DAVITA DATA CENTER
NET LEASED OFFERING

1441 Court A, Tacoma, WA

The Kase Group

ParaSell, Inc. | A Licensed Washington Broker #21245

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Tacoma, WA

PROPERTY INFORMATION

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PROPERTY SUMMARY

The property is fully leased to DaVita, Inc., a Fortune 200 company with a market capitalization exceeding $10 billion, under a corporately guaranteed lease with more than 6 years remaining.

The lease features 2% annual rent increases and offers a cap rate 8.91%, providing stable, predictable income backed by one of the strongest credit tenants in the medical sector, which operates over 2,900 dialysis centers globally.

Located at 1441 Court A in downtown Tacoma, this three-story medical data center occupies a hard-to-replace site adjacent to the Port of Tacoma and just one mile from Interstate 5, which sees more than 200,000 vehicles per day. The location offers excellent access and visibility, with close proximity to major transportation corridors and port infrastructure that drive regional commerce. Tacoma's industrial market remains among the most active in the country, supported by port operations that handle 10–13 million tons of cargo annually and generate over $25 billion in economic activity.

PROPERTY HIGHLIGHTS

- **Annual 2% Rent Increases**
- **Corporately Backed Lease by DaVita, Inc (NYSE: DVA)**
- **Proximity to Tacoma's Active Commercial and Industrial Submarkets**
- **200,000+ Combined VPD (Near Port and I-5)**
- **Strong Industrial Growth Driven by Proximity to Seattle's Booming Market**
- **Located Near Port of Tacoma**

OFFERING SUMMARY	
Property Name	DaVita Data Center
Address	1441 Court A Tacoma, WA 98402
Deal Type	NN
Sale Price	$5,500,000
Cap Rate	9.72%
Net Operating Income	$534,612.42
Square Footage	18,732
Lot Size	0.21 AC
Lease Start	12/01/2020
Lease Expiration	11/30/2032
Options	Four, 5 Year Options
Increases	2% Annually

ANNUALIZED OPERATING DATA

YEAR	MONTHLY RENT	ANNUAL RENT	RENT INCREASE	MONTHLY/SF	ANNUAL/SF	CAP RATE
12/1/2025 - 11/30/2026	$44,551.03	$534,612.42	2%	$2.38	$28.54	9.72%
12/1/2026 - 11/30/2027	$45,442.06	$545,304.67	2%	$2.43	$29.11	9.91%
12/1/2027 - 11/30/2028	$46,350.90	$556,210.76	2%	$2.47	$29.69	10.11%
12/1/2028 - 11/30/2029	$47,277.91	$567,334.97	2%	$2.52	$30.29	10.31%
12/1/2029 - 11/30/2030	$48,223.47	$578,681.67	2%	$2.57	$30.89	10.52%
12/1/2030 - 11/30/2031	$49,187.94	$590,255.31	2%	$2.63	$31.51	10.73%
12/1/2031 - 11/30/2032	$50,171.70	$602,060.41	2%	$2.68	$32.14	10.95%

POWER/DATA CENTER INFO

- 1200-amp, 480-volt, 3 phase
- Eaton UPS uninterruptible power supply
- CAT 750 KW / Kohler 410 KW Generators
- CAT 987 KVA / Kohler 325 KVA Generators
- Central AC/Climate controlled
- FM 200 Fire suppression system plus VESDA smoke detection

LOCATION DESCRIPTION

Tacoma, WA is a major economic center within the 4.1 million–person Seattle-Tacoma-Bellevue metro. The local economy is well-rounded, with strong roots in healthcare, defense, and international trade. Major employers like Joint Base Lewis-McChord (with around 54,000 personnel) and regional healthcare systems such as MultiCare and Virginia Mason Franciscan Health help keep employment steady. The area also benefits from the presence of companies like Boeing and Amazon.

