofing, Structurally Tie In 2nd And 3rd Floors To North Wall, Fill In North Wall Openings, Demo Slab And Curb On 2nd Floor And Pour New Slab, Replace Hood St. Windows	\$187,000
		North Overhead Door	\$153,000
		Interior Led Lighting Upgrades	\$15,000
		Security System Upgrades	\$10,000
		Fire System Upgrades	\$5,000
		\$2,524,000	
Estimated Cost of Additional Renovations & Repairs Not Completed			Amount
North Building Roof Replacement			\$890,000
North Building First Floor Slab Replacement			\$271,000
Total			\$1,161,000

Proposed Self-Storage Development

The subject property presents a rare core-city redevelopment opportunity within Tacoma's burgeoning downtown corridor. As illustrated in the conceptual rendering, the site's zoning and strategic footprint allow for a high-density, multi-story self-storage facility. This proposed use capitalizes on the increasing residential density in the immediate Tacoma area and the growing demand for climate-controlled storage solutions. Investors can leverage the existing infrastructure while transitioning the asset into a high-yield, institutional-grade storage facility.



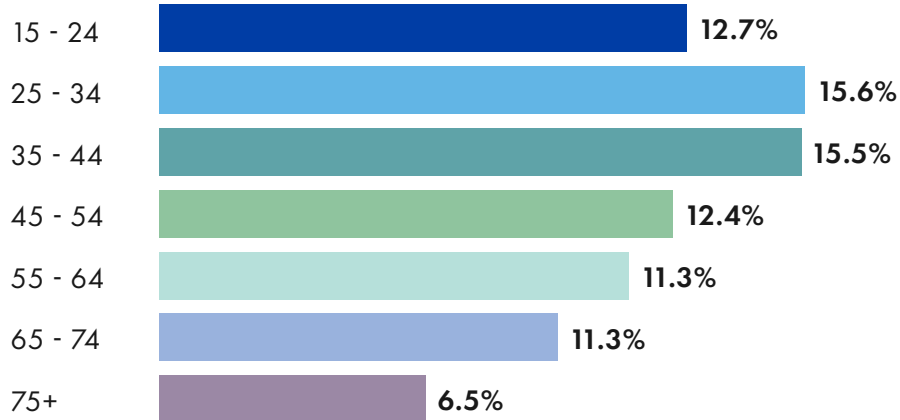
Local Demographics

In a 5-Mile Radius

Population



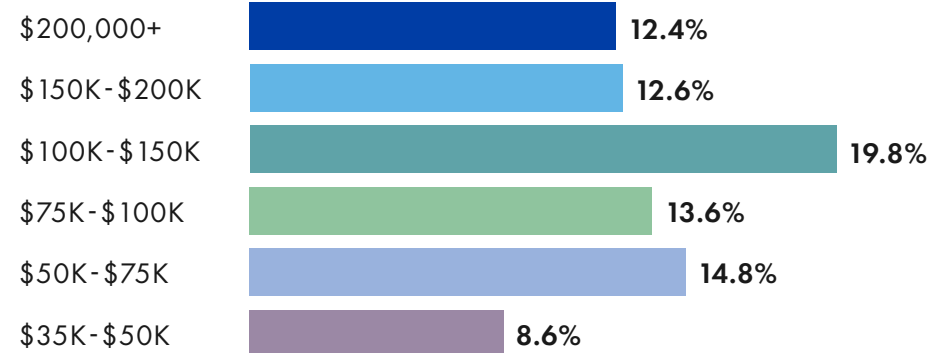
Age



Households

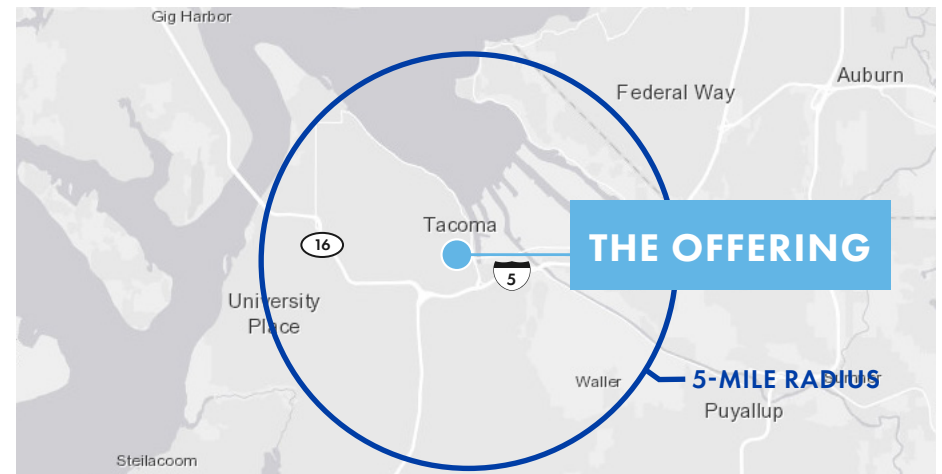


Income By Household



\$113,404
AVERAGE
HOUSEHOLD INCOME

\$88,857
MEDIAN
HOUSEHOLD INCOME



Transit & Accessibility

REGIONAL CONNECTIVITY HUB

2210 S C Street is a premier Transit-Oriented Development (TOD) opportunity located just **0.4 miles from the Tacoma Union Station**. This multi-modal hub serves as the gateway to the Puget Sound, providing seamless access to Seattle, Bellevue, and beyond.

THE T LINE (TACOMA LINK)

The property sits steps from the recently completed T Line extension, which doubled the light rail's reach. This frequent, reliable service connects the South Downtown core to Tacoma's most critical employment and lifestyle centers:

MEDICAL MILE: Direct access to MultiCare Tacoma General and St. Joseph Medical Center.

EDUCATION & CULTURE: Minutes from UW Tacoma and the Museum District.

BUSINESS DISTRICT: Easy transit to the Theater District and downtown professional hubs.

