

Office / Warehouse Data Center / Flex



2320 Commerce St & 2324 Pacific Ave

Tacoma, WA 98402

±38,230 SF

TOTAL AVAILABLE

±21,000 SF

OFFICE / WAREHOUSE

±17,230 SF

DATA CENTER / FLEX

Renovated, furnished offices and a heated/cooled warehouse, paired with lower-level flex space featuring substantial power, backup generation and fiber infrastructure.

2320 COMMERCE ST

\$12.00/SF + NNN

Office / warehouse

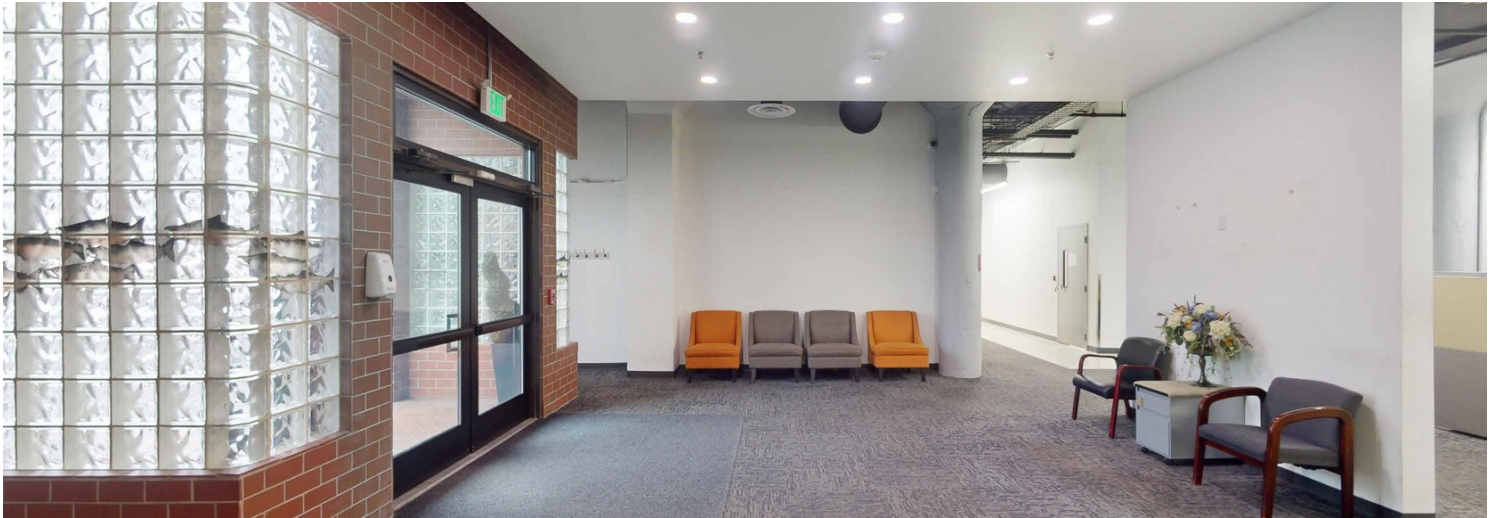
2324 PACIFIC AVE

Call for rates

Data center / flex

Office / Warehouse

2320 Commerce St | ±21,000 SF available



Reception area within the renovated office space.

LEASE RATE	\$12.00/SF + NNN
POWER	400 amps 480V 3-phase
LOADING	3 dock-level garage doors
WAREHOUSE CEILING	13'7"

Fully furnished office space with a heated and cooled warehouse. The upper level is fully sprinklered.



