

THE ARMOUR BUILDING



FOR SALE OR FOR LEASE

101 E 26TH ST | TACOMA, WA 98421

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

DISCLAIMER STATEMENT

Lee & Associates (the “Agent”) has been engaged as the exclusive sales representative for the sale of the The Armour Building at 101 E 26th Street in Tacoma, WA (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 (July 2026) 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.



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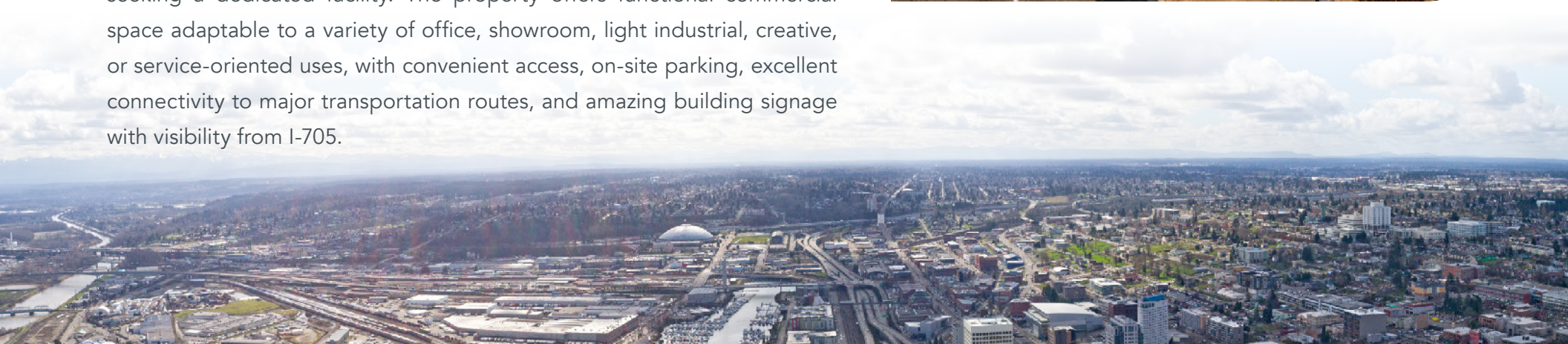
lee-nw.com

EXECUTIVE SUMMARY

Lee & Associates is pleased to present the opportunity to purchase or lease The Armour Building at 101 E 26th Street in Tacoma, Washington. Located in Tacoma's vibrant Dome District, The Armour Building offers exceptional accessibility and visibility in one of the city's most connected commercial corridors.

The property is just minutes from Interstate 5, SR-509, and downtown Tacoma, providing convenient access throughout the South Puget Sound region. Surrounded by a mix of established businesses, entertainment venues, and ongoing redevelopment, the location benefits from proximity to the University of Washington Tacoma campus, Tacoma Dome, Sounder commuter rail, Amtrak, Link light rail, and major transit hubs. It's close proximity to the Tacoma Dome also provides Buyers the opportunity to generate supplemental income through parking revenue during concerts/ events.

Full-building lease or sale opportunity, ideal for an owner-user or business seeking a dedicated facility. The property offers functional commercial space adaptable to a variety of office, showroom, light industrial, creative, or service-oriented uses, with convenient access, on-site parking, excellent connectivity to major transportation routes, and amazing building signage with visibility from I-705.



An aerial photograph of a city street grid, likely Tacoma, Washington, showing various buildings and streets. A semi-transparent red overlay covers the entire image. Large, white, sans-serif text is centered on the left side of the image.

PROPERTY OVERVIEW

PROPERTY OVERVIEW

PROPERTY SUMMARY

ADDRESS	101 E 26th St, Tacoma, WA 98421
PARCEL NUMBERS	2076150012; 2076150031; 2076150032; 2076150040
COUNTY	Pierce County

BUILDING INFORMATION

YEAR BUILT	1909; Renovated in 1990; Earthquake retrofit in 2007
TOTAL BUILDING SF	14,239 SF
STORIES	3 - Elevator access
FLOOR SF	Lower Level: 4,773 SF Main Floor: 4,693 SF Top Floor: 4,773 SF

