

1305 TACOMA AVES



## DOWNTOWN TACOMA OFFICE FOR LEASE



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# 1305 TACOMA AVE

Available Spaces

## Spaces that fit your business.

49,315 SF available, divisible to  $\pm 274$  SF.  
Flexible spaces, negotiable lease terms.

- Common area renovations underway
- Access to Rainier Amenity Center
- Easy customer parking
- 4/1,000 tenant parking garage
- On-site security
- Building signage available
- Storage available
- New on-site tenant lounge coming soon

### Available Spaces

| FLOOR | SIZE      | RATE (SF / YR) | LEASE TYPE   |
|-------|-----------|----------------|--------------|
| 1     | 19,222 SF | \$16-\$22      | Full Service |
| 2     | 13,627 SF | \$16-\$22      | Full Service |
| 3     | 16,466 SF | \$16-\$22      | Full Service |



**J SQUARED**  
INVESTMENTS

1305 Tacoma Ave S, Tacoma, WA  
presented by **LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES**

# 1305 TACOMA AVE

Rainier Amenity Center

Access to new amenity, entertainment and fitness center

Owned and managed by J<sup>2</sup> Properties, 1305 Tacoma Ave offers its tenants access to its shared Rainier Amenity Center, located five blocks away at the Tacoma Rhodes Center.



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

Pool tables and shuffleboard

Coffee bar and kegerator

Fitness center and group classroom

Live digital bike and fitness classes

Locker rooms with showers

Bike storage and repair



Premier Access | Just five blocks away at the Tacoma Rhodes Center

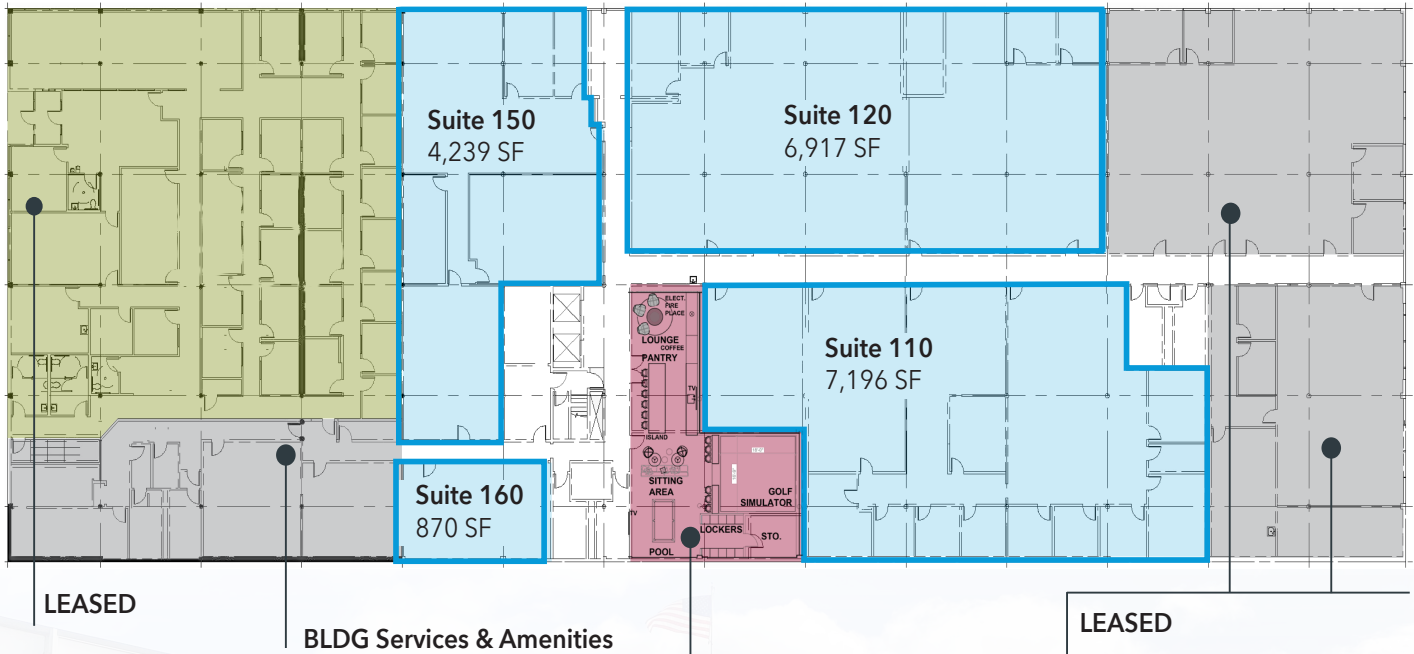
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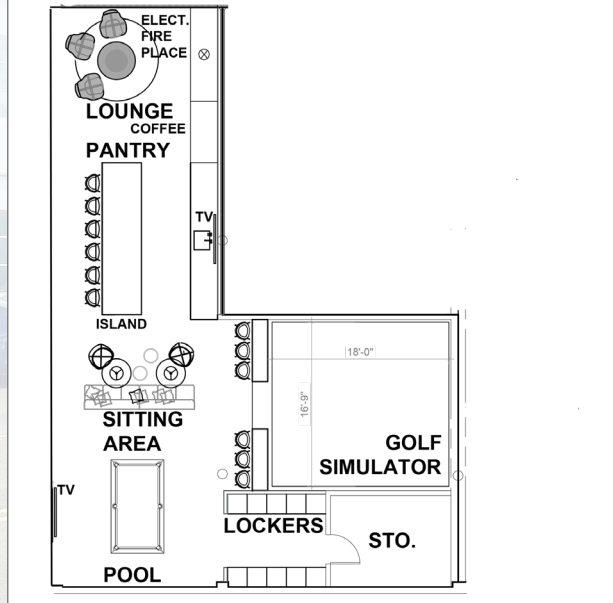
# 1305 TACOMA AVE

