

OFFICE FOR LEASE

## PEP - 929 BUILDING

929 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

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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929 EAST MAIN AVENUE



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# EXECUTIVE SUMMARY

929 EAST MAIN AVENUE



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$22.00 / SF / YR + NNN
<b>AVAILABLE SF:</b>	793 - 2,378
<b>LEASE TERM:</b>	3 - 5 Years
<b>BUILDING SF:</b>	27,395
<b>YEAR BUILT:</b>	2001
<b>BUILDING CLASS:</b>	A
<b>FLOORS:</b>	3
<b>HVAC:</b>	Gas HVAC
<b>PARKING:</b>	Surface
<b>PARKING RATIO:</b>	5.11
<b>ZONING:</b>	CG - General Commercial

## PROPERTY OVERVIEW

Class A office building in downtown Puyallup. Quality constructed building offers many amenities, including access to the Riverwalk Trail, locker room and showers, Cafe restaurant, and on-site property management.



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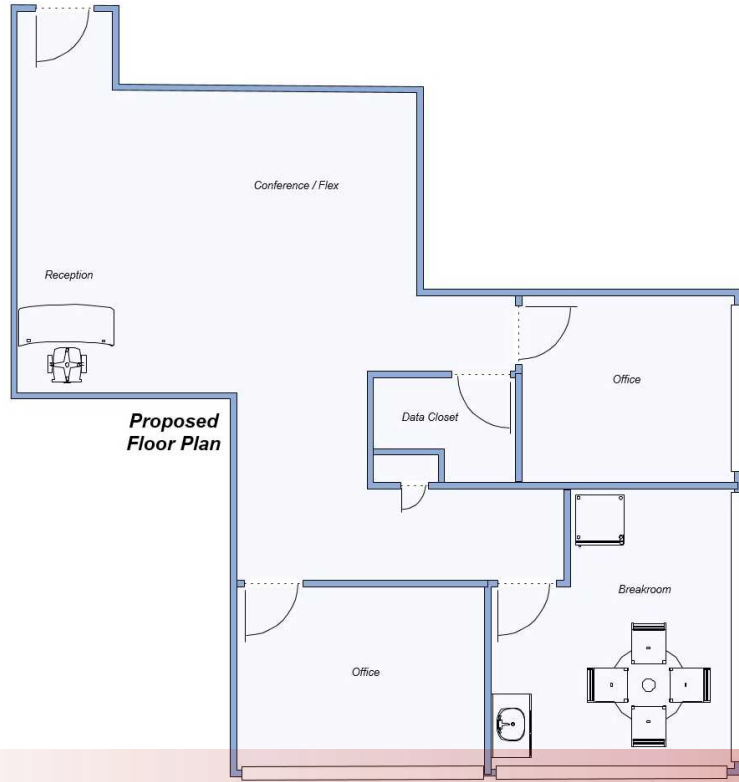
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## AVAILABLE SPACES

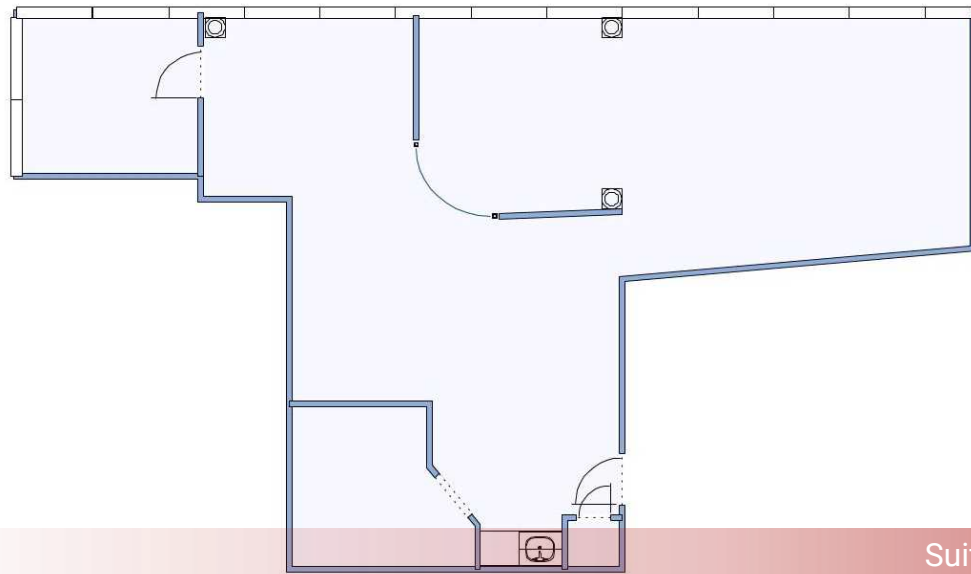
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FOR LEASE



