



FOR SALE / LEASE

BONE DRY SHOE BUILDING | 2111 PACIFIC AVENUE, TACOMA



PREPARED BY:

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DISCLAIMER STATEMENT

Lee & Associates (the “Agent”) has been engaged as the exclusive leasing and sales representative for the sale of the 2111 Pacific Ave, Tacoma (the “Property”) by ‘Ownership’ (the “Seller”).

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (April 2025) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller’s sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.



EXECUTIVE SUMMARY

Ideal opportunity in downtown Tacoma with parking and immediate freeway access. The entire 12,005 SF building is available for occupancy upon McGranahan PBK's lease expiration, 12/31/25. The building can also be easily demised to provide approximately 3,000 SF of retail / office space fronting Pacific Avenue.

The Bone Dry Shoe Building was originally built in 1917, and completely renovated in 2000. It is on the Tacoma Register of Historic Places. Exposed structure consists of board-form concrete exterior walls and old-growth heavy-timber beams and columns.

As part of the renovation, an accessible Elevator was added and a seismic retrofit was installed. Other improvements included HVAC, Electrical, Security, and Plumbing systems. New envelope elements consist of an insulated single-ply roof membrane assembly and new energy-efficient wood/aluminum windows throughout.

- Flexibility: An owner-user could occupy 3,000; 9,000; or 12,000 SF
- Parking: 20 parking stalls on-site; free street parking is available in the nearby neighborhood
- Access: Immediate access to I-705, I-5, and Hwy 509
- Signage: High-visibility, high traffic count signage opportunity
- Adjacent to Light Rail providing access to Regional Transit and other Downtown & Tacoma destinations



PROPERTY OVERVIEW

PROPERTY SUMMARY

ADDRESS	Bone Dry Shoe Building 2111 Pacific Avenue, Tacoma, WA
MUNICIPALITY	City of Tacoma

BUILDING INFORMATION

YEAR BUILT	1917 (2000 - Renovation)
TOTAL BUILDING SF	12,005 SF
PARKING STALLS	20

SITE INFORMATION

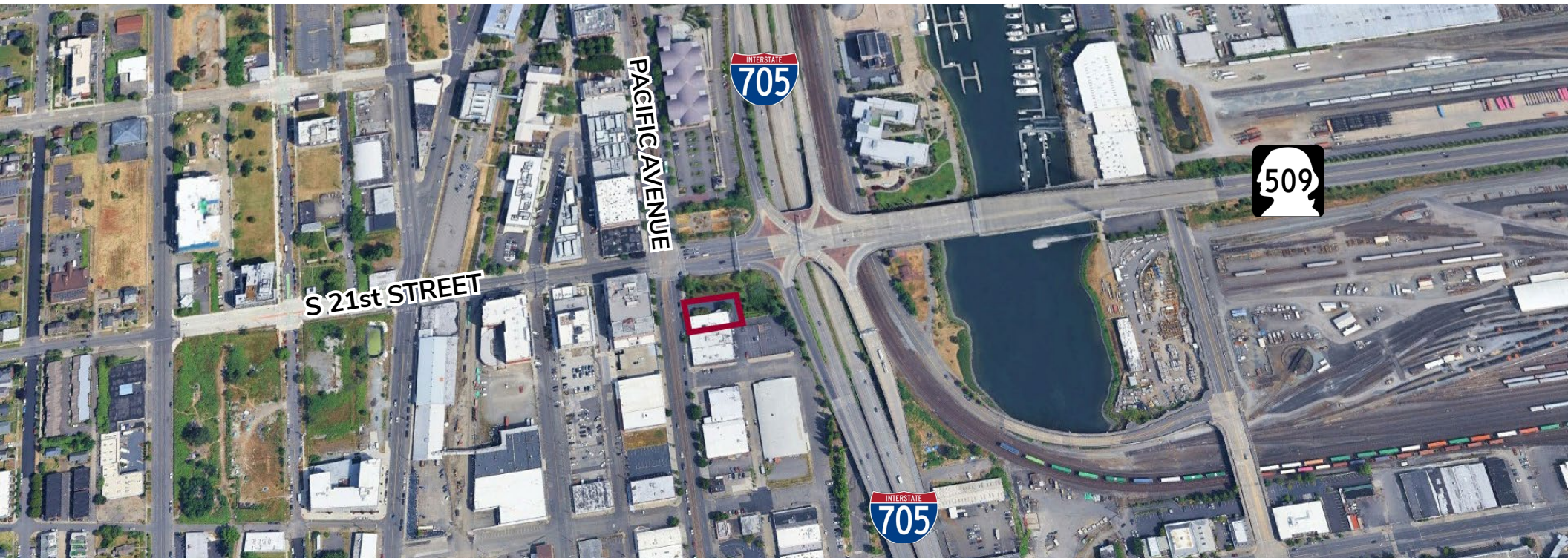
LAND AREA	13,930 SF
ZONING	Warehouse/Residential (Commercial)

