



Washington State Department of
Enterprise Services
REAL ESTATE SERVICES

STATE OF WASHINGTON PROPERTY BULLETIN

Project #: 19-10-311

State of Washington, Tacoma Rhodes Center

950 Broadway, 939 & 940 Market Street, Tacoma, Washington

June 1, 2020

Prospective buyers are invited to submit a proposal to the Department of Enterprise Services to acquire the properties described below.

The properties consist of: Pierce County Assessor's Tax Parcels #2009060080, #2009070084, #2009080051

A map is attached showing the location of the properties.

The State of Washington, Department of Enterprise Services (DES) is actively marketing the properties described below for sale pursuant to RCW 43.82.010(1).

ADDRESS: 950 Broadway, 949 Market Street and 940 Market Street, Tacoma, WA

PRICE: Twenty-three Million Seven Hundred Thousand Dollars: \$23,700,000.

Property Descriptions:

Two mid-rise office buildings and one three-story parking garage. The property is zoned Downtown Commercial Core (DCC) by the City of Tacoma. Preferred uses include office, retail, hotel, governmental, affordable housing, and cultural uses. Allowable uses consist of residential and industrial development located entirely within a building. Prohibited uses are as industrial, drive-through uses not located within a building, and automobile service stations/gasoline dispensing facilities.

Prospective buyers or their representative(s) must submit a written proposal in accordance with the Request for Proposal posted to the DES Real Estate Services website, <https://des.wa.gov/services/facilities-leasing/real-estate-services> no later than 5:00 pm July 15, 2020, referencing "Tacoma Rhodes Center" and addressed to either:

Stefanie Fuller, Acquisition and Disposal Manager
Department of Enterprise Services
Real Estate Services
PO Box 41468
Olympia, WA 98504-1468
Email: Stefanie.Fuller@des.wa.gov

Jim Hickman
Department of Enterprise Services
Real Estate Services
PO Box 41468
Olympia, WA 98504-1468
Email: Jim.Hickman@des.wa.gov

In the event no entities are interested in acquiring the property, the property will be actively marketed until sold.

DES will determine which, if any, proposal(s) provides the best value for the State. DES shall then negotiate the terms and conditions. DES, acting on behalf of the State, reserves the right, at any time, and in its sole judgment, to reject any or all proposals resulting from this notification.

The State will only consider proposals from entities willing to use the Purchase and Sale Agreement approved by the Office of the Attorney General. A copy is available upon request. Please email the request to: Jim.Hickman@des.wa.gov or telephone at 360-407-9336 or to: Stefanie.fuller@des.wa.gov or telephone 360-407-9310.

Please feel free to distribute this bulletin to any other party that meets the criteria as specified above.

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