Suite 210



Suite 220

### Available Spaces

Suite	Size	Rate	Term	Available
210	1,301	\$22.00 / SF / YR + NNN	3 - 5 Years	Now
220	1,250	\$22.00 / SF / YR + NNN	3 - 5 Years	01/01/2026 or Sooner

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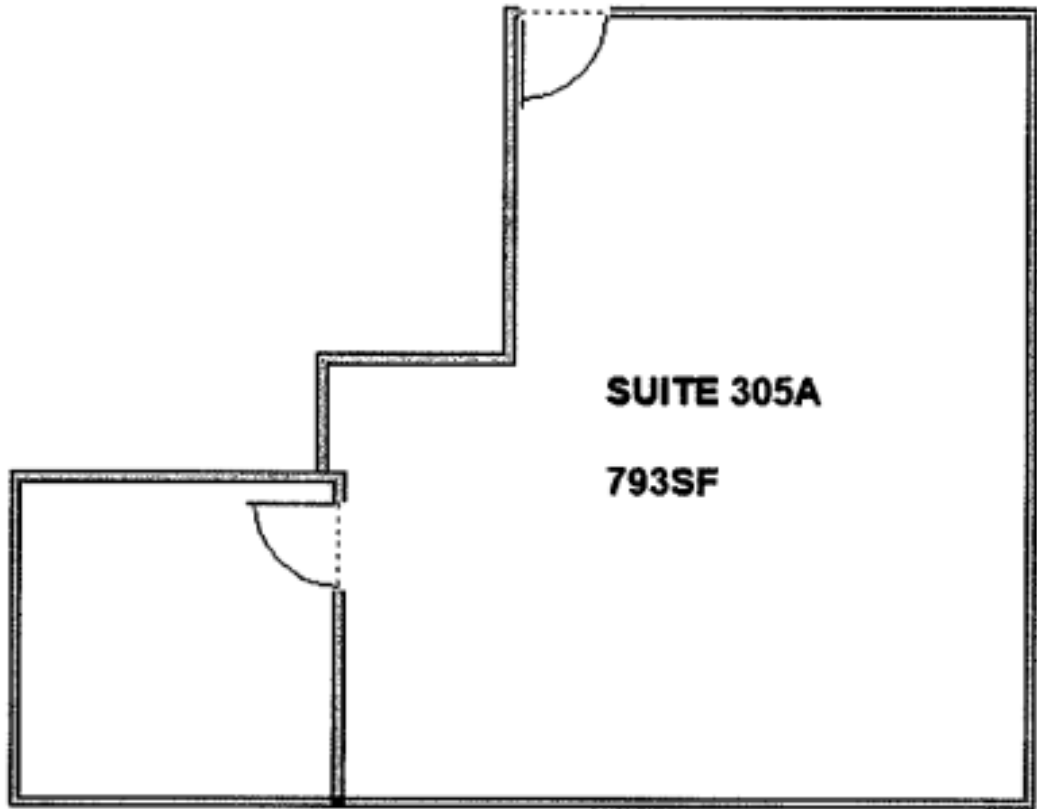


## AVAILABLE SPACES

929 EAST MAIN AVENUE



FOR LEASE



Suite 305A

### Available Spaces

Suite	Size	Rate	Term	Use	Comments	Available
305A	793	\$22.00 / SF / YR + NNN	5 Years	Office	TI Allowance Available	Now