Available Suites

## 1st Floor | 19,222 SF



### FUTURE TENANT LOUNGE



FOR LEASE

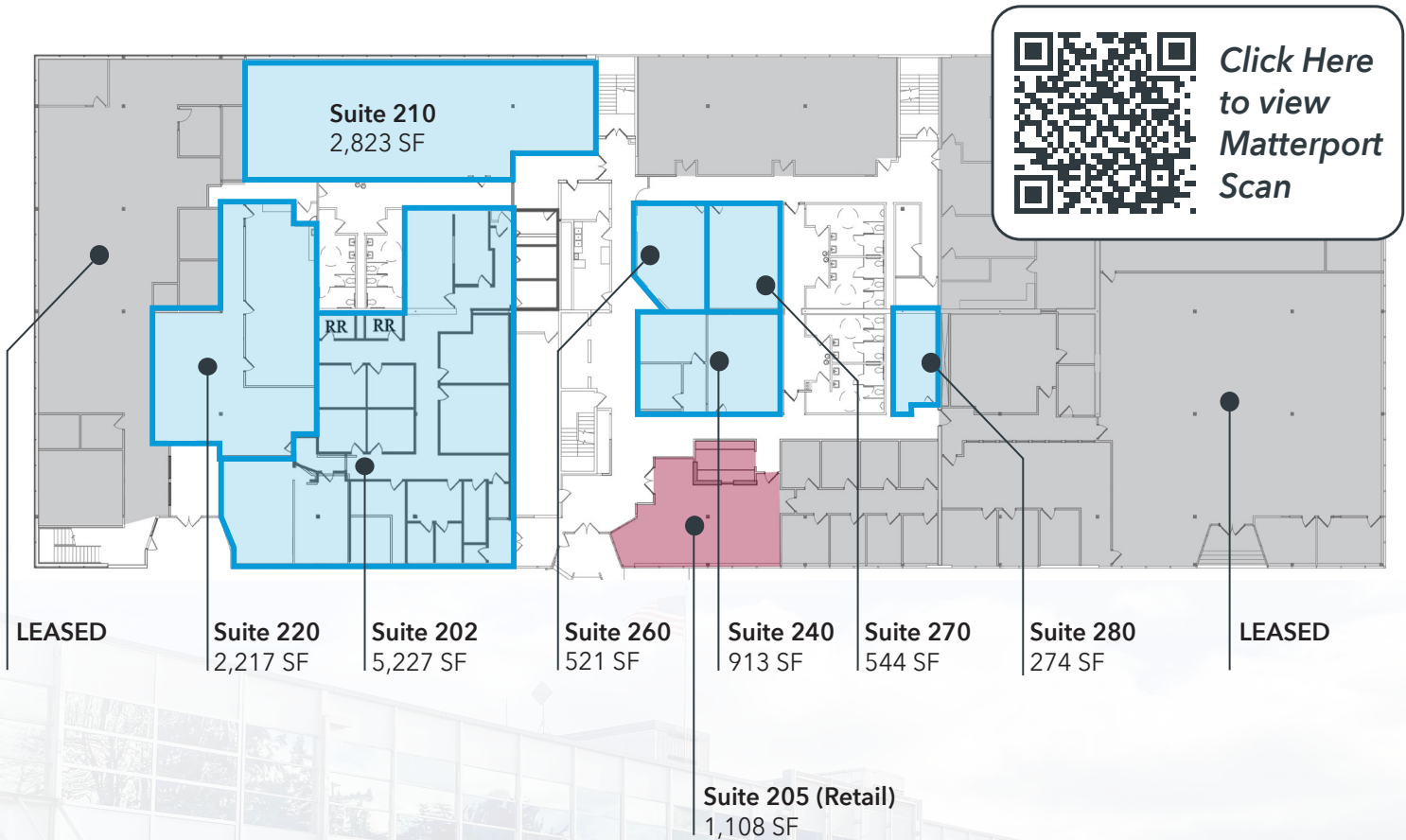
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# 1305 TACOMA AVE