SALE INFORMATION

Sale Price	\$2,985,000
Price/PSF	\$249 PSF

LEASE INFORMATION

Lease Rate	\$23 PSF NNN
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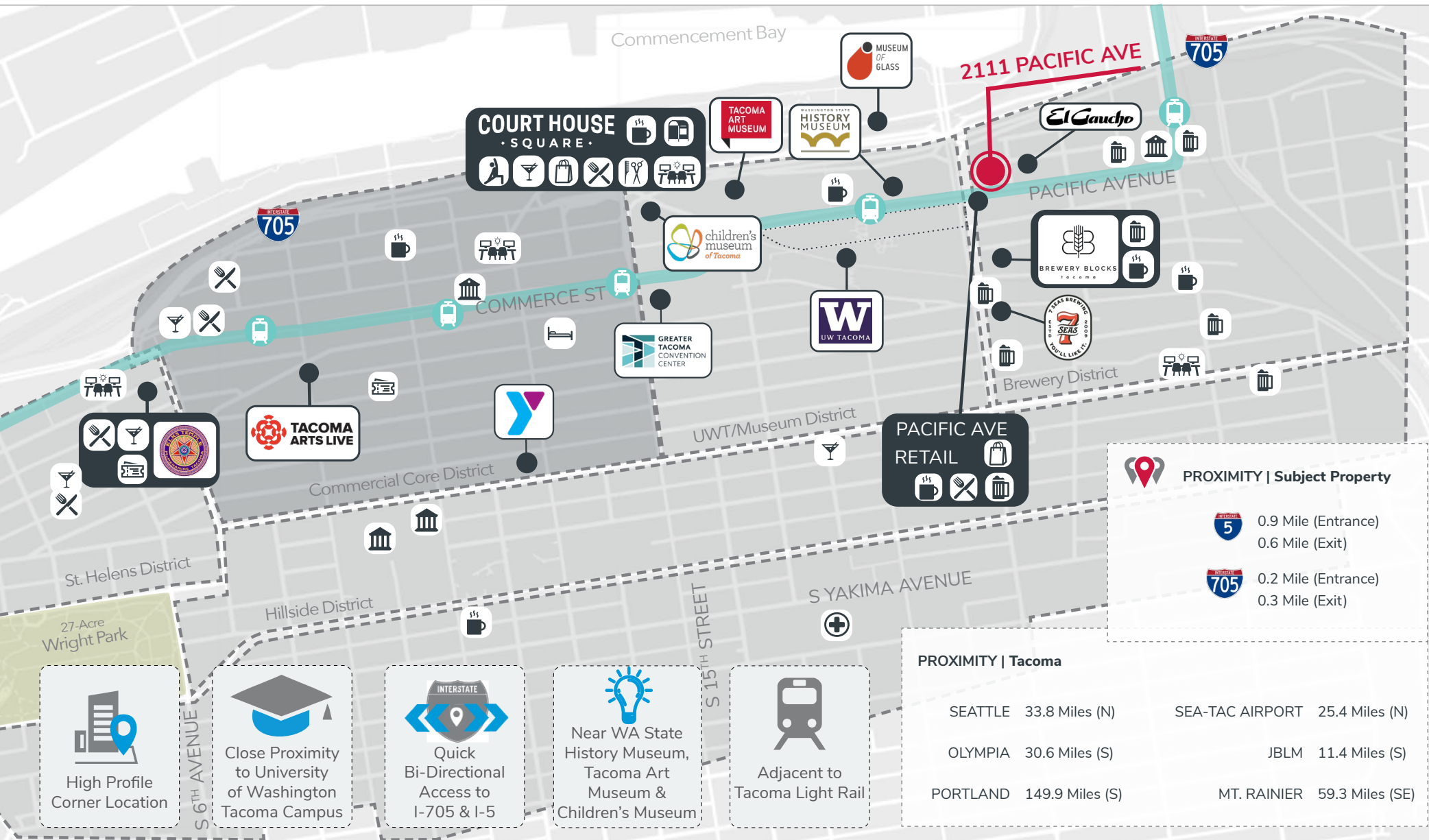
PHOTOS