The Port of Tacoma plays a big role in the region's economy as part of the Northwest Seaport Alliance and is one of the busiest container ports in North America. In 2023, it supported over 41,000 jobs and generated billions in economic activity. The port is backed by strong infrastructure, including the I-5 corridor and expanding Sound Transit options, making it easy for both workers and customers to get around.

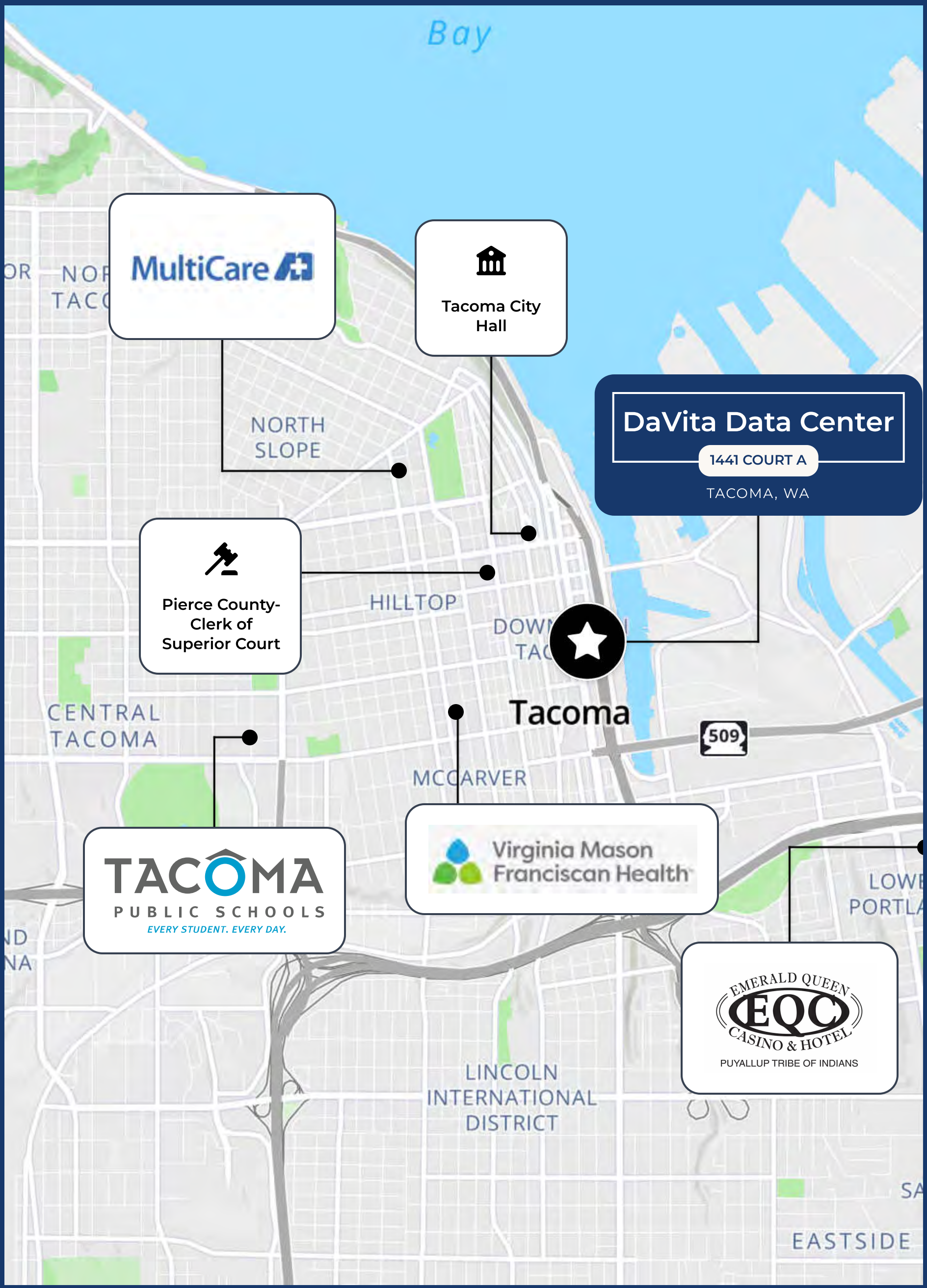
Pierce County's population is expected to top 941,000 in 2024, making it the second-largest county in Washington. The area benefits from employment tied to the military and healthcare sectors, which also help drive consistent foot traffic. Combined with rising household incomes and a diverse workforce, Tacoma continues to stand out as a solid market for single-tenant retail with long-term growth potential.


