



**History.
Connectivity.
Innovation.**

OCH
Old City Hall Tacoma

625 COMMERCE STREET, TACOMA, WA
Restaurants · Retail · Office

For leasing, contact:

LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES

Harrison Laird

John Bauder, CCIM

253.238.0044

253.238.0043

teamlairdbauder@lee-associates.com

Old City Hall Tacoma

NOW LEASING

PHASE 1

NOW
LEASING

Complete Historic Renovation in 2025

Iconic building and spaces with sweeping views and timeless architecture. Available spaces include:

» **Restaurants/Food Vendor**

700 - 1,400 RSF, accommodating up to 3 unique dining concepts

» **Retail**

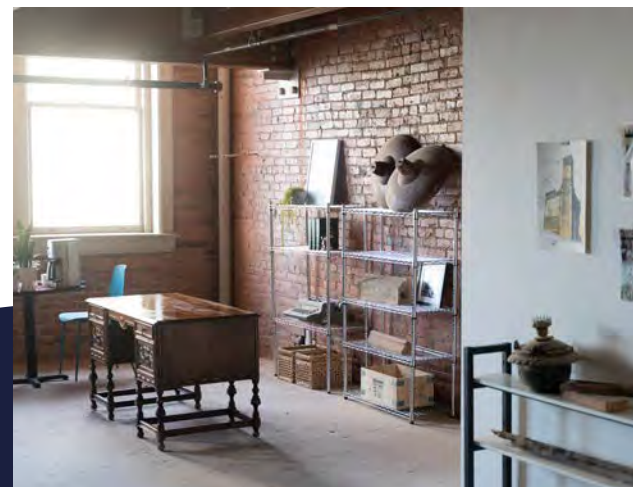
540 - 2,000 RSF, with an additional street-level cafe or vendor opportunity to capture building and light rail customers

» **Offices**

Flexible layouts from 150 - 9,532 RSF to fit the needs of innovative and growing businesses

» **Amenities include:**

Natural lighting flooding from 8' windows
Elevator lobbies featuring 16' ceilings
Immediate light rail access at Old City Hall stop
Coffee/food vendor space off Commerce St
Reimbursed ORCA Business Passport costs
(conditions apply)



Lease rates starting at \$30/SF/yr

Modified Full Service

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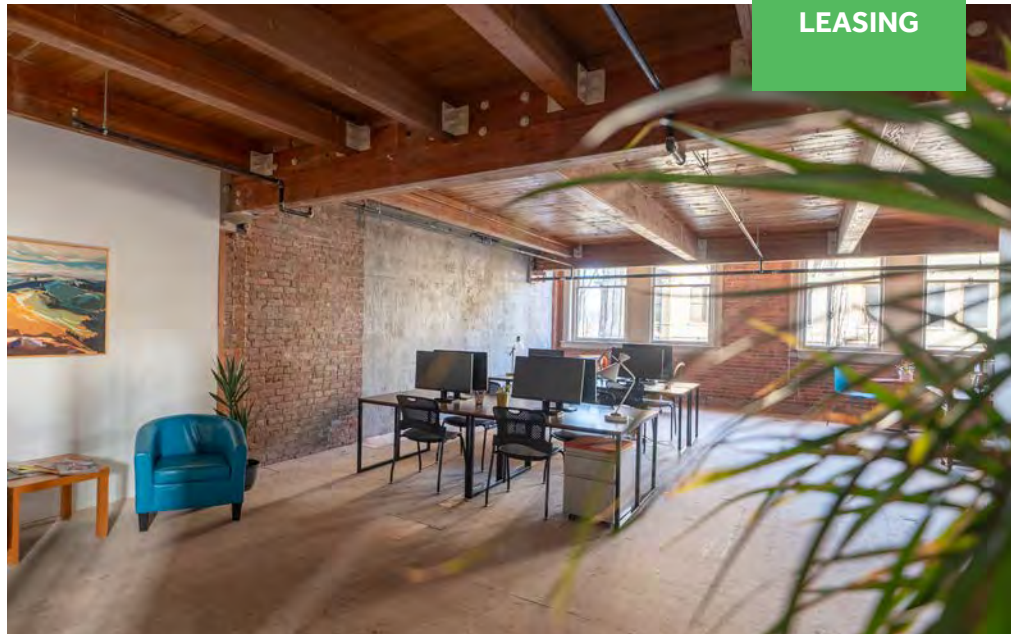