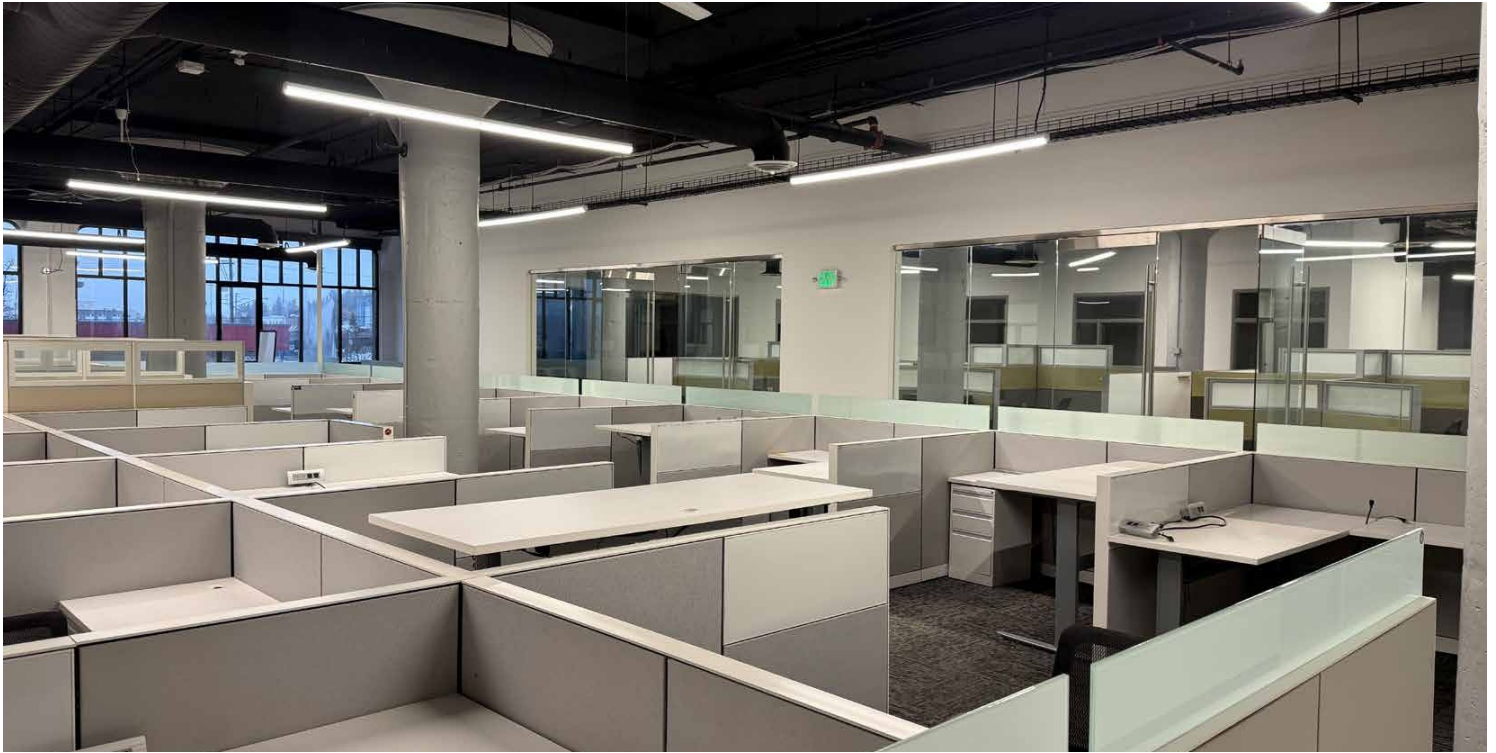
OFFICE + WAREHOUSE

Private offices, open work areas, conference and break rooms, plus an adjoining warehouse and loading area.

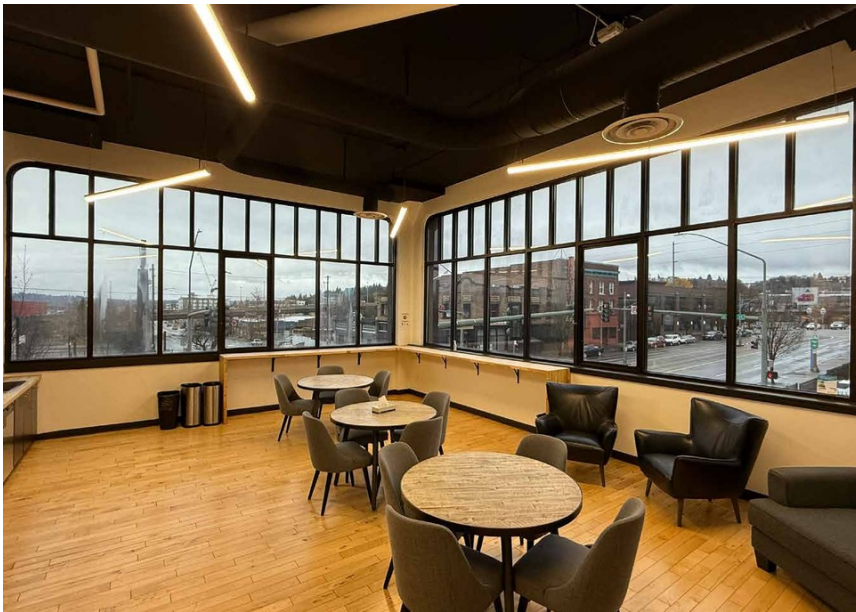
Warehouse interior shown at left.