INTERSTATE
705
± 20,000 VPD
DaVita
1441 COURT A
TACOMA, WA
COURT A

AREA MAP

DaVita Data Center
1441 COURT A
TACOMA, WA
Logo
CUERNO BRAVO
CHASE
the old spaghetti factory
SAFEWAY
Walmart
LOWE'S
THE HOME DEPOT
T.J.maxx
fusion
COMMON GROUND
COFFEE & MARKET
TACOMA
DOME
COSTCO
BANK OF AMERICA
Chick-fil-A
Tacoma Mall
RESTAURANT BREWHOUSE
JCPenney
Krispy Kreme
macy's
NORDSTROM
TEXAS de BRAZIL
The Cheesecake Factory
University of Puget Sound
MultiCare Tacoma General Hospital
MultiCare Allenmore Hospital
Cheney Stadium
Port of Tacoma
Tacoma Dome
Tacoma
HILLTOP
CENTRAL TACOMA
MCCARVER
LOWER PORTLAND
N 22nd St
N 18th St
N 14th St
N 12th St
N 10th St
N 8th St
N 7th St
S 7th St
6th Ave
S 8th St
S 10th St
S 12th St
S 15th St
S 17th St
E 18th St
E 26th St
Bay St
Center St
S 35th St
E 36th St
E 38th St
E 40th St
S 41st St
S 43rd St
E 43rd St
N Huson St
N Cheyenne St
N Fife St
S Orchard St
S C St
E D St
E Portland Ave
E L St
E T St
Milwaukee Way

MAJOR EMPLOYERS



The property is strategically located within a dynamic and diverse employment hub, supported by recession-resistant sectors such as healthcare, government, and education, which provide a solid foundation for the local economy. Key institutions like MultiCare Tacoma General Hospital and St. Joseph Medical Center anchor the growing healthcare sector, attracting skilled professionals and ensuring a robust presence. This stability is further reinforced by a strong public sector presence, with major employers such as Tacoma Public Schools, Tacoma City Hall, and various Pierce County offices forming a consistent employment base. Additionally, hospitality employers like the Emerald Queen Casino & Hotel add another layer of economic diversity, supporting the service sector. The concentration of these large, stable employers drives sustained demand for both commercial and residential space, offering long-term investment potential and economic resilience. With a diverse and expanding workforce, the area's strong economic foundation ensures continued growth, making the property an attractive investment.