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## LOCATION & HIGHLIGHTS

929 EAST MAIN AVENUE



### LOCATION INFORMATION

Building Name: PEP - 929 Building  
Street Address: 929 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 View of Mt. Rainier & the Puyallup River
- NNN Include Janitorial
- Minutes to the Sounder Train Station
- Close to Local Services



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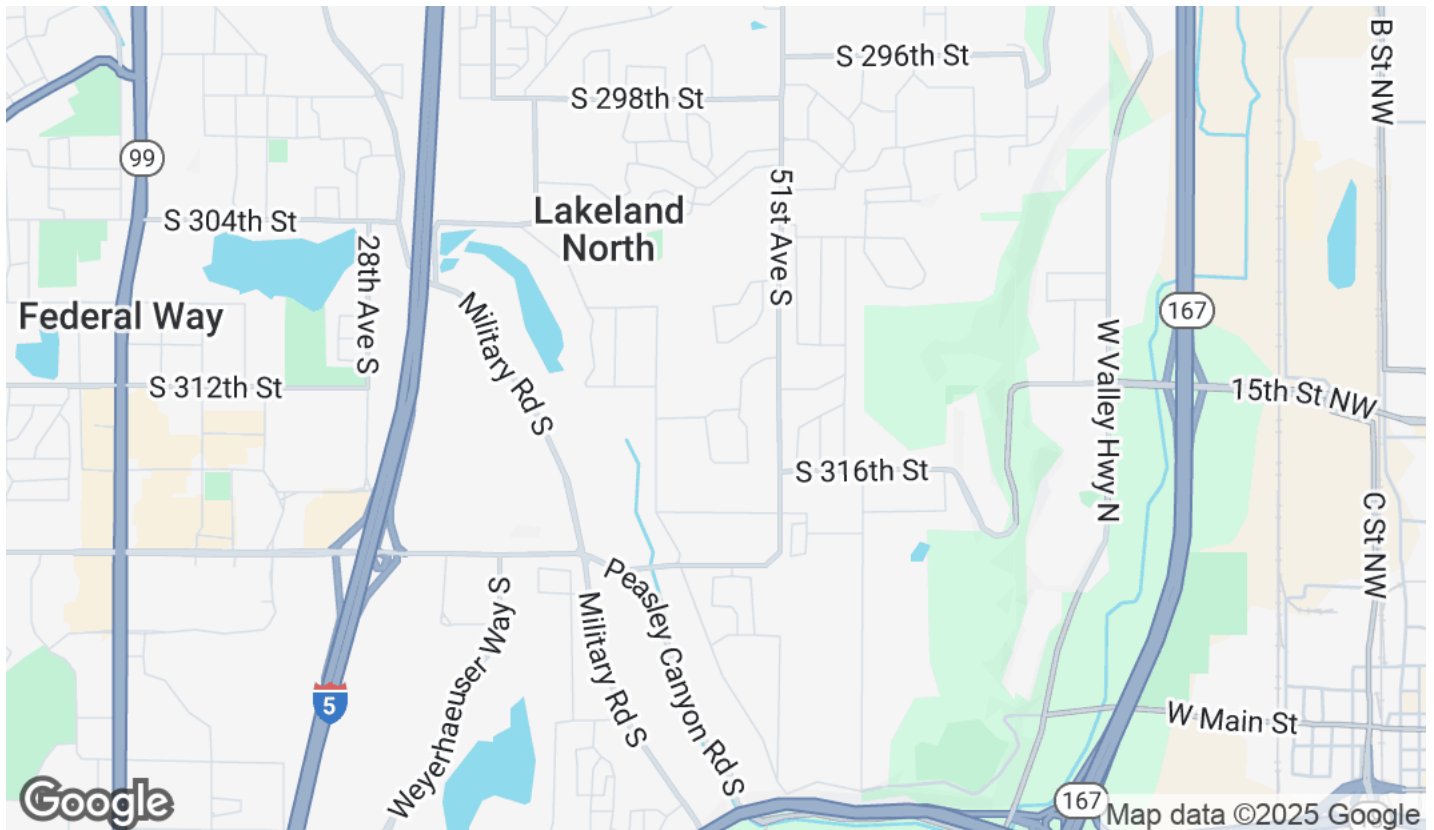
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## LOCATION MAPS