Renovated & Furnished

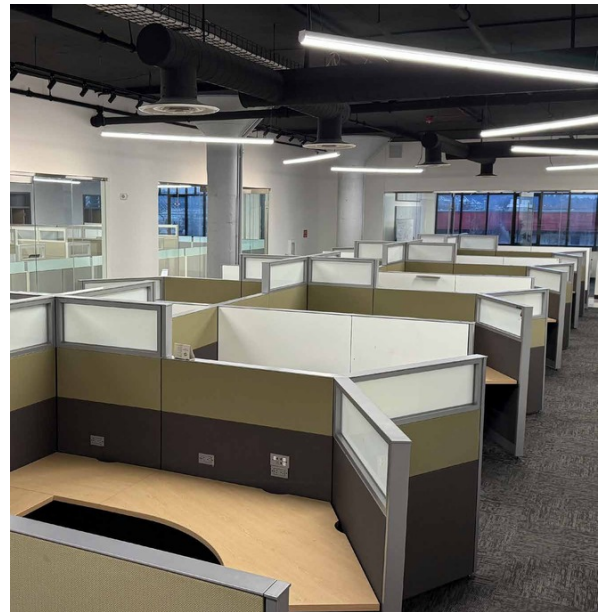
Office interiors | 2320 Commerce St



Open workstations and enclosed offices.



Window-lined break room.



Furnished workstations.