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Find Your Space to Thrive

- **Room to Grow:**
Flexible spaces from 150-9,532 RSF
- **Creative Energy:**
Iconic architecture, abundant light, and striking views
- **The Place to Be:**
Where Tacoma's historic character meets its modern rhythm
- **Make Your Mark:**
Energy that invites collaboration and leaves lasting impressions



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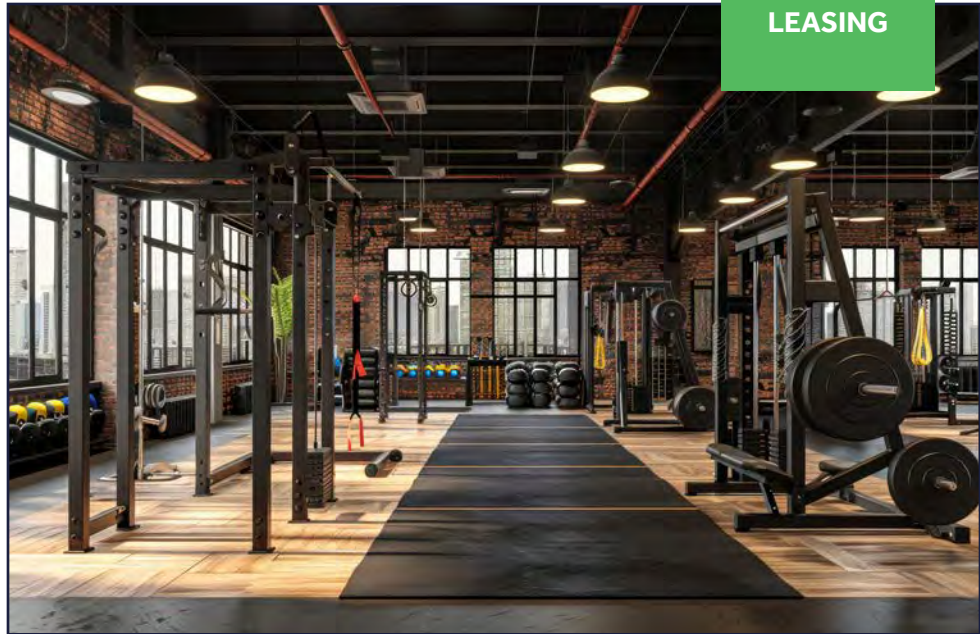
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Current Amenities

- Dedicated parking options
- Private storage options
- Reimbursable ORCA cards (ask for details)

Amenities Coming in 2025

- Fitness center
- Showers/Locker rooms
- Bike lockers
- Yoga studio
- Conference Room
- Pantry



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Located at the Old City Hall stop on Tacoma's Link Light Rail, Old City Hall is seamlessly connected to every major downtown market in the Pacific Northwest.



