

OFFICE FOR LEASE

PEP - 1011 BUILDING

1011 EAST MAIN AVENUE, PUYALLUP, WA 98372



HIGHLIGHTS:

- 2 Elevators
- On Site Café
- NNN include Janitorial
- Riverwalk Trail Access
- Easy Access to Freeways
- Minutes to Sounder Station
- Beautiful views of Mt. Rainier and the Puyallup River



OFFICE FOR LEASE

KELLER WILLIAMS COMMERCIAL

1029 E Main, Suite 201
Puyallup, WA 98372



Each Office Independently Owned and Operated

PRESENTED BY:

RICK BROWN

Commercial Broker

O: (253) 840-5574

C: (253) 617-9460

rickbrown@kw.com

Lic: 27026, WA

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1011 EAST MAIN AVENUE



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EXECUTIVE SUMMARY

1011 EAST MAIN AVENUE



OFFERING SUMMARY

LEASE RATE:	\$22 - \$25/SF/YR + NNN
AVAILABLE SF:	1,010 - 2,930
LEASE TERM:	3-5 yrs
BUILDING SF:	46,775
YEAR BUILT:	1989
RENOVATED:	1998
BUILDING CLASS:	A
FLOORS:	4
HVAC:	Gas HVAC
PARKING:	Surface
PARKING RATIO:	3.36
ZONING:	CG - General Commercial

PROPERTY OVERVIEW

Class A office building in downtown Puyallup. Quality constructed building offers many amenities, including locker room and showers, immediate occupancy and on-site property management.



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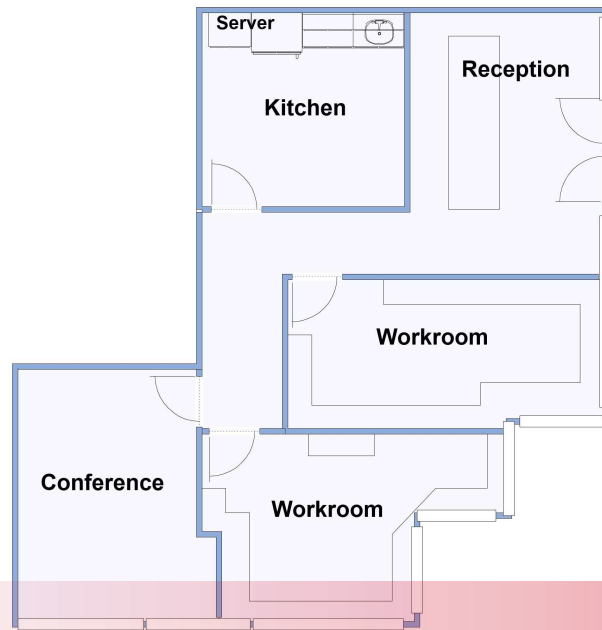
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AVAILABLE SPACES

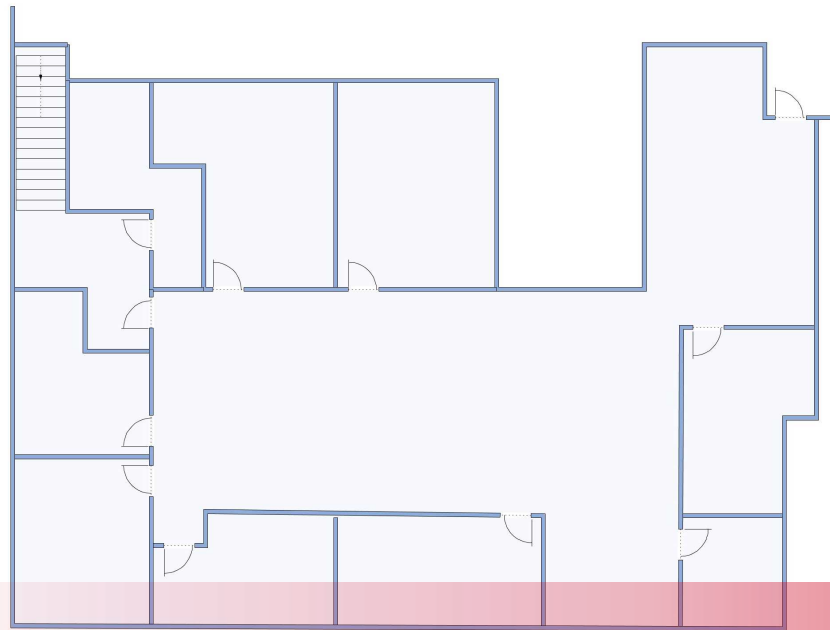
1011 EAST MAIN AVENUE



FOR LEASE



Suite 206



Suite 306

Available Spaces

Suite	Size	Rate	Term	Type	Available
Suite 206	1,010	\$25.00 / SF / YR + NNN	3 - 5 Years	NNN	Now
Suite 306	2,930	\$22.00 / SF / YR + NNN	3 - 5 Years	NNN	Now