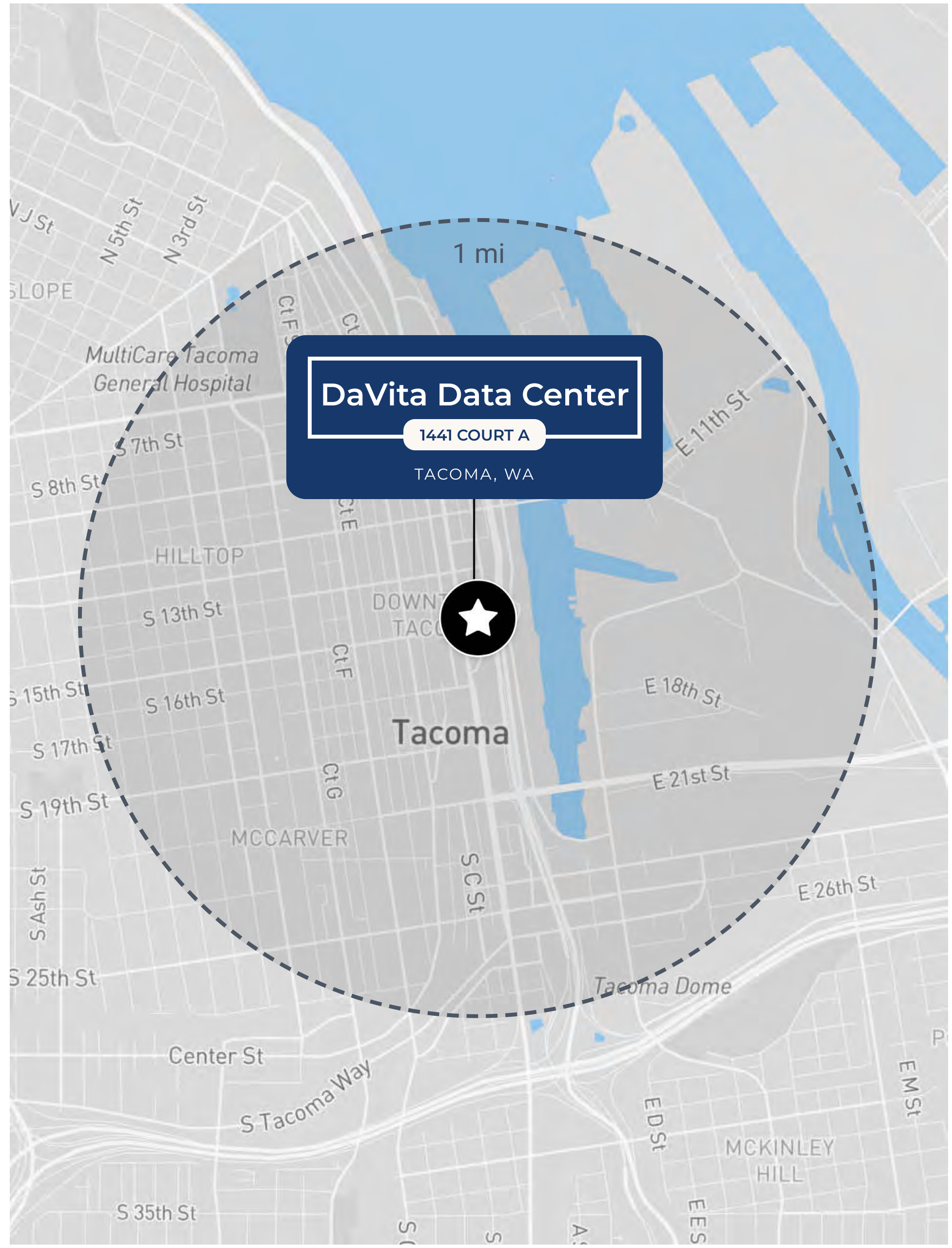
Employer	Industry	Employees	Distance
MultiCare Health System	Healthcare	8,000	1.6 mi
Virginia Mason Franciscan Health	Healthcare	7,000	1.0 mi
Tacoma Public Schools	Education	5,000	1.8 mi
Tacoma City Hall	Government	3,500	0.8 mi
Emerald Queen Casino & Hotel	Hospitality	2,200	2.9 mi
Pierce County-Clerk of Superior Court	Government	3,000	0.8 mi

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
2025 Projection	19,137	98,826	277,876
2020 Estimate	18,032	94,381	264,106
2010 Census	15,291	86,221	239,664
Growth % 2020-2025	6.13%	4.71%	5.21%
Growth % 2010-2020	17.93%	9.46%	10.20%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Projection	8,905	41,394	112,204
2020 Estimate	8,215	39,101	105,993
2010 Census	6,529	34,575	94,359
Growth % 2020-2025	8.40%	5.86%	5.86%
Growth % 2010-2020	25.82%	13.09%	12.33%

INCOME	1 MILE	3 MILES	5 MILES
Avg Household Income	$65,359	$78,450	$87,509



CONFIDENTIALITY & DISCLAIMER

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