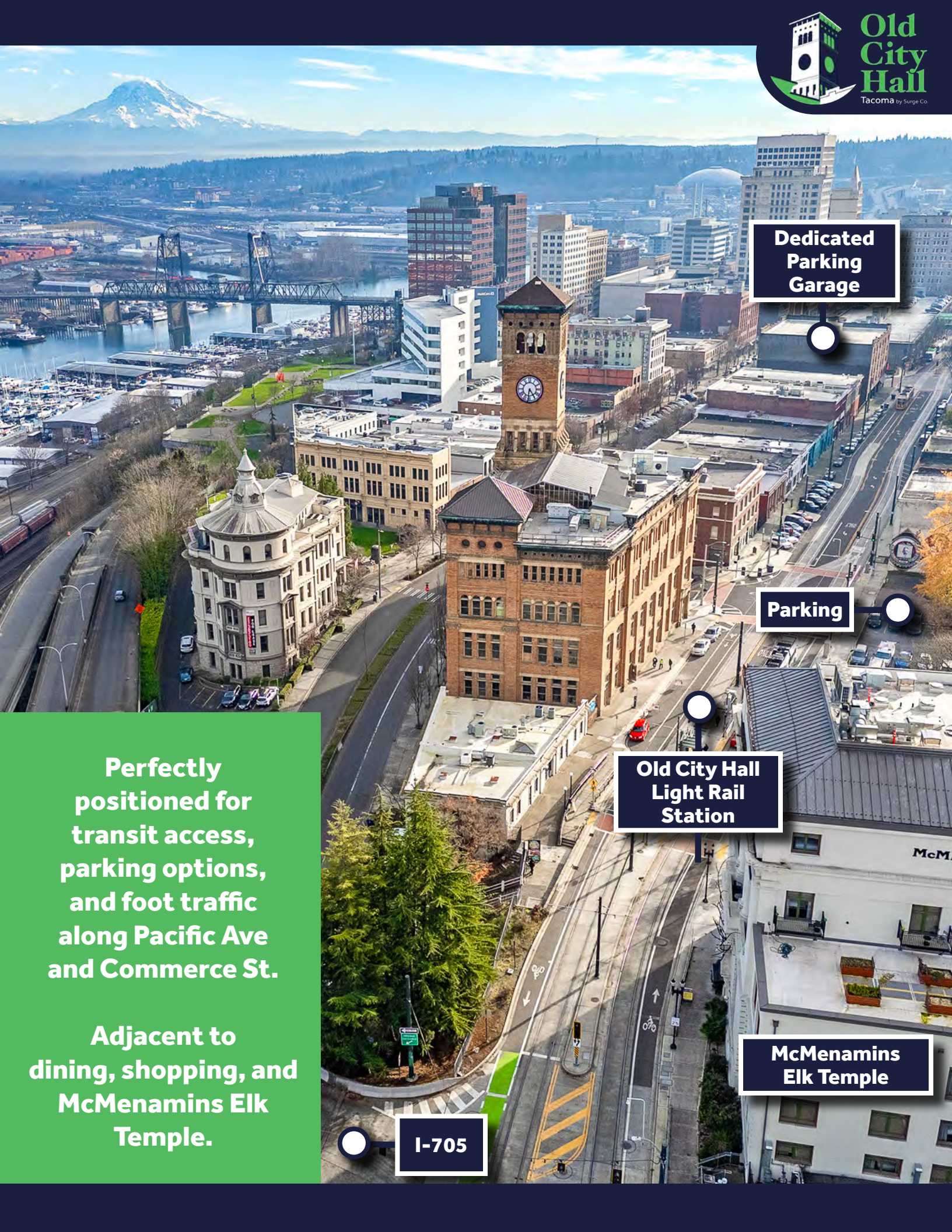
Regional Transit is Covered at OCH

Sign a 6+month lease by September 1, 2025 and receive 100% reimbursement of ORCA Business Passport costs for your employees.

MUST MEET CERTAIN CRITERIA TO QUALIFY

2 HOUR
TRAIN RIDE
TO PORTLAND





**Dedicated
Parking
Garage**

Parking

**Old City Hall
Light Rail
Station**

**McMenamins
Elk Temple**

I-705

**Perfectly
positioned for
transit access,
parking options,
and foot traffic
along Pacific Ave
and Commerce St.**

**Adjacent to
dining, shopping, and
McMenamins Elk
Temple.**

2nd Floor





AVAILABILITY

PHASE 1

NOW
LEASING

Pacific Avenue



Suite Number	Type	Size	Features
Suite 206	Office	1,768 RSF	Includes mezzanine level.
 Suite 213	Food Vendor	906 RSF	Plumbing available.
 Suite 219	Food Vendor	Flexible	Open to food hall area. Plumbing available. Window signage directly facing light rail stop.
 Suite 226	Restaurant	1,460 RSF	Includes commercial kitchen. Can be combined with Suite 229.
Suite 229	Retail	607 RSF	Plumbing available.
 Suite 230	Retail/Salon	586 RSF	Plumbing available.
Suite 231	Retail	1,078 RSF	LEASED - Tacoma Historical Society.

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2nd Floor Mezzanine

AVAILABILITY

PHASE 1

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Pacific Avenue



Suite Number	Type	Size	Features
Suite 204	Office	779 RSF	Includes vault room.
Suite 207	Office	499 RSF	Can be combined in multiple ways to accommodate various SF needs.
Suite 209	Office	256 RSF	
Suite 210	Office	256 RSF	
Suite 211	Office	254 RSF	
Suite 212	Office	368 RSF	
Suite 214	Office	402 RSF	Stairway entrance; 1-2 private offices.
Suite 215	Office	1,016 RSF	

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3rd Floor



AVAILABILITY

PHASE 1

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Pacific Avenue



Suite Number	Type	Size	Features
Suite 305	Office	1,437 RSF	Includes mezzanine.
Suite 310	Office	2,149 RSF	Includes 3+ private offices on mezzanine level.
 Suite 315	Office/Salon/Spa	773 RSF	Plumbing available.
 Suite 320	Office/Salon	402 RSF	Plumbing available.
Suite 338	Office	362 RSF	Can be combined for up to 3 private offices and 748 RSF.
Suite 339	Office	386 RSF	
Suite 342	Office	728 RSF	1 private office with reception.
Suite 347	Office	2,065 RSF	Includes mezzanine level.