PHOTOS

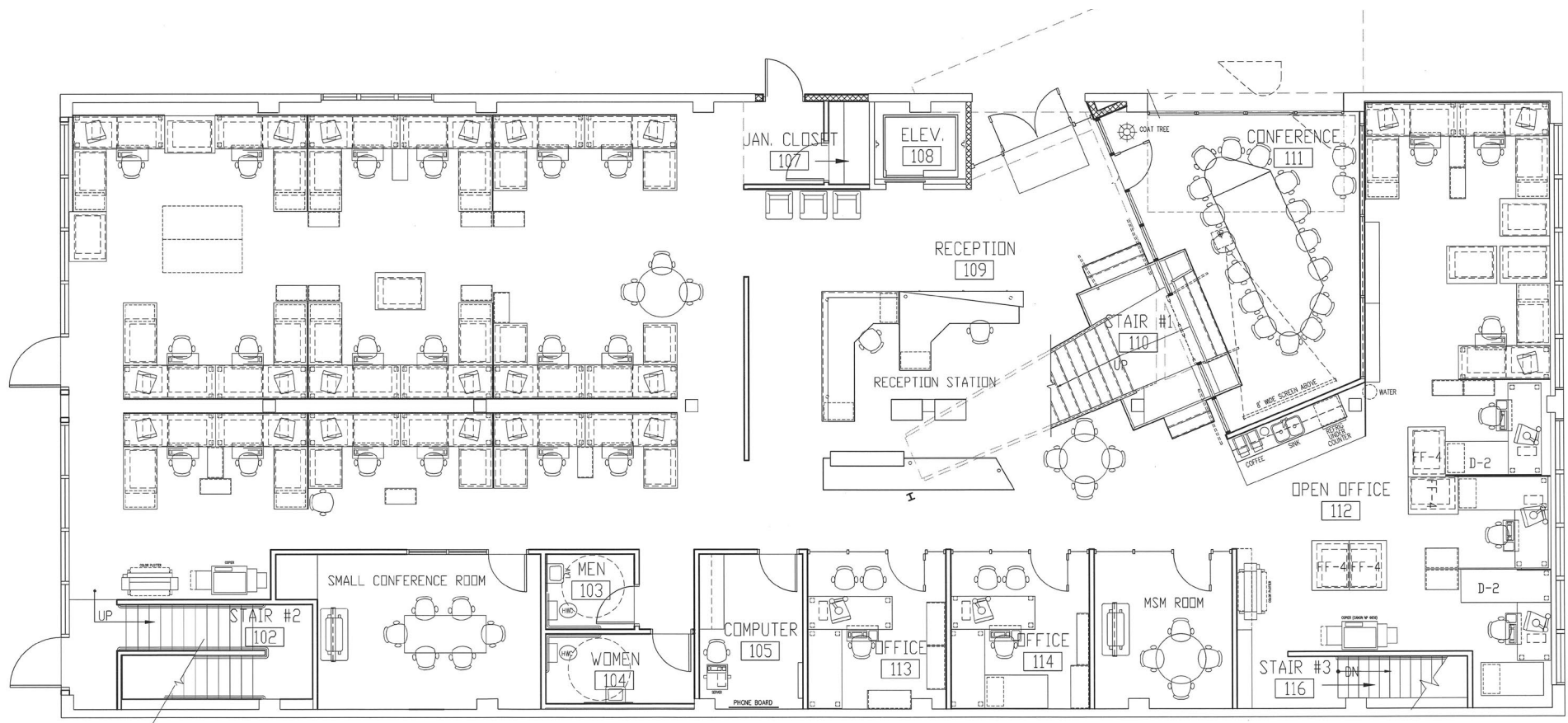


SURROUNDING AREA



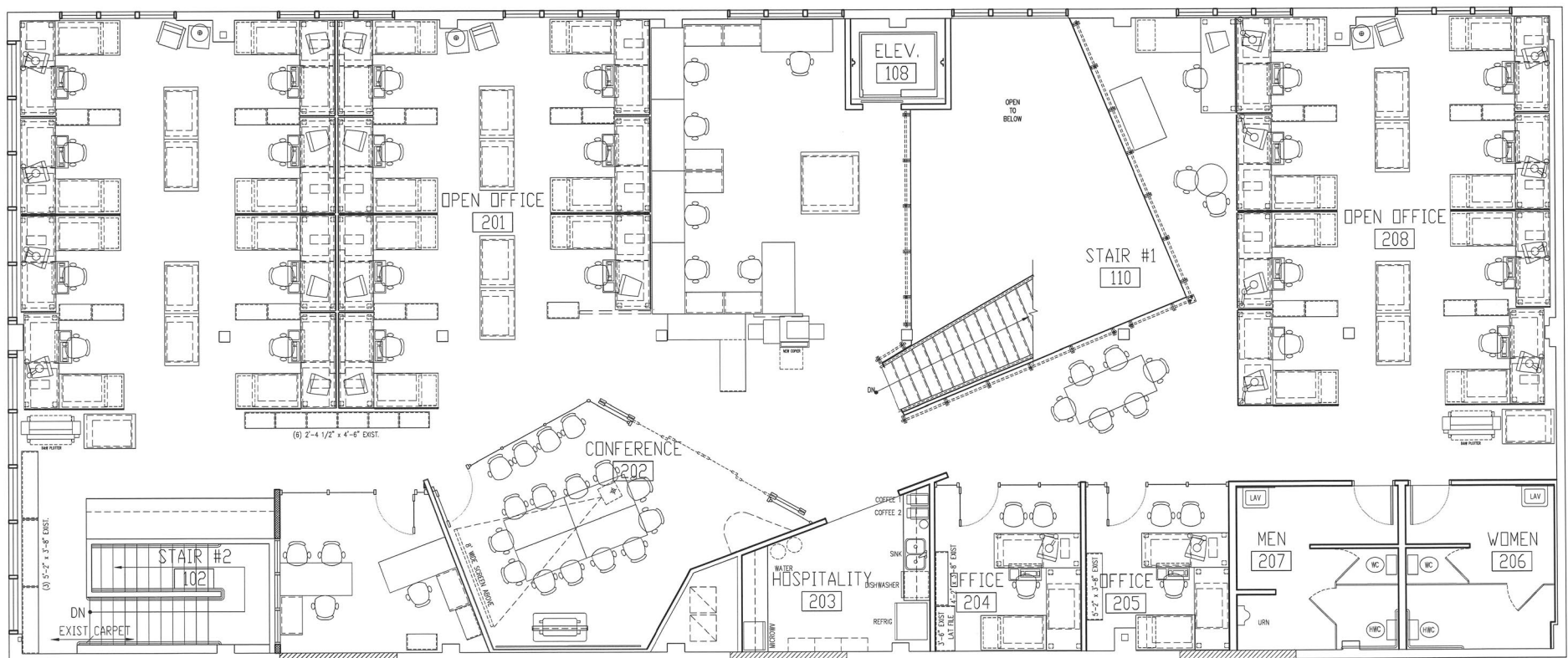
FLOOR PLANS

1ST FLOOR



FLOOR PLANS

2ND FLOOR



ABOUT TACOMA

218,000
Population

3RD
Largest City in
Washington

HOMETO
4TH
LARGEST
CONTAINER
GATEWAY
In North America

NW SEAPORT ALLIANCE
SEATTLE + TACOMA

NEAR
4TH
LARGEST
WORLDWIDE
MILITARY
BASE
JOINT BASE LEWIS-MCCHORD
Lakewood, WA

METRO PARKS TACOMA
NATIONALLY
AWARDED
PARKS & REC
2019 Gold Medal
American Academy
for Park & Recreation
Administration

Tacoma is consistently recognized as one of the most livable and walkable cities in America. Continuous investment with infrastructure improvements, a redeveloped waterfront and a thriving downtown are attracting people from all over the nation.

COST OF LIVING

	TACOMA	SEATTLE	WA	USA
OVERALL	113.3	172.3	118.7	100
GROCERY	101.2	108.7	101.1	100
HEALTH	83.8	85.2	83.8	100
HOUSING	134.0	309.0	164.9	100
MEDIAN HOME COST	309,900	714,400	381,300	231,200
UTILITIES	67.8	68.8	74	100
TRANSPORTATION	119.3	137.5		

Source: BestPlaces.Net



BUSINESS CLIMATE

[Business Financing & Incentives](#)

[Opportunity Zone Investment](#)

[Regional Transportation Infrastructure](#)

Tacoma Link was the first modern electric light rail service in the state and takes riders from one end of downtown to the other-for free. Likewise, Sound Transit and Pierce Transit offer train, light rail and bus transportation throughout Pierce and King Counties, with route pick-ups about every 15-60 minutes.