0.4 MILES | 9 MIN WALK

TACOMA UNION STATION

0.4 MILES | 1 MIN DRIVE

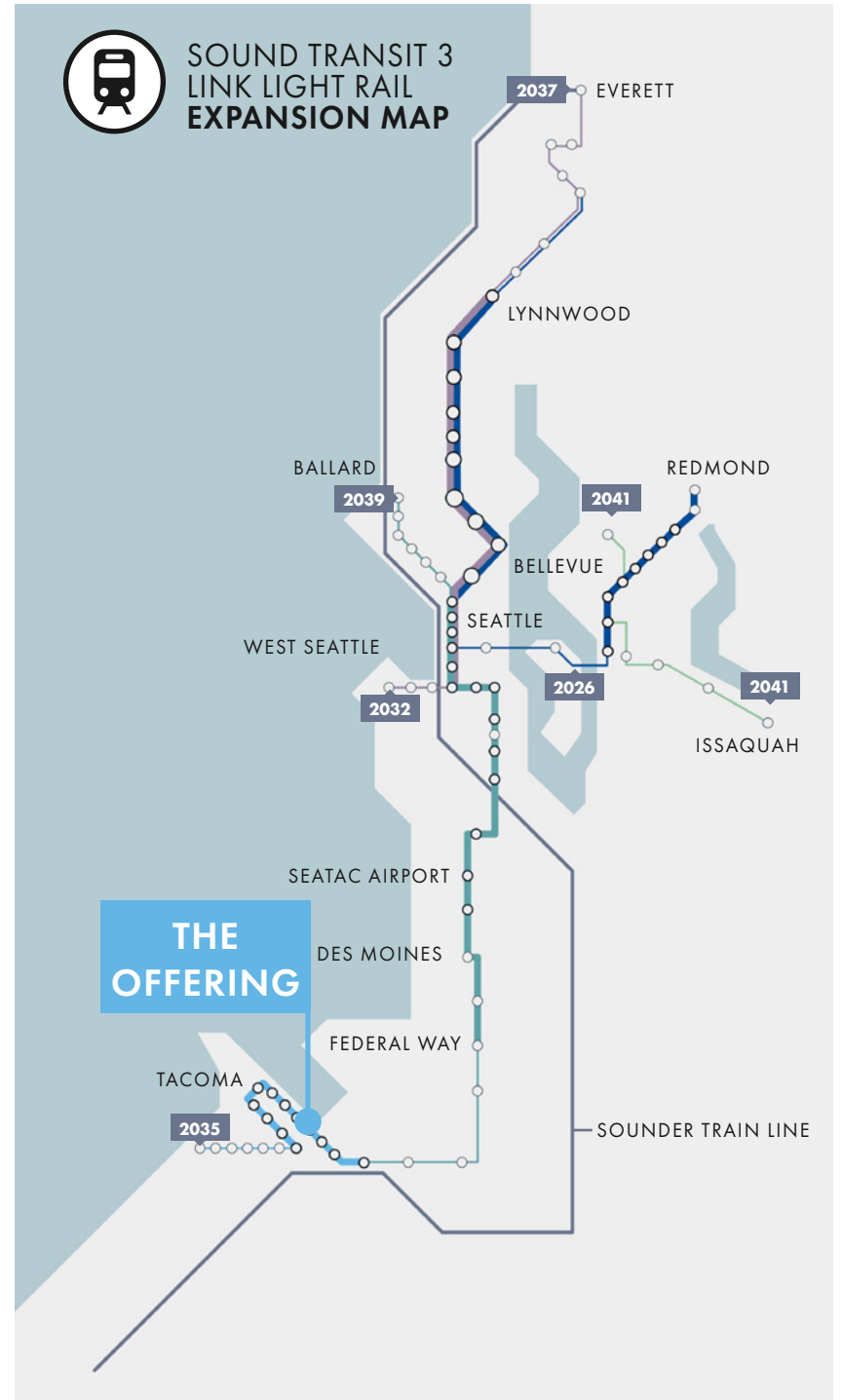
I-5 ON RAMP

0.6 MILES | 2 MIN DRIVE

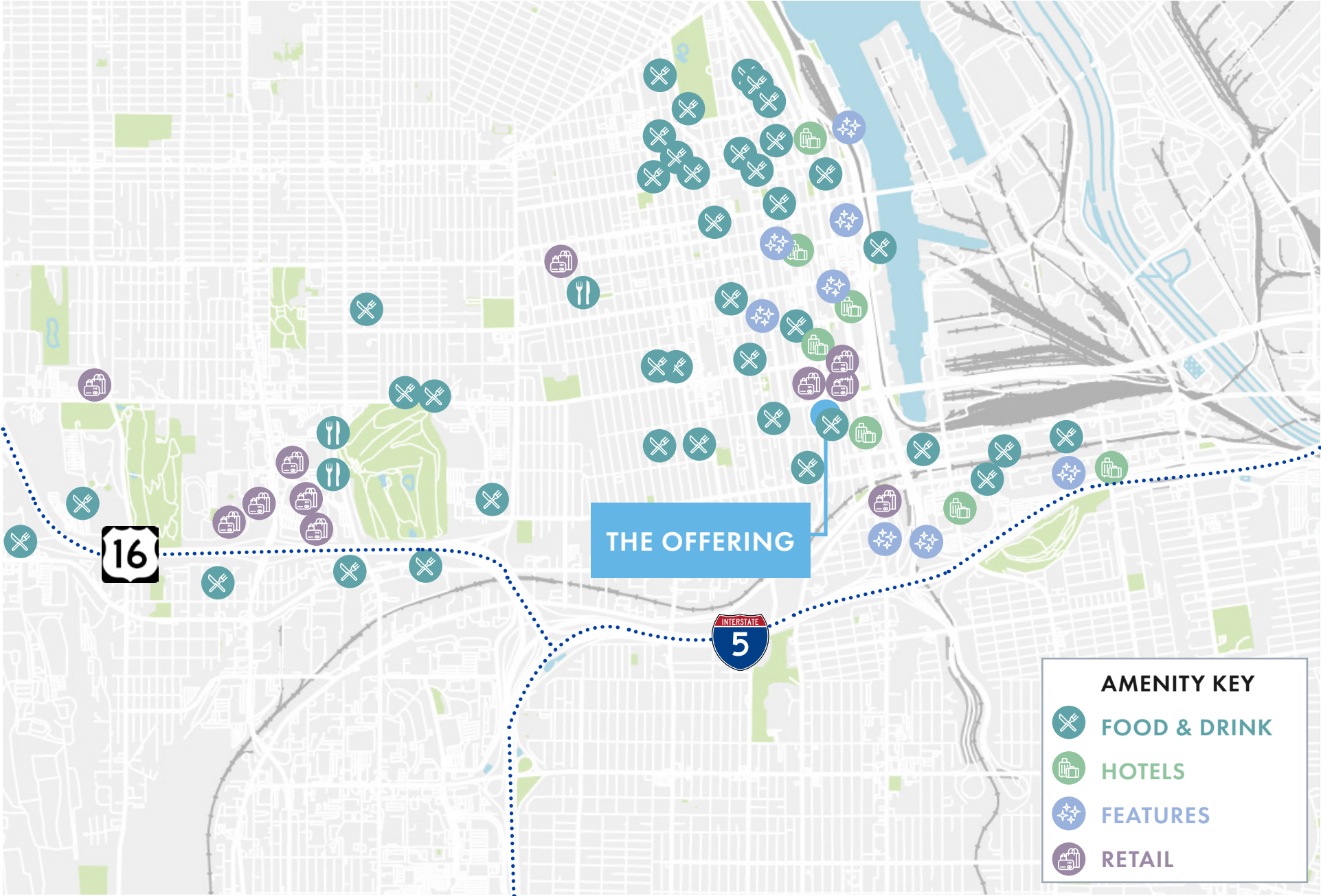
UW TACOMA

1.5 MILES | 5 MIN DRIVE

PORT OF TACOMA



Neighborhood Amenities



FOOD & DRINK

The New Frontier Lounge
Sluggo Brewing Tap & Kitchen
Pacific Grill
The Valley
The Melting Pot
El Gaucho
Thekoi Japanese Cuisine
Happy Teriyaki # 4
Black Fleet Brewing
7 Seas Brewery & Taproom
The Rock Wood Fired Pizza
E9 Brewing Co. & Taproom
Sig Brewing Company
The Fish Peddler
The Old Spaghetti Factory
The Camp Bar
Quickie Too
The Forum
The Office Bar & Grill
Dorky's Arcade
Cremello Cafe
Matador Tacoma
Meconi's Tacoma Pub
Over The Moon Cafe
Keys on Main
Jin Jin Matcha
Ezell's Famous Chicken
Mimi Teriyaki
Burger Seoul
Little Bird Deli
Urban Elk Bar & Restaurant
Boba Smoothies & Donuts
Allstar Burgers
Melon Seed Deli & Frozen Yogurt

HOTELS

Comfort Inn & Suites Downtown Tacoma
La Quinta Inn & Suites
Holiday Inn & Suites
Marriott Tacoma Downtown
Courtyard by Marriott Tacoma Downtown
Hotel Murano
McMenamins Elks Temple