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3rd Floor Mezzanine

AVAILABILITY

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Suite Number	Type	Size	Features
Suite 306	Office	1,242 RSF	Divisible from 127-1,242 RSF.
Suite 312	Office	480 RSF	Can be combined for up to 4 private offices and 1,185 RSF.
Suite 313	Office	227 RSF	
Suite 314	Office	218 RSF	
Suite 315	Office	260 RSF	
Suite 325	Office	340 RSF	

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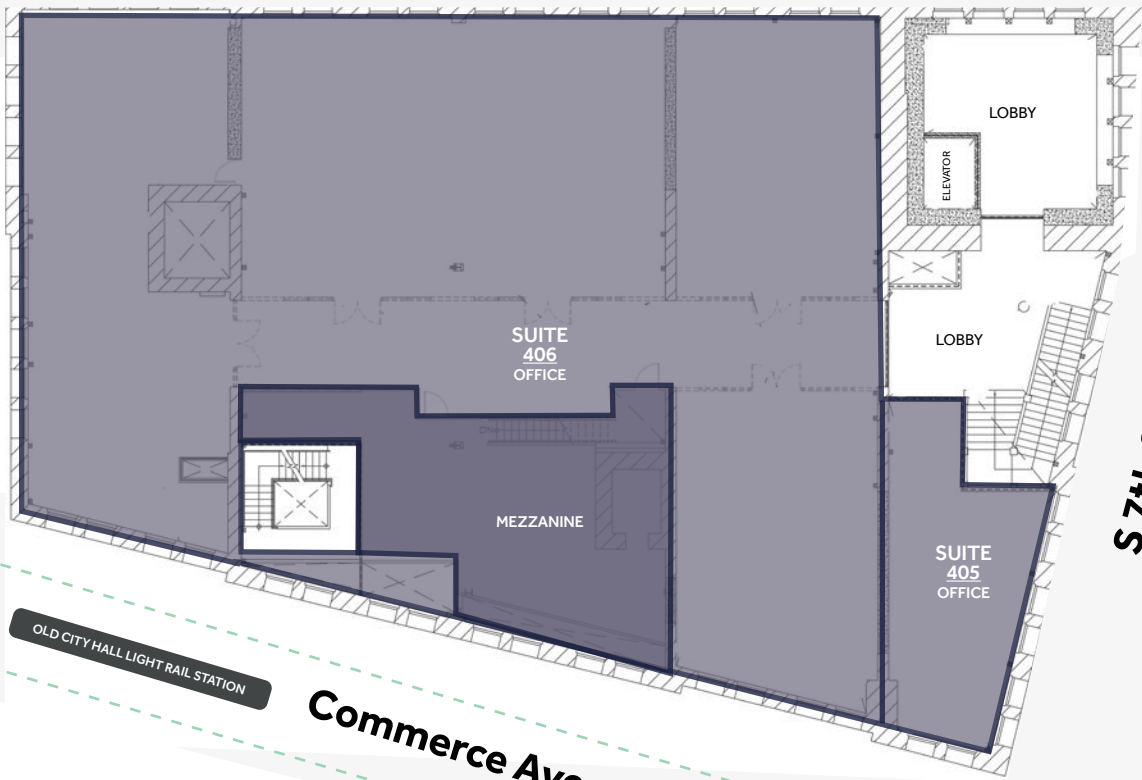
4th Floor

AVAILABILITY

PHASE 1

NOW LEASING

Pacific Avenue



Suite Number	Type	Size	Features
Suite 405	Office	863 RSF	Can be combined with Suite 406.
Suite 406	Office	Up to 10,460 RSF	Stunning 16' ceilings, tall windows, and unobstructed water views. Includes 1,226 RSF mezzanine space.

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