MAJOR INDUSTRIES + STARTUP INCUBATORS

Maritime

Tacoma's 100+ year maritime history created 29K current jobs and a home to the seventh largest container port in the U.S., trading about \$46B in goods per year.

[Tacoma Maritime Innovation Incubator](#)

Tech

The University of Washington Tacoma's School of Engineering & Technology trains some of the best tech and computer science experts in the country. Tacoma's retention rate for programmers and tech workers is also significantly higher than the rest of the country.

[Tacoma Venture Fund](#)

[RAIN - Biotechnology Incubator](#)

Art

The nonprofit arts and culture sector is a \$64.72M industry in Tacoma, one that supports 1,735 full-time equivalent jobs and generates \$6.58 million in local and state government revenue. Nonprofit arts and culture organizations, which spend \$34.86 million annually, leverage a remarkable \$29.86 million in additional spending by arts and culture audiences (not including cost of event admission).

Healthcare

Some of Pierce County's largest employers include MultiCare Health System, CHI Franciscan Health and Joint Base Lewis-McChord. MultiCare will open its expanded Mary Bridge Children's Hospital Campus in Downtown Tacoma in 2024. The adjacent city of Lakewood, home to JBLM, contains the 120-acre Madigan Army Medical Center, the largest military hospital on the West Coast.



HIGHER EDUCATION



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FOR MORE INFORMATION:

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