

1305 TACOMA AVES



DOWNTOWN TACOMA OFFICE FOR LEASE



JOHN BAUDER, CCIM
jbauder@lee-associates.com
D 253.238.0043

HARRISON LAIRD
hlaird@lee-associates.com
D 253.238.0044



1305 TACOMA AVE

Available Spaces

Spaces that fit your business.

59,491 SF available, divisible to ±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

Available Spaces

FLOOR	SIZE	RATE (SF / YR)	LEASE TYPE
1	26,944 SF	\$16-\$22	Full Service
2	12,519 SF	\$16-\$22	Full Service
3	20,028 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 J² 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

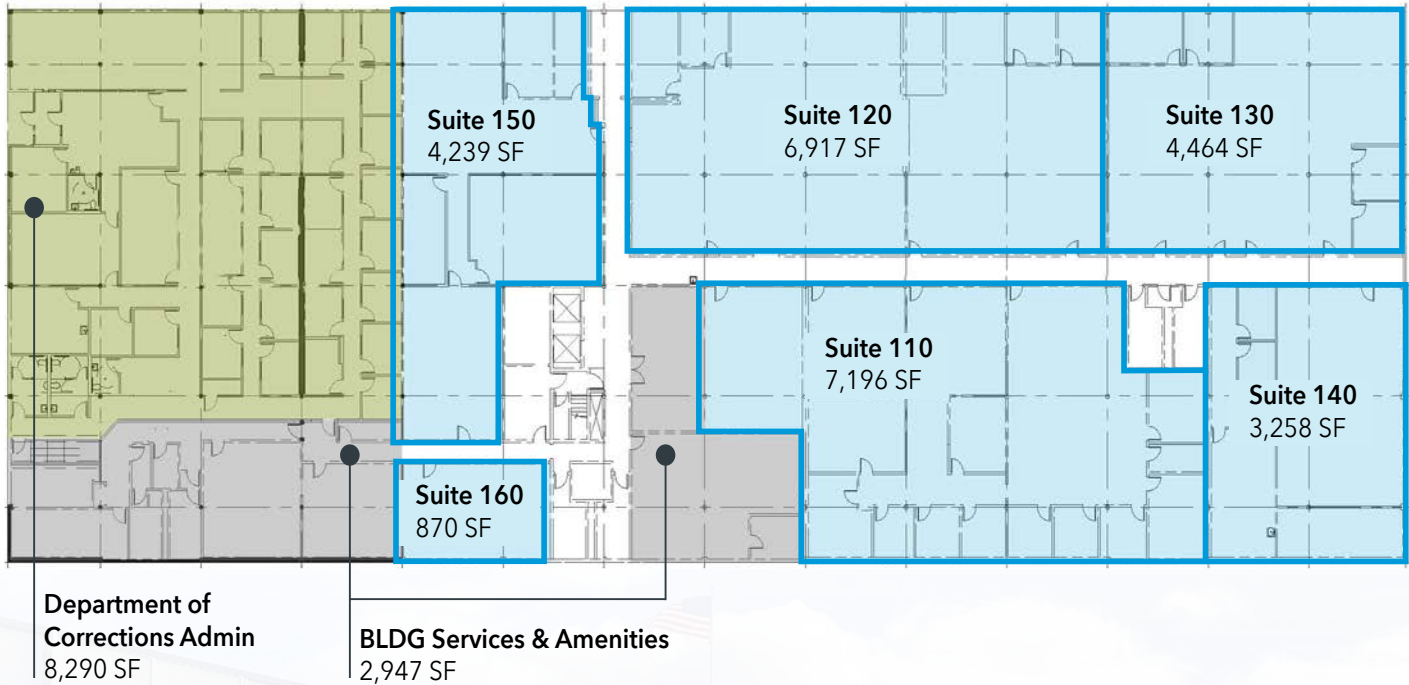
J SQUARED
INVESTMENTS

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

1305 TACOMA AVE

Available Suites

1st Floor | 26,944 SF



FOR LEASE