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# BUSINESS MAP

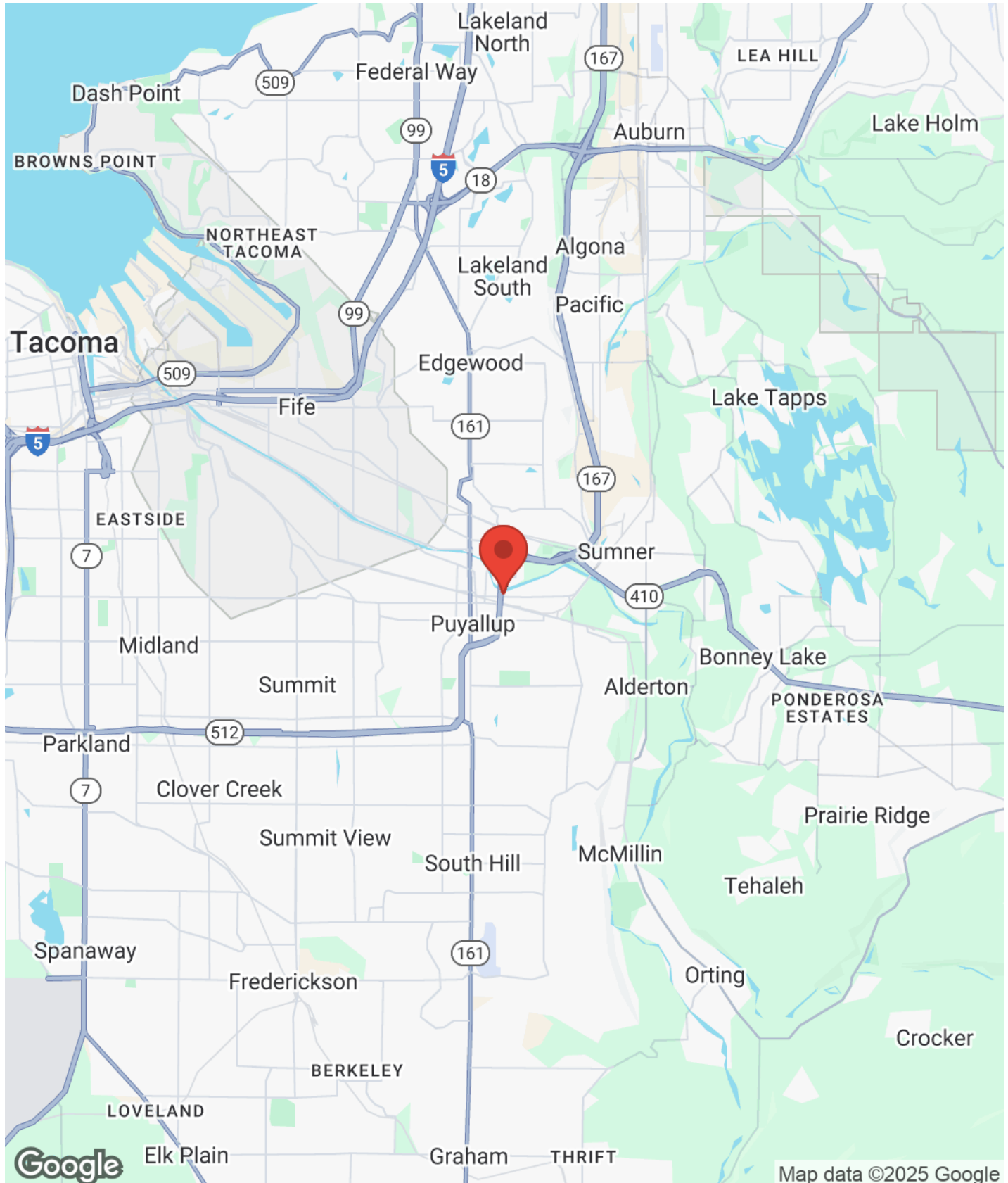
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# REGIONAL MAP

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