



FOR SALE

TEHALEH HEALTHCARE BUILD TO SUIT OPPORTUNITY

14417 170TH AVE E, BONNEY LAKE, WA

*6.41-acre site located within the 4,700-acre
master-planned community of Tehaleh*

FOR MORE INFORMATION, PLEASE CONTACT

RYAN HADDOCK

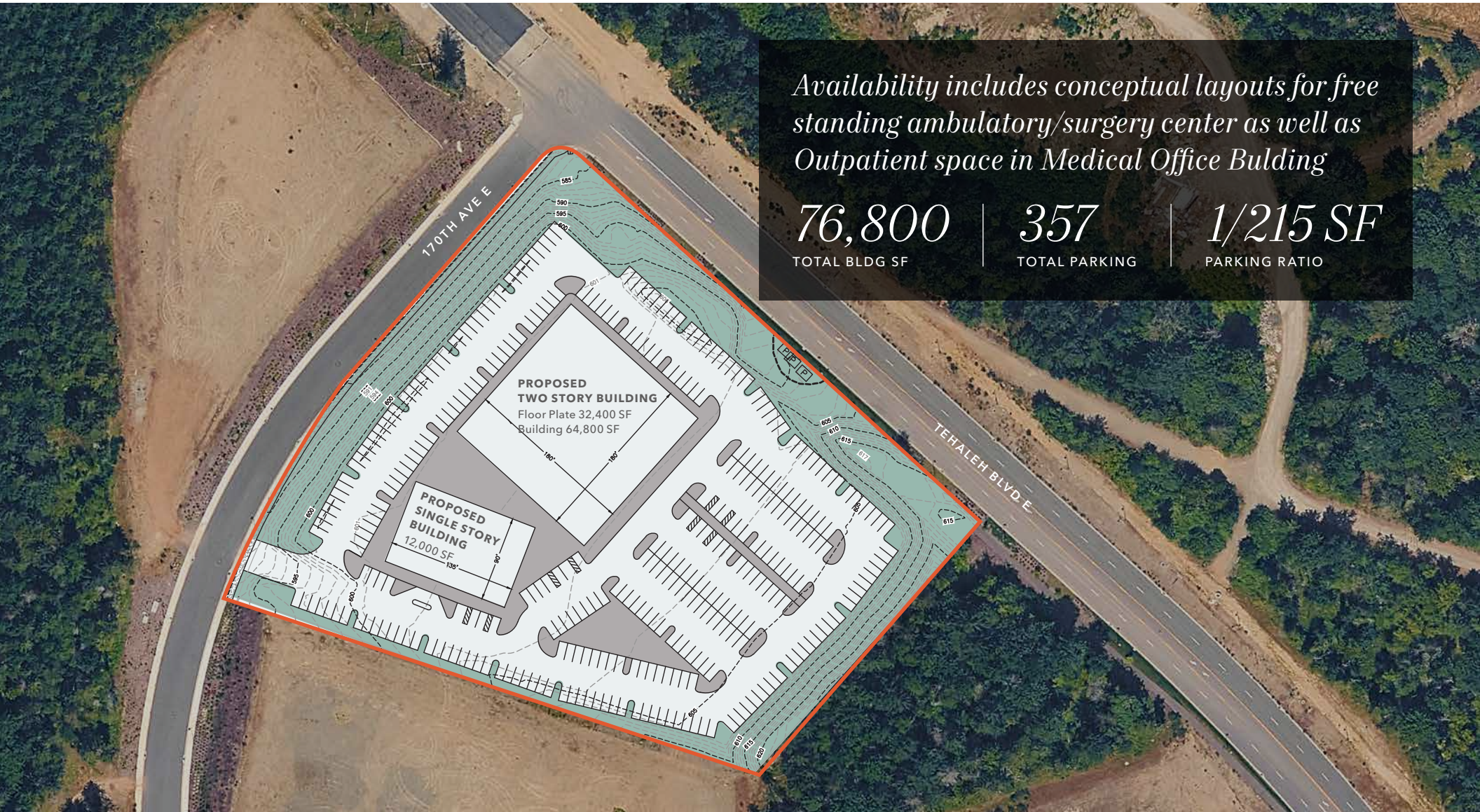
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Availability includes conceptual layouts for free standing ambulatory/surgery center as well as Outpatient space in Medical Office Bulding

76,800

TOTAL BLDG SF

357

TOTAL PARKING

1/215 SF

PARKING RATIO

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SUBJECT PROPERTY



PROPOSED
TOWN CENTER

Conceptual Site Plan Available in Bonney Lake, WA

Healthcare build-to-suit opportunity within Tehaleh, offered by an experienced development team with a longstanding track record of delivering medical facilities for health systems, providers, and specialty care users. Developer can accommodate healthcare requirements ranging from 10,000 to 75,000 SF and is prepared to adjust the site plan to meet the specific needs of qualified users - including ambulatory surgery centers (ASCs), specialty clinics, and procedural uses.

Current plans include a multi-tenant medical office building designed to accommodate a range of medical specialties and promote clinical synergy. In addition, the site features an approximately 15,000 SF pad specifically suited for an ASC or other high-acuity outpatient services, offering direct access, dedicated parking, and flexibility to meet specialized infrastructure requirements.

The 6.41-acre site is located within the 4,700-acre master-planned community of Tehaleh, which includes over 9,700 planned residential units and a diverse mix of commercial, retail, and civic uses.

Uniquely positioned adjacent to the Town Center, the site offers excellent visibility, ease of access, and the opportunity to establish a strong clinical presence in one of the fastest-growing communities in the Puget Sound region.

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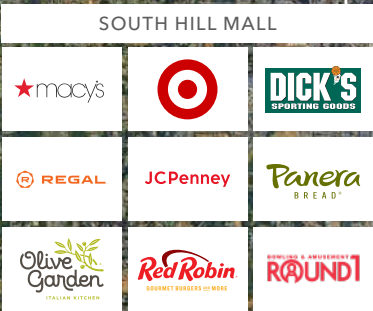
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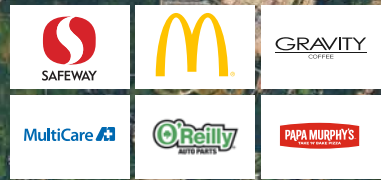
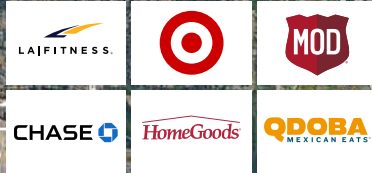
PUYALLUP



BONNEY LAKE

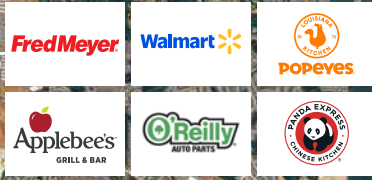


SUBJECT PROPERTY



PIONEER VILLAGE SHOPPING CTR

ORTING VALLEY FARMERS MARKET



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