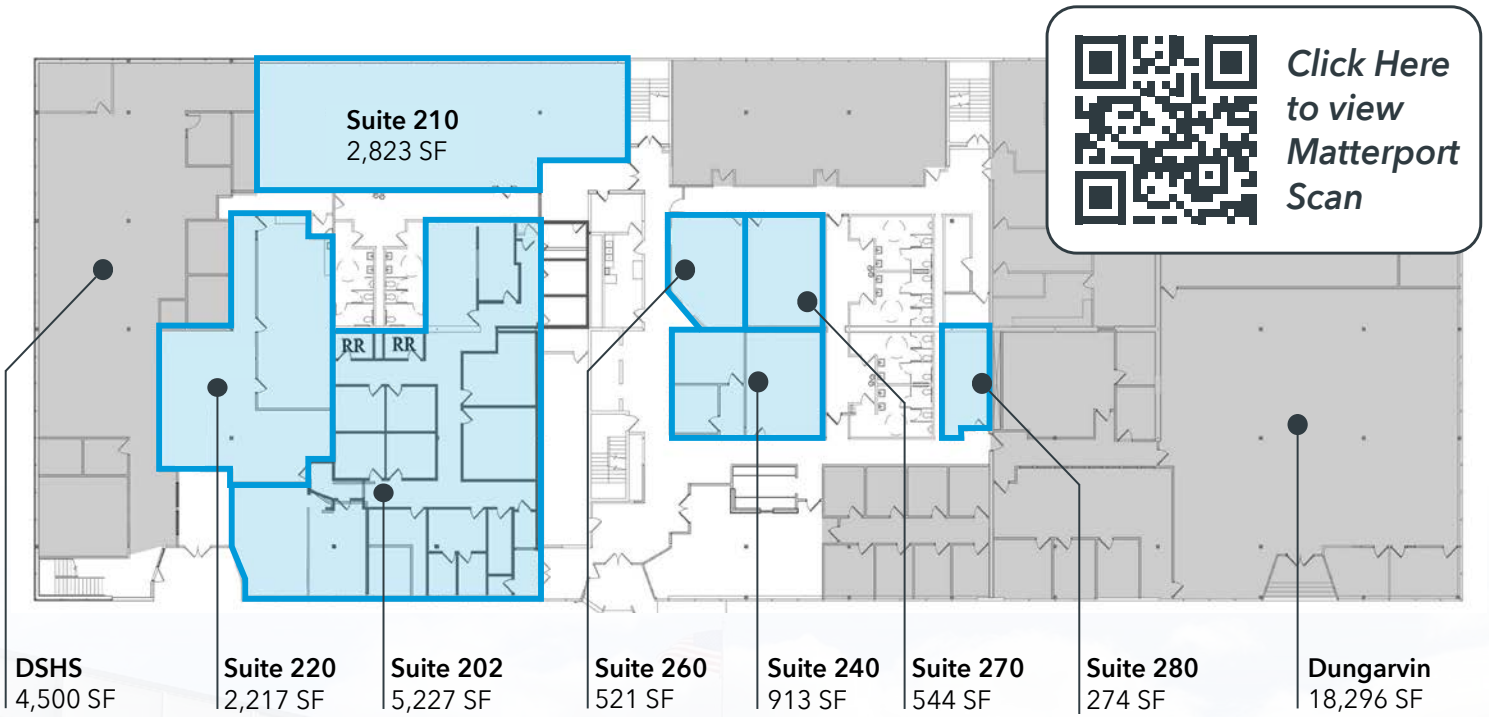
J SQUARED
INVESTMENTS

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

1305 TACOMA AVE

Available Suites

2nd Floor | 12,519 SF



FOR LEASE

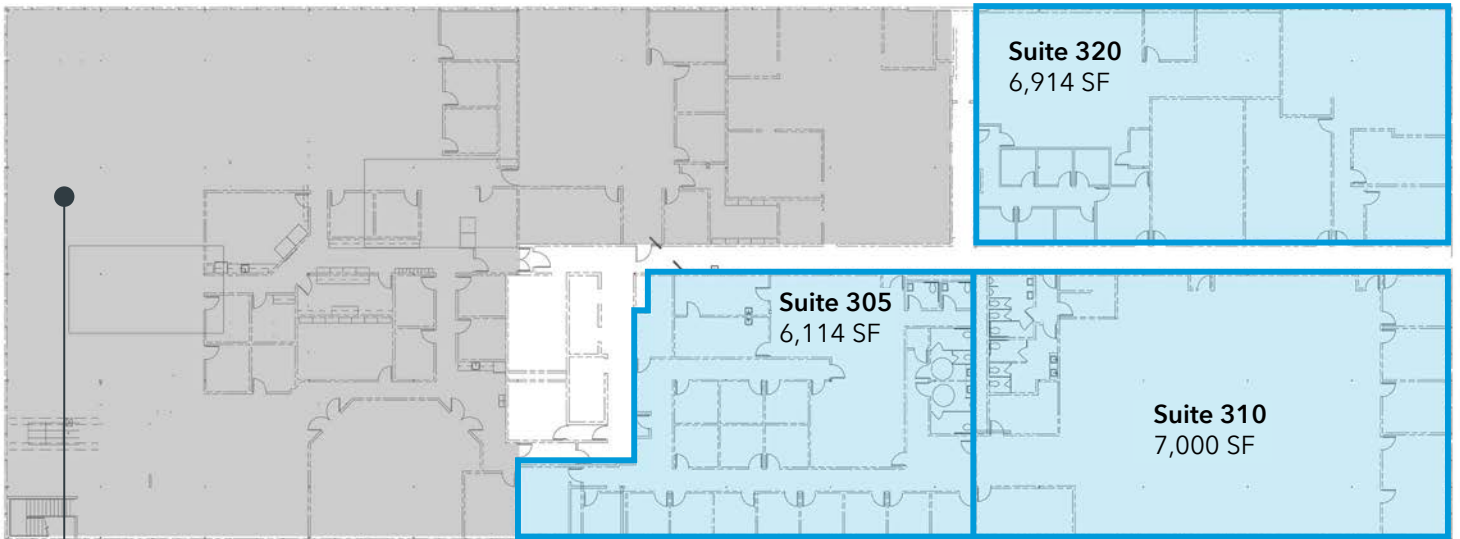
J SQUARED
INVESTMENTS

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

1305 TACOMA AVE

Available Suites

3rd Floor | 20,028 SF



3RD FLOOR | CONCEPT DEMISING



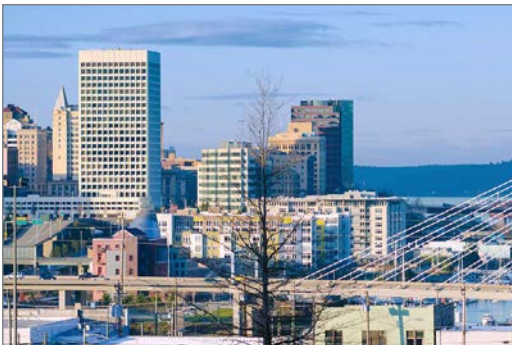
FOR LEASE

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:

JOHN BAUDER, CCIM
jbauder@lee-associates.com
D 253.238.0043

HARRISON LAIRD
hlaird@lee-associates.com
D 253.238.0044

950 Pacific Avenue, Suite 200, Tacoma, WA 98402
253.383.8382 | lee-nw.com



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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.