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LOCATION & HIGHLIGHTS

1011 EAST MAIN AVENUE



LOCATION INFORMATION

Building Name: PEP - 1011 Building
Street Address: 1011 East Main Avenue
City, State, Zip: Puyallup, WA 98372
County: Pierce
Market: Puyallup / Sumner
Sub-market: Puyallup



LOCATION OVERVIEW

Located in Puyallup's premium business neighborhood. Walking distance to restaurants and shops. Close to freeway access, transit and services.

PROPERTY HIGHLIGHTS

- 2 Elevators
- On Site Cafe
- Riverwalk Trail Access
- Easy Access to Freeways
- Beautiful Views of Mt. Rainier & the Puyallup River
- Outside Balcony Access from Select Suites
- NNN Include Janitorial
- Minutes from Sounder Train Station
- Close to Local Services



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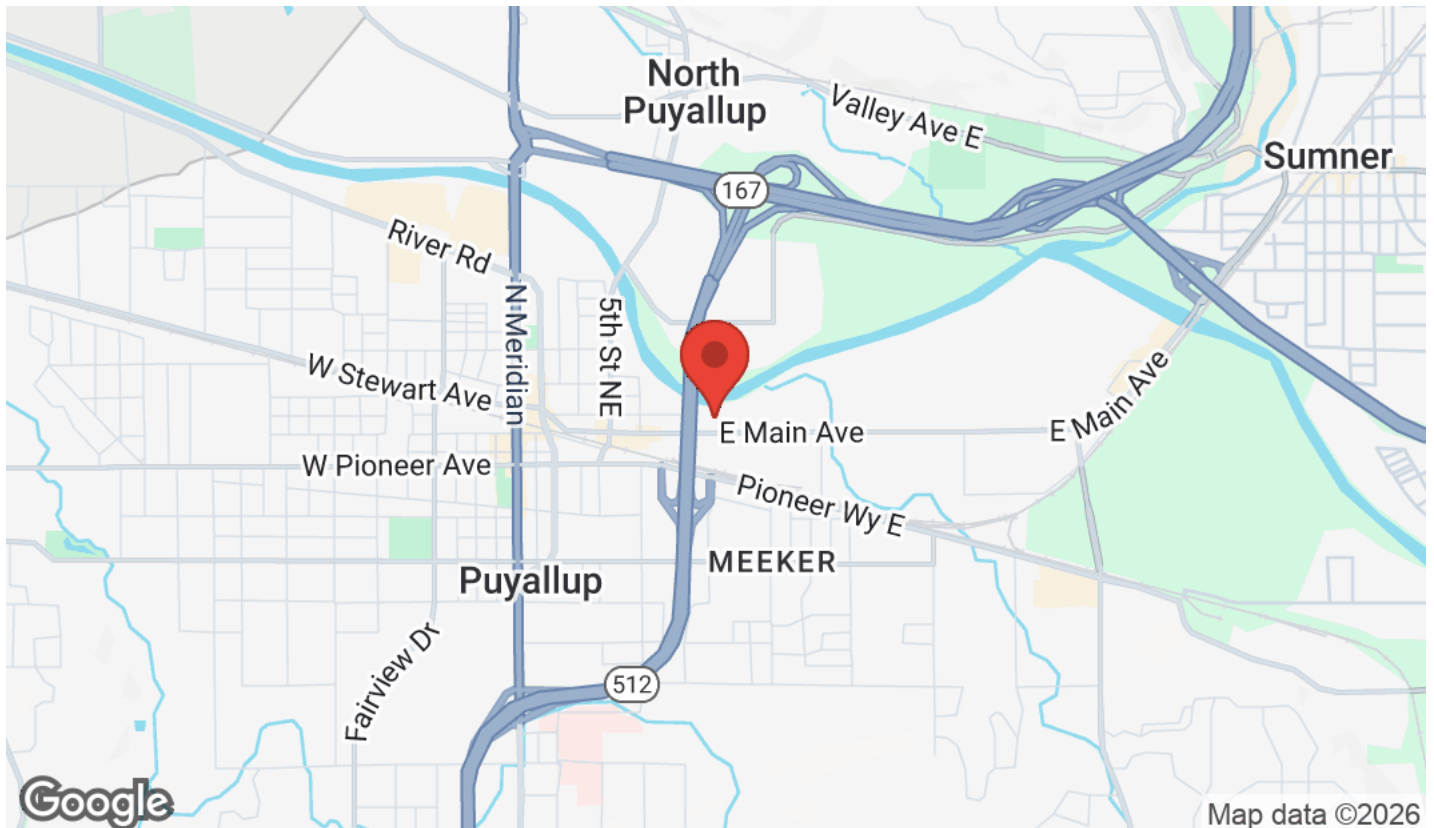
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LOCATION MAPS

