

OFFICE FOR LEASE

SOUTH CREEK

3806 9TH STREET SOUTHWEST, PUYALLUP, WA 98373



FOR LEASE

KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
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

SIMRANJIT KAUR

Commercial Broker
C: (425) 577-1347
simrankv@kwcommercial.com

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Disclaimer

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EXECUTIVE SUMMARY

3806 9TH STREET SOUTHWEST



OFFERING SUMMARY

LEASE RATE: \$22.00/SF/YR, NNN

LEASE TERM: 3 - 5 Years

AVAILABLE SF: 1,207

PARKING: Ample

PROPERTY OVERVIEW

This versatile commercial space is ideal for office or retail use, located in the heart of Puyallup, WA. Featuring three private offices, a reception area, kitchenette, and a bathroom, this space offers a functional and efficient layout for businesses of all types. The property provides excellent visibility and easy access, making it perfect for professionals seeking a well-maintained and conveniently located space. Whether you're looking to expand your business or open a new retail location, this property offers a fantastic opportunity to establish your presence in a growing community.



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LOCATION & HIGHLIGHTS

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LOCATION INFORMATION

Building Name: South Creek

Street Address: 3806 9th Street Southwest

City, State, Zip: Puyallup, WA 98373

County: WA - Pierce

Market: Pierce County

Sub-market: Puyallup

Cross Streets: 94th Ave E & 39th Ave SW

Signal Intersection: 94th Ave E & 39th Ave SW

LOCATION OVERVIEW

Located just minutes from the bustling South Hill Mall, this property offers excellent access to a wide range of retail, dining, and service amenities, making it an ideal spot for businesses looking to take advantage of heavy foot traffic and a thriving commercial hub. With easy access to major roads and highways, the location is convenient for both employees and clients, and its proximity to South Hill Mall adds significant value to the space.

PROPERTY HIGHLIGHTS

- Reception & waiting area
- 3 private offices
- Bathroom
- Small kitchenette
- Close proximity to South Hill Mall & SR-512

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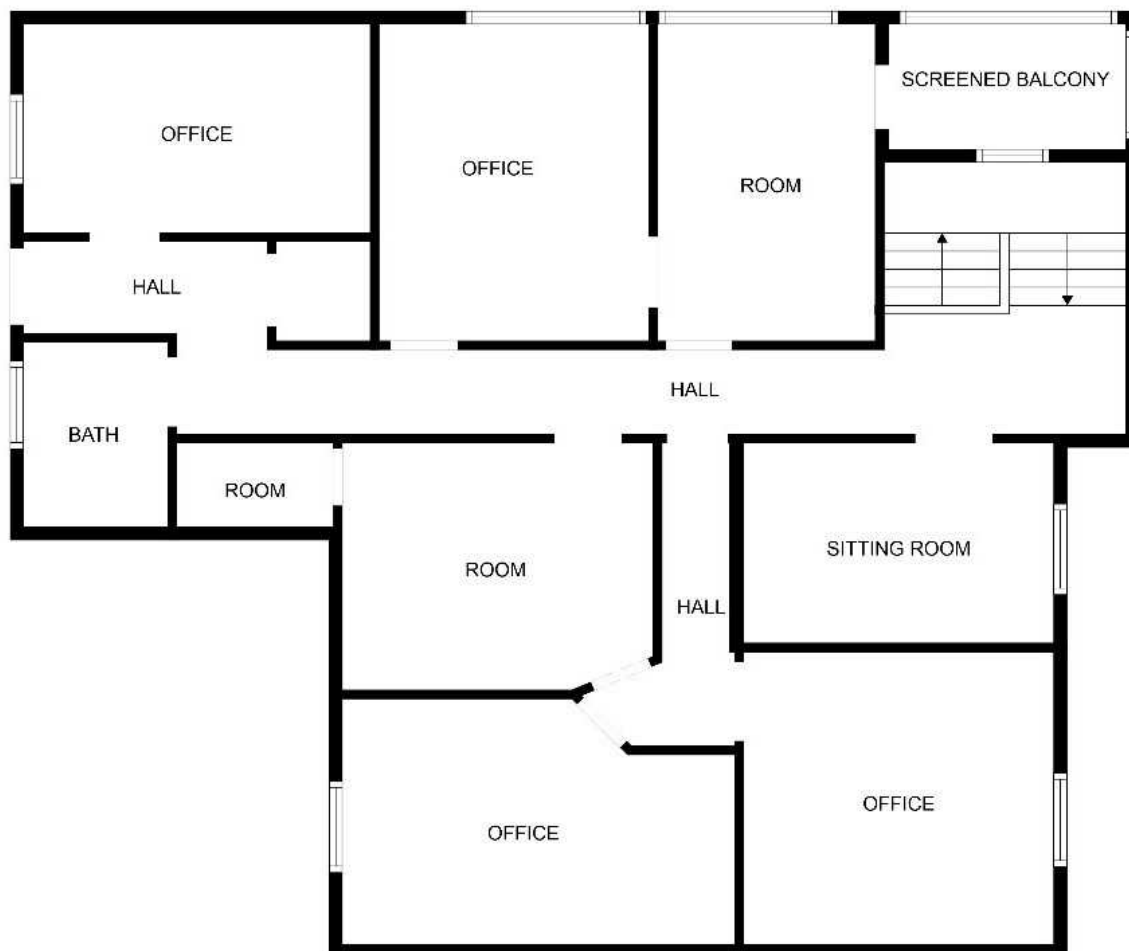
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SECOND FLOOR SUITE | 1,207 SF