PRICE

SALE	\$2,925,000
LEASE	\$28 PSF, Modified Full-Service

SITE INFORMATION

LOT SIZE	26,958 SF
ZONING	WR (Warehouse/Residential)
PARKING	35 parking stalls



INTERIOR PHOTOS



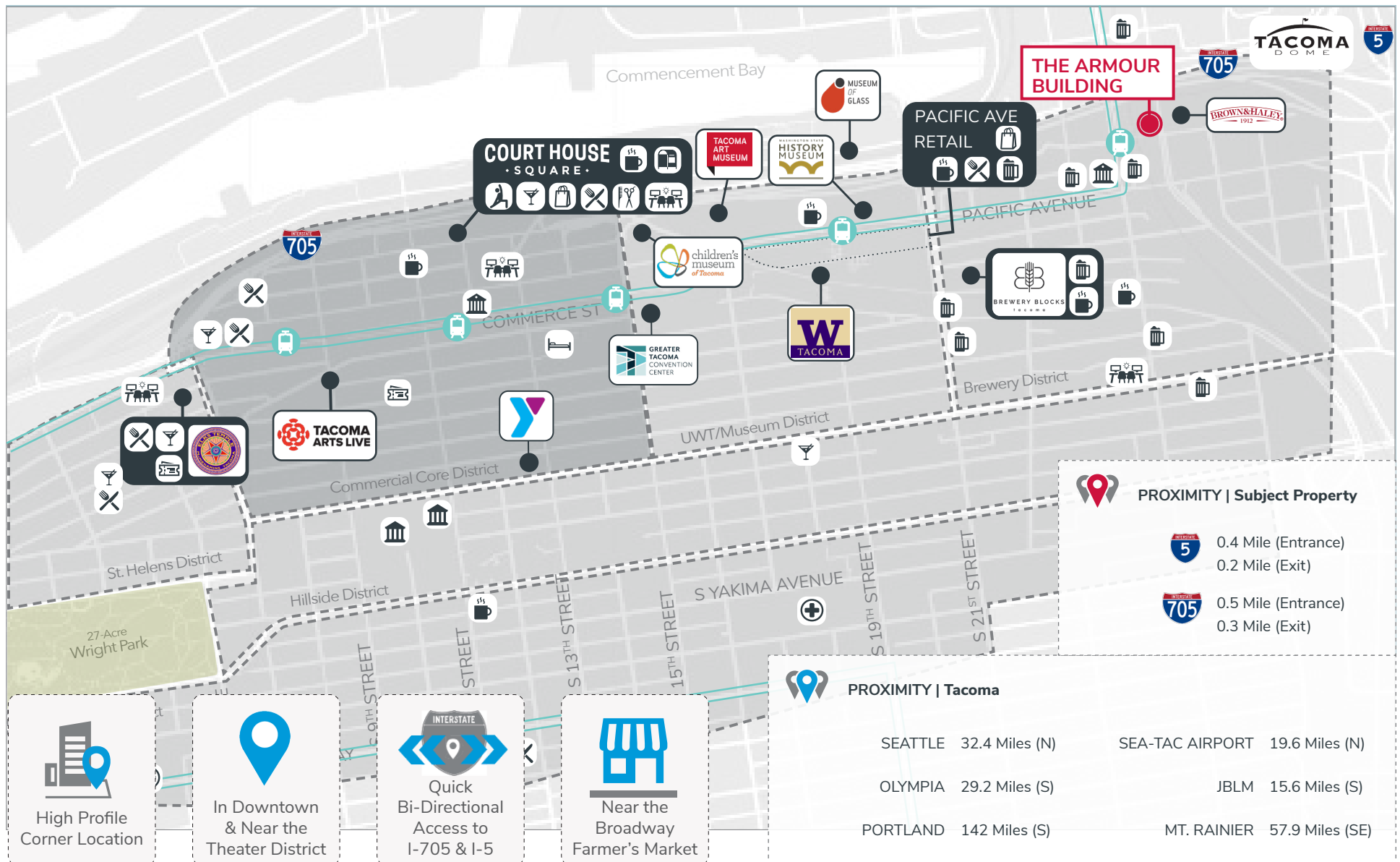
INTERIOR PHOTOS



EXTERIOR PHOTOS



SURROUNDING AREA





ABOUT TACOMA

ABOUT TACOMA

218,000
Population

3RD
Largest City in
Washington

HOME TO
4TH
**LARGEST
CONTAINER
GATEWAY**
In North America

NW SEAPORT ALLIANCE
SEATTLE + TACOMA

NEAR
4TH
**LARGEST
WORLDWIDE
MILITARY
BASE**

JOINT BASE LEWIS-MCHORD
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.



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.

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



HIGHER EDUCATION

W
UNIVERSITY of
WASHINGTON
TACOMA

UNIVERSITY of
PUGET SOUND

Bates
TECHNICAL COLLEGE

NCAD NORTHWEST COLLEGE OF
Art+Design

PLU PACIFIC
LUTHERAN
UNIVERSITY

FOR MORE INFORMATION:

**ART
FULL
TACOMA**

**MAKE IT
TACOMA**

edb
ECONOMIC
DEVELOPMENT
BOARD
TACOMA PIERCE COUNTY
WASHINGTON STATE, USA

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