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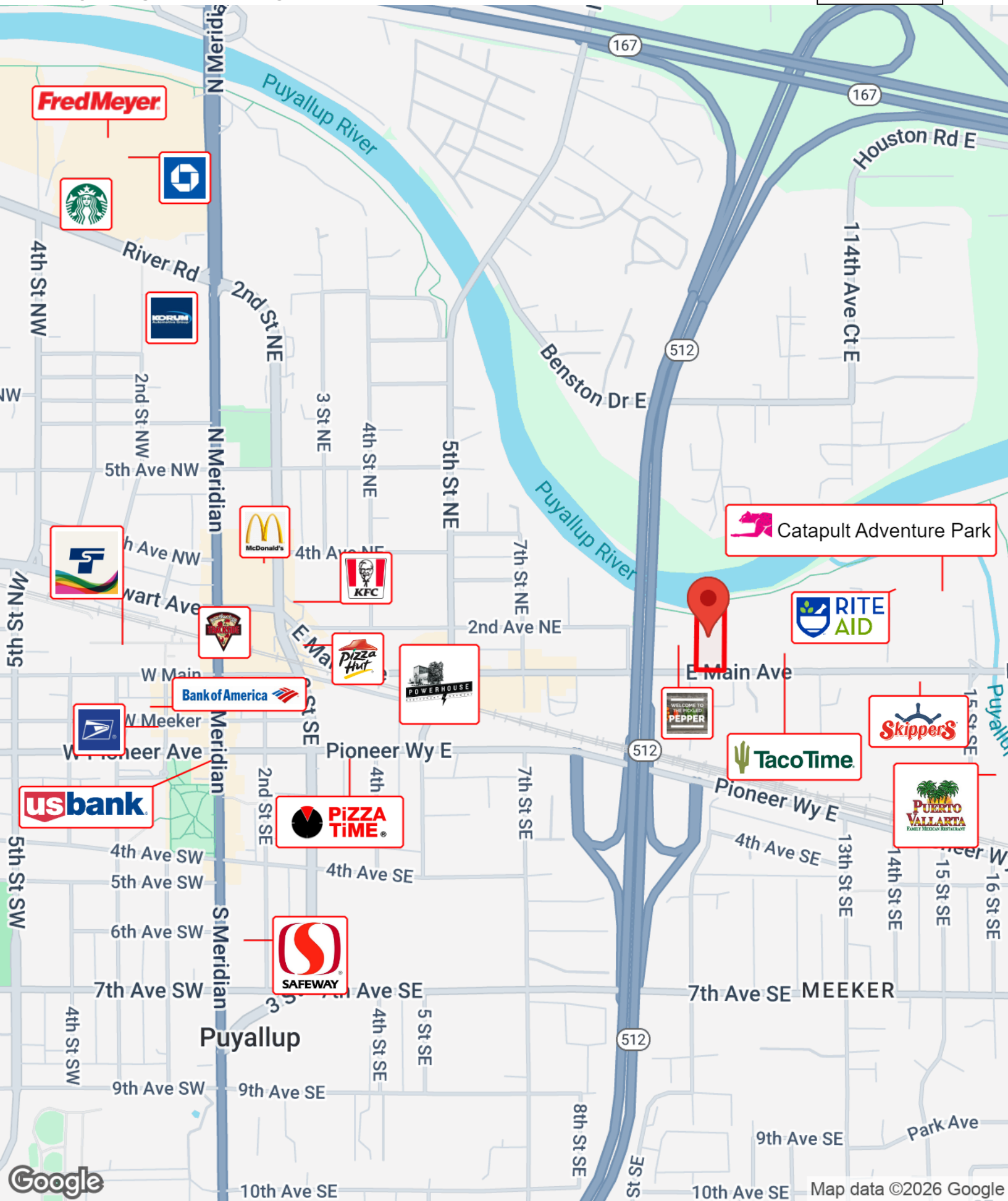