Office / Warehouse Plan

2320 Commerce St | ±21,000 SF available

±21,000 SF

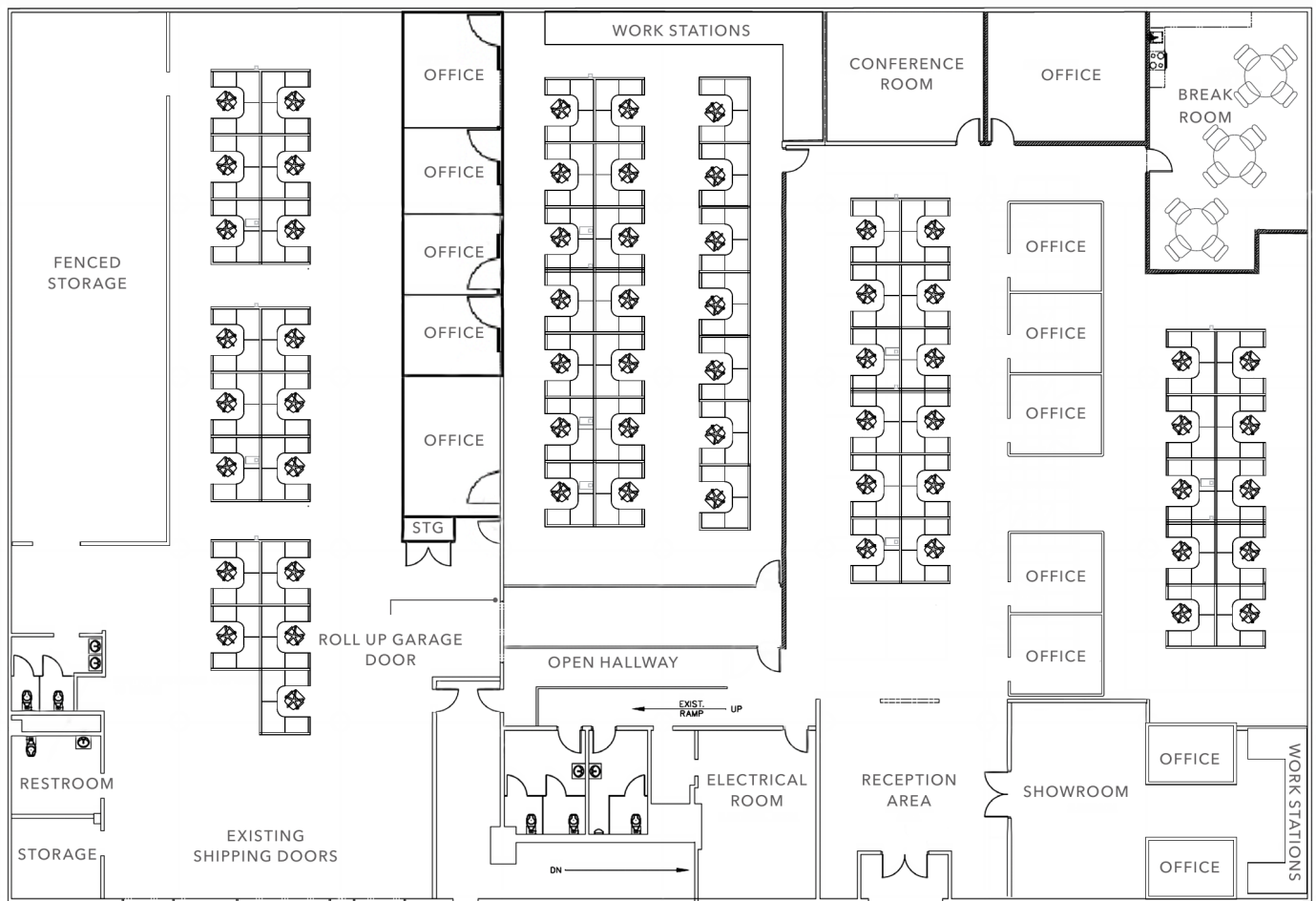
AVAILABLE

3

DOCK-LEVEL DOORS

13'7"

WAREHOUSE CEILING



Illustrative floor plan; not to scale. Furniture and final configuration are subject to confirmation.

PRIVATE OFFICES / WORKSTATIONS / CONFERENCE / WAREHOUSE



Clover Capital
Commercial Real Estate

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425-746-1500 | VisitClover.com

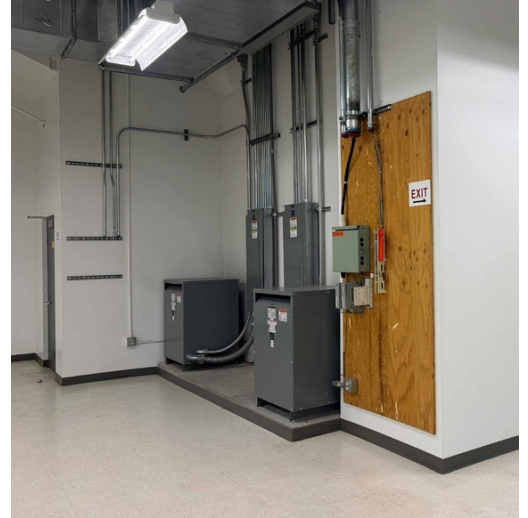
Michele Mulnick
michele@visitclover.com

Data Center / Flex

2324 Pacific Ave | ±17,230 SF available



Open lower-level space and electrical infrastructure.



POWER 1,600 amps | 480V | 3-phase

BACKUP GENERATOR 800 kW rooftop diesel generator

CEILING HEIGHT 14'4" - 14'8"

LOADING 1 drive-in garage



Existing cooling equipment.

BUILDING INFRASTRUCTURE

Two AT&T fiber drops with an access agreement in place.