Available Suites

**2nd Floor | 12,519 SF of Office, 1,108 SF of Retail**



FOR LEASE

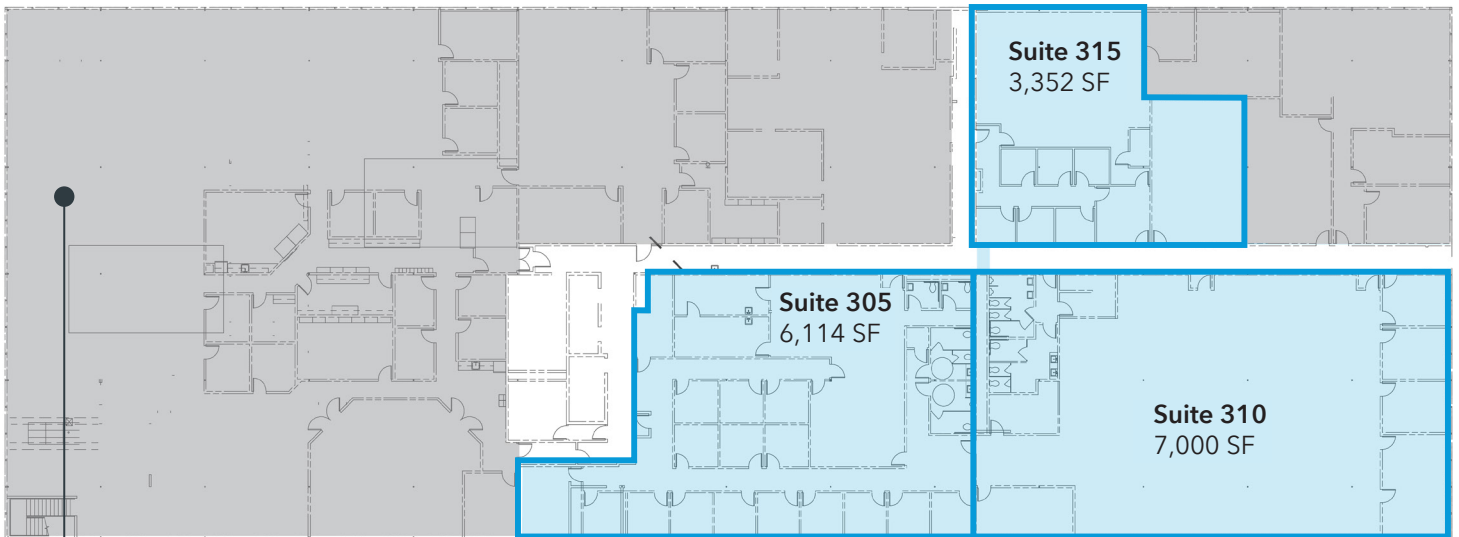
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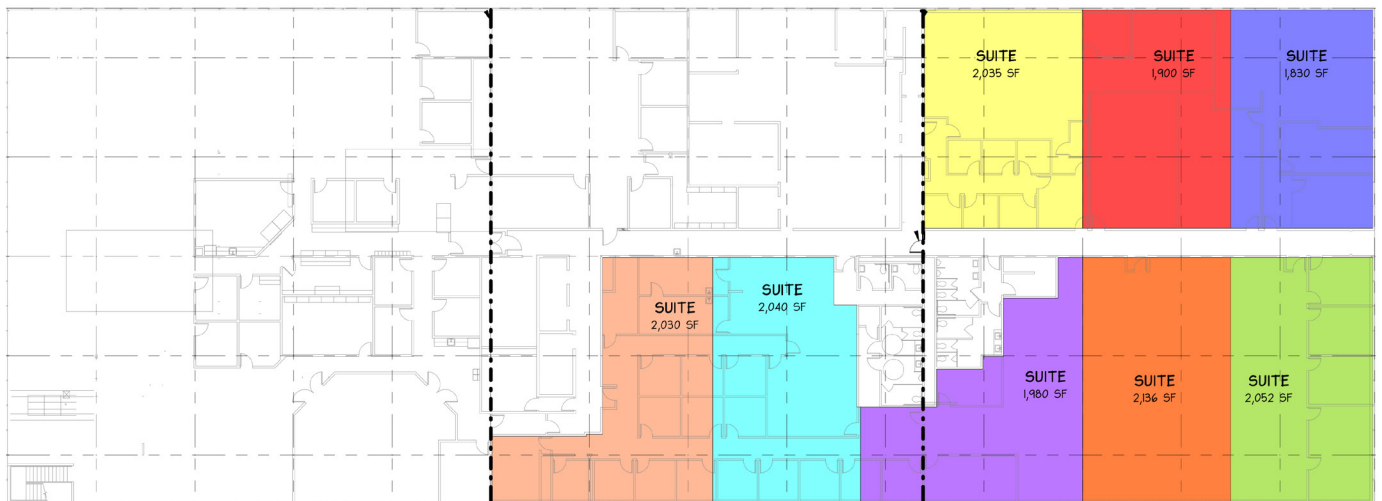
# 1305 TACOMA AVE

Available Suites

## 3rd Floor | 16,466 SF



## 3<sup>RD</sup> FLOOR | CONCEPT DEMISING



FOR LEASE

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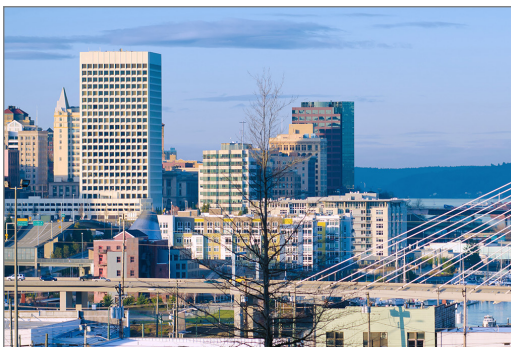
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# 1305 TACOMA AVE

Location

## Connectivity, at the center of community.

Discover high-quality office space located at 1305 Tacoma Ave S in downtown Tacoma. This prime location is in close proximity to the YMCA, Hotel Murano, and Tacoma Convention Center. With a plethora of coffee shops, restaurants, and museums nearby, tenants can immerse themselves in a vibrant community with abundant amenities. Additionally, the building offers convenient access to I-5, facilitating seamless connectivity to major transportation routes and the broader Tacoma Area.





J SQUARED  
INVESTMENTS

# WHERE PROPERTY MANAGEMENT *REALLY* MEANS WORKSPACE EVOLUTION.



For more information about this property, contact:

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