FEATURES

Tacoma Dome
University of Washington Tacoma
Tacoma Art Museum
Great Tacoma Convention Center
Children's Museum of Tacoma
Foss Harbor Marina
Emerald Queen Casino
LeMay - America's Car Museum

RETAIL

Brown & Haley Factory Outlet
Stocklist
Channing Baby & Co.
Tinkertopia
Walmart Supercenter
Target
Hobby Lobby
Office Depot
Lowe's Home Improvement
Fred Meyer
Safeway



THE FISH PEDDLER



COURTYARD TACOMA DOWNTOWN

Nearby Developments

Tacoma is undergoing a period of transformative growth, with high-profile projects across the maritime, residential, and industrial sectors. These developments are driving significant job creation and increasing density within the South Downtown corridor.



PORT MARITIME CENTER

1.9 Mile Drive | ±5 Minutes

A 20-acre landmark campus on the Foss Waterway, built through a strategic partnership between the Port of Tacoma and Tacoma Public Schools.

PORT BUSINESS CENTER

60,000 SF | ±170 Employees
Delivers Spring 2027

MARITIME|253 SKILLS CENTER

30,000 SF | 600 Students Daily
Delivers September 2026



SANDBERG ON THE AVE

0.8 Mile Drive | ±3 Minutes

A major office-to-residential conversion of the historic Sandberg building, meeting the rising demand for high-density urban living in Tacoma's core.

SCALE

±110,440 SF | 75 Residential Units

STATUS

Under Construction | Currently Pre-Leasing



BRIDGE POINT TACOMA 210

4.1 Mile Drive | ±10 Minutes

One of the region's largest industrial hubs, this massive logistics project serves as a primary economic engine for the South Sound.

SCALE

±2,400,000 SF across four buildings

EMPLOYMENT

±1,000+ permanent jobs at full capacity

STATUS

Under Construction | Delivering Q1 2026

Seattle

Seattle CBD
40 min | 32.7 miles

Bellevue
52 min | 25.7 miles

Renton
33 min | 26.3 miles

SeaTac Int'l Airport
28 min | 24.4 miles

Bellevue / Eastside

TACOMA

Federal Way
17 min | 11.8 miles

Auburn
18 min | 13.0 miles

Auburn Municipal Airport
20 min | 14.6 miles

THE OFFERING

Port of Tacoma
10 min | 3.2 miles

Puyallup
18 min | 9.2 miles





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Commercial Real Estate

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DEBT & EQUITY

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