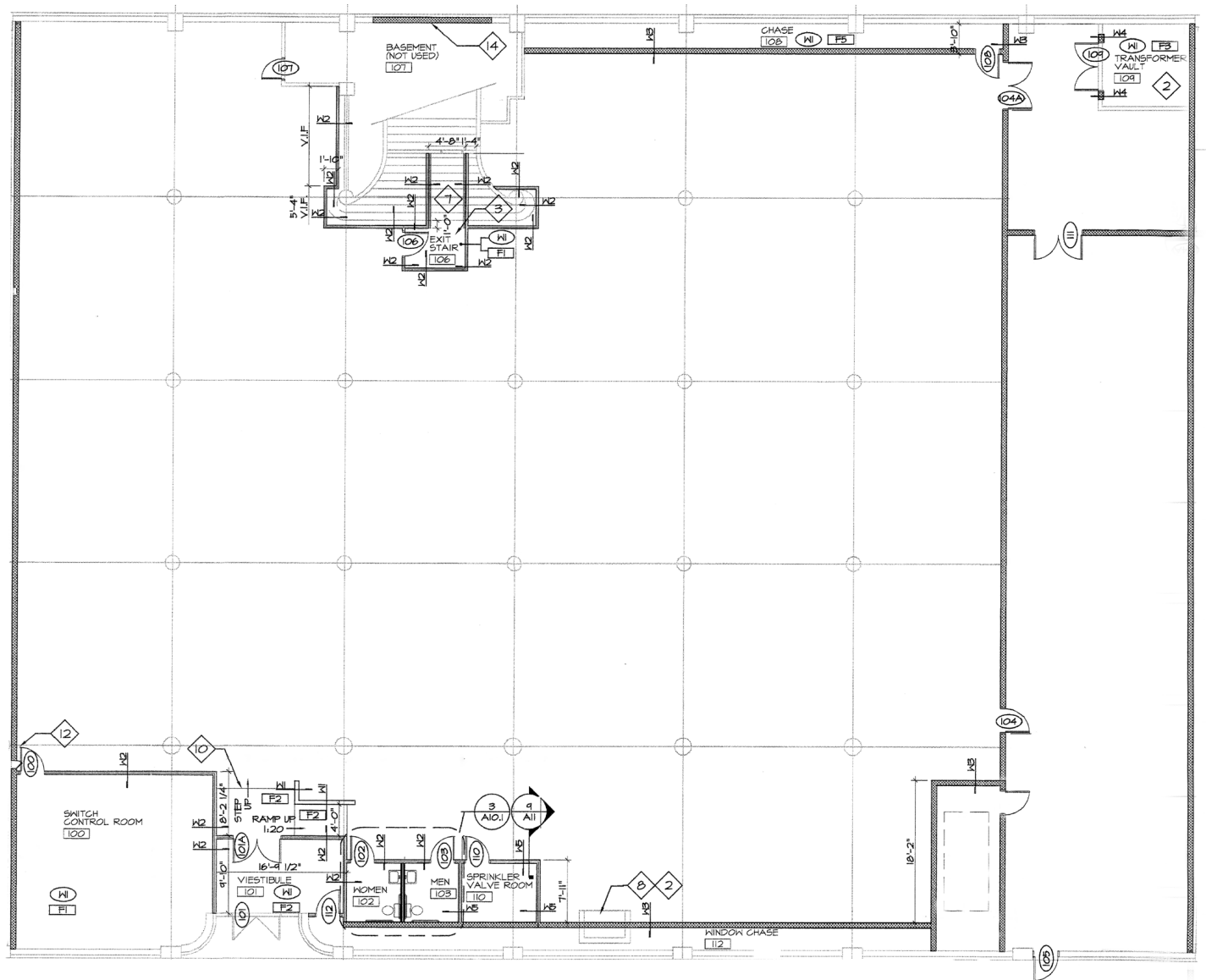
Pre-action sprinkler system and seismic upgrades.

Additional hookup for a street/mobile generator.

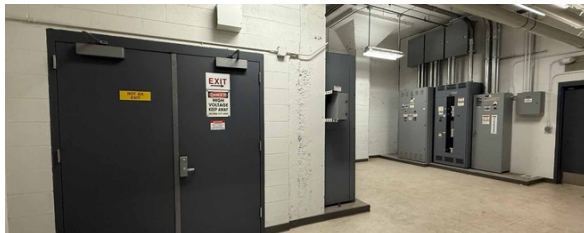
Call for lease rates

Data Center / Flex Plan

2324 Pacific Ave | ±17,230 SF available



Illustrative floor plan; not to scale. Separate 3,770 SF tenant area is not included.



EXISTING ELECTRICAL INFRASTRUCTURE

Adjacent power substation. Any future power upgrade would require utility review and approval.



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Brewery District

2320 Commerce St & 2324 Pacific Ave



Location aerial. Subject outline is approximate.

Renovated Office, Warehouse & Data Center Space

Located in Tacoma's Brewery District with convenient access to I-705 and I-5. Contact Clover Capital to discuss space requirements, lease terms and a property tour.

SCHEDULE A TOUR
425-746-1500

Neal Mulnick | Michele Mulnick

Information and areas are approximate and subject to change. Verify space, systems, permitted use and lease terms.