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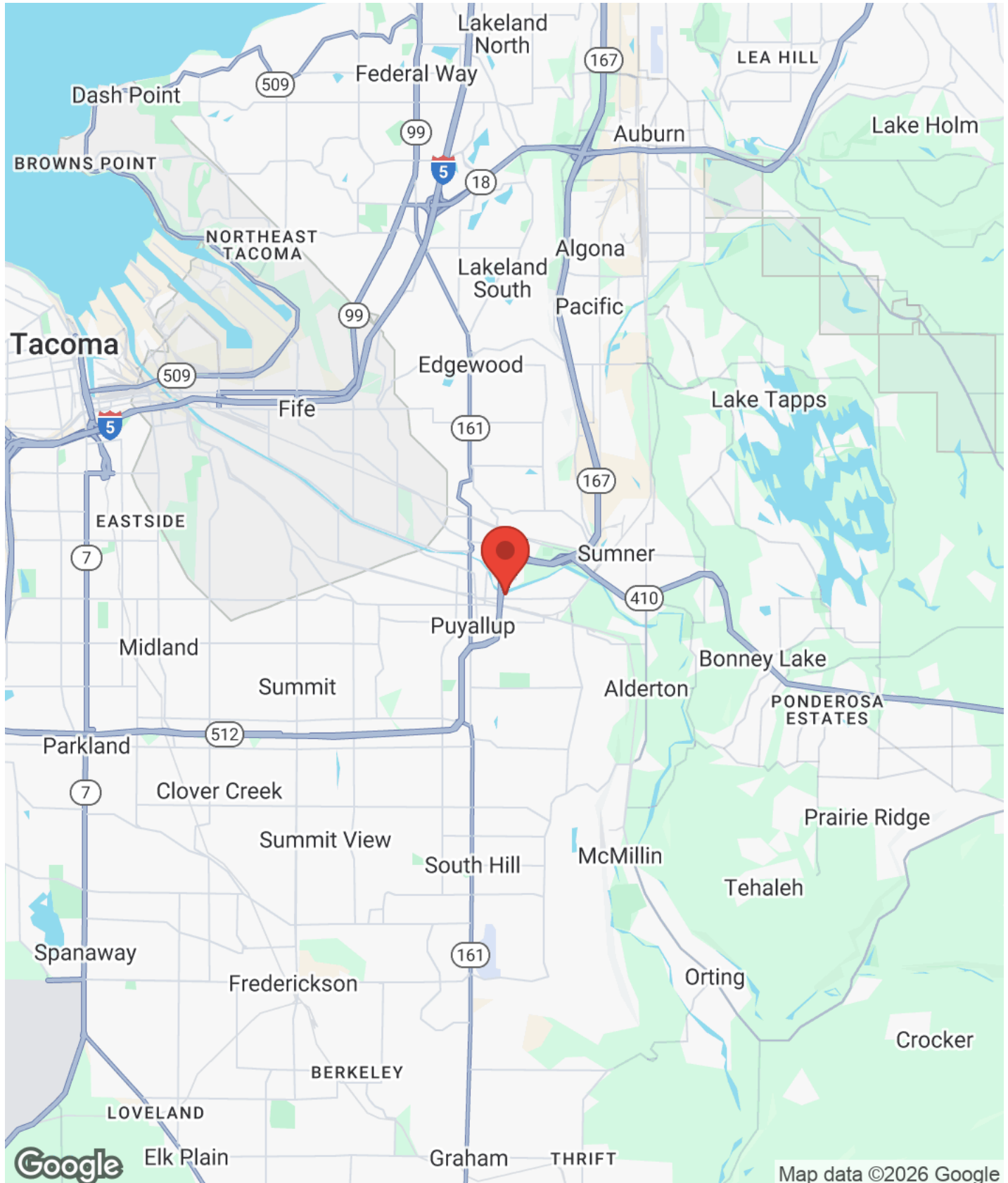
BUSINESS MAP

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REGIONAL MAP

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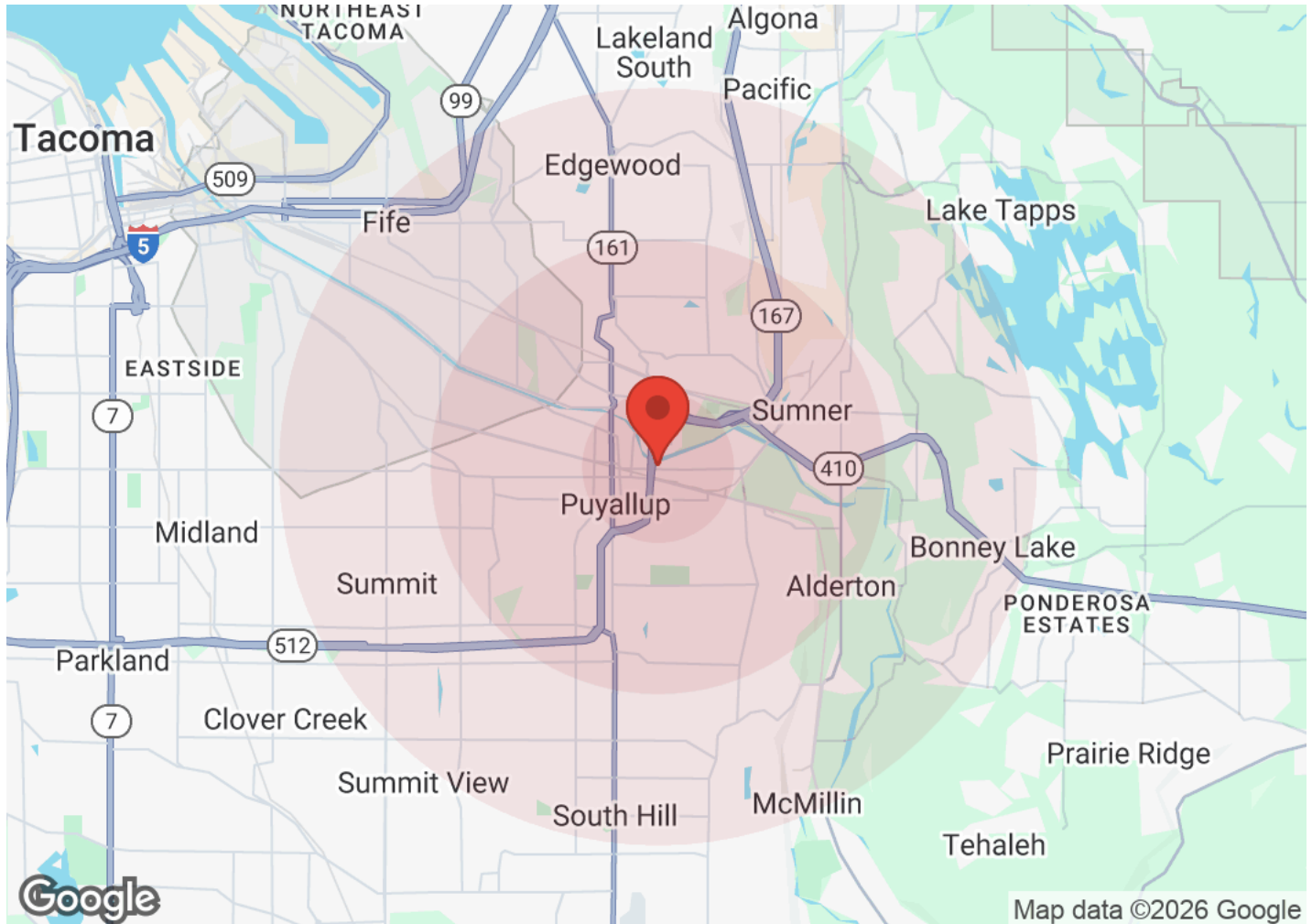
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	5,485	32,718	84,283	Median	\$83,926	\$101,542	\$105,445
Female	5,220	33,072	84,705	< \$15,000	196	997	2,674
Total Population	10,705	65,790	168,989	\$15,000-\$24,999	261	1,415	2,472
				\$25,000-\$34,999	308	1,154	2,639
				\$35,000-\$49,999	503	1,973	4,364
				\$50,000-\$74,999	777	3,271	8,435
				\$75,000-\$99,999	927	4,362	10,273
				\$100,000-\$149,999	1,292	6,353	14,649
				\$150,000-\$199,999	272	3,017	8,541
				> \$200,000	217	4,251	11,369
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,666	11,735	31,621	Total Units	5,164	28,755	69,900
Ages 15-24	1,060	7,386	19,449	Occupied	4,756	26,792	65,415
Ages 25-54	4,640	27,071	71,125	Owner Occupied	2,141	15,384	39,991
Ages 55-64	1,318	8,072	19,918	Renter Occupied	2,615	11,408	25,424
Ages 65+	2,020	11,525	26,875	Vacant	408	1,963	4,486
Race	1 Mile	3 Miles	5 Miles				
White	7,440	45,000	110,502				
Black	441	2,980	9,092				
Am In/AK Nat	120	507	1,318				
Hawaiian	107	618	2,028				
Hispanic	1,227	7,743	20,329				
Asian	594	4,165	13,080				
Multi-Racial	717	4,441	11,880				
Other	59	329	760				

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