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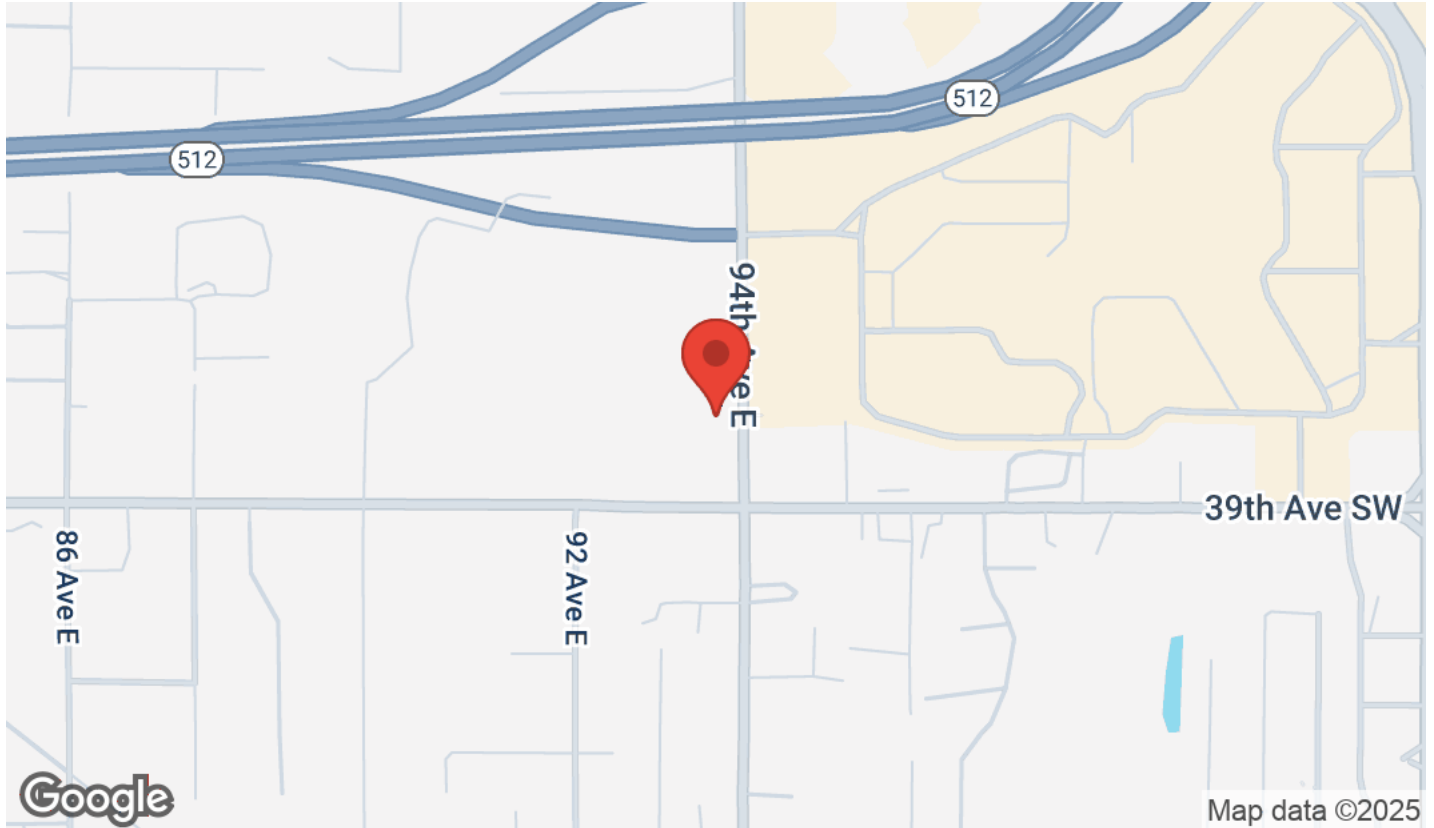
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LOCATION MAPS

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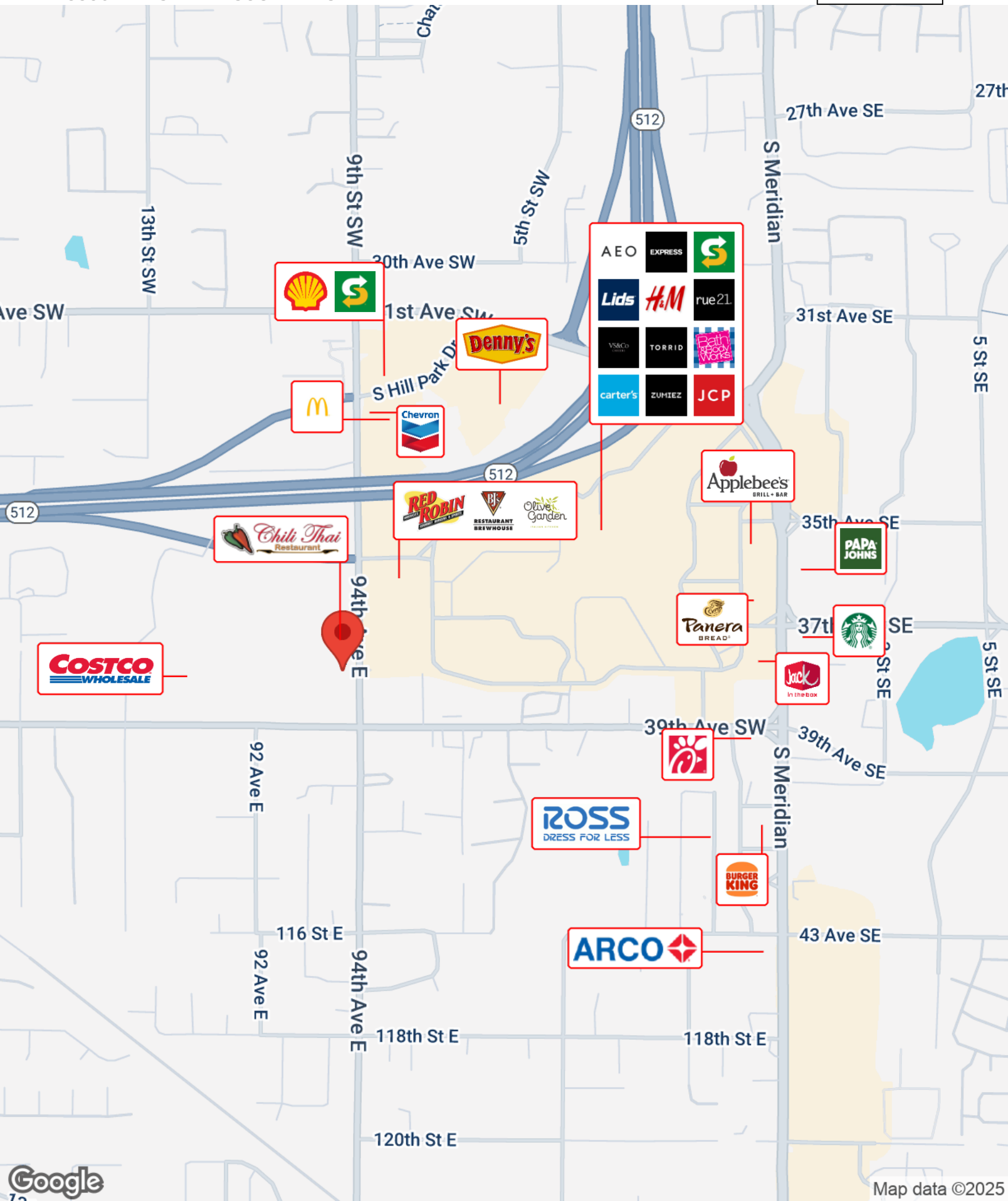
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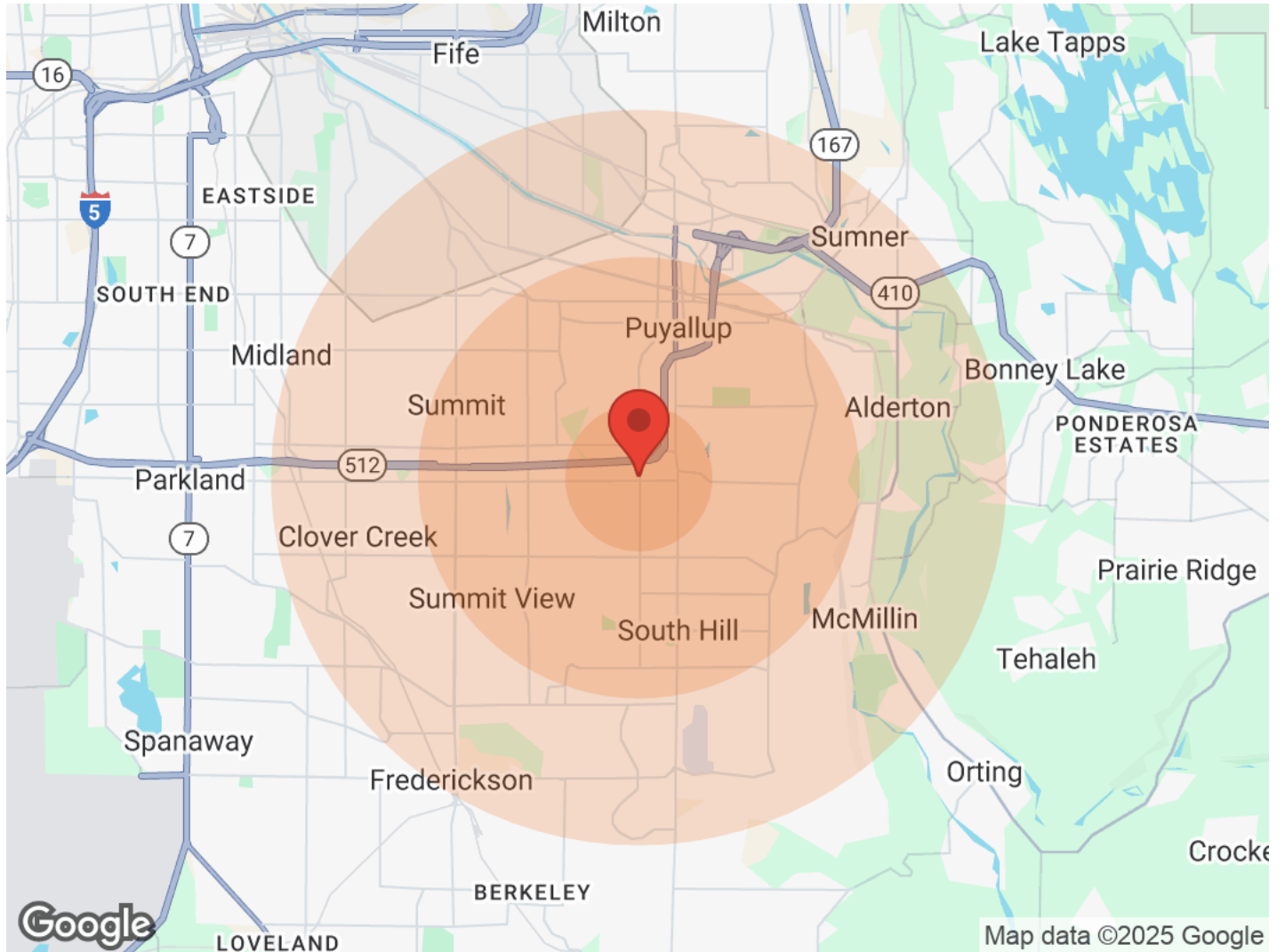
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BUSINESS MAP

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Housing	1 Mile	3 Miles	5 Miles
Total Units	3,133	33,820	63,738
Occupied	2,968	31,794	59,669
Owner Occupied	1,341	20,424	40,417
Renter Occupied	1,627	11,370	19,252
Vacant	165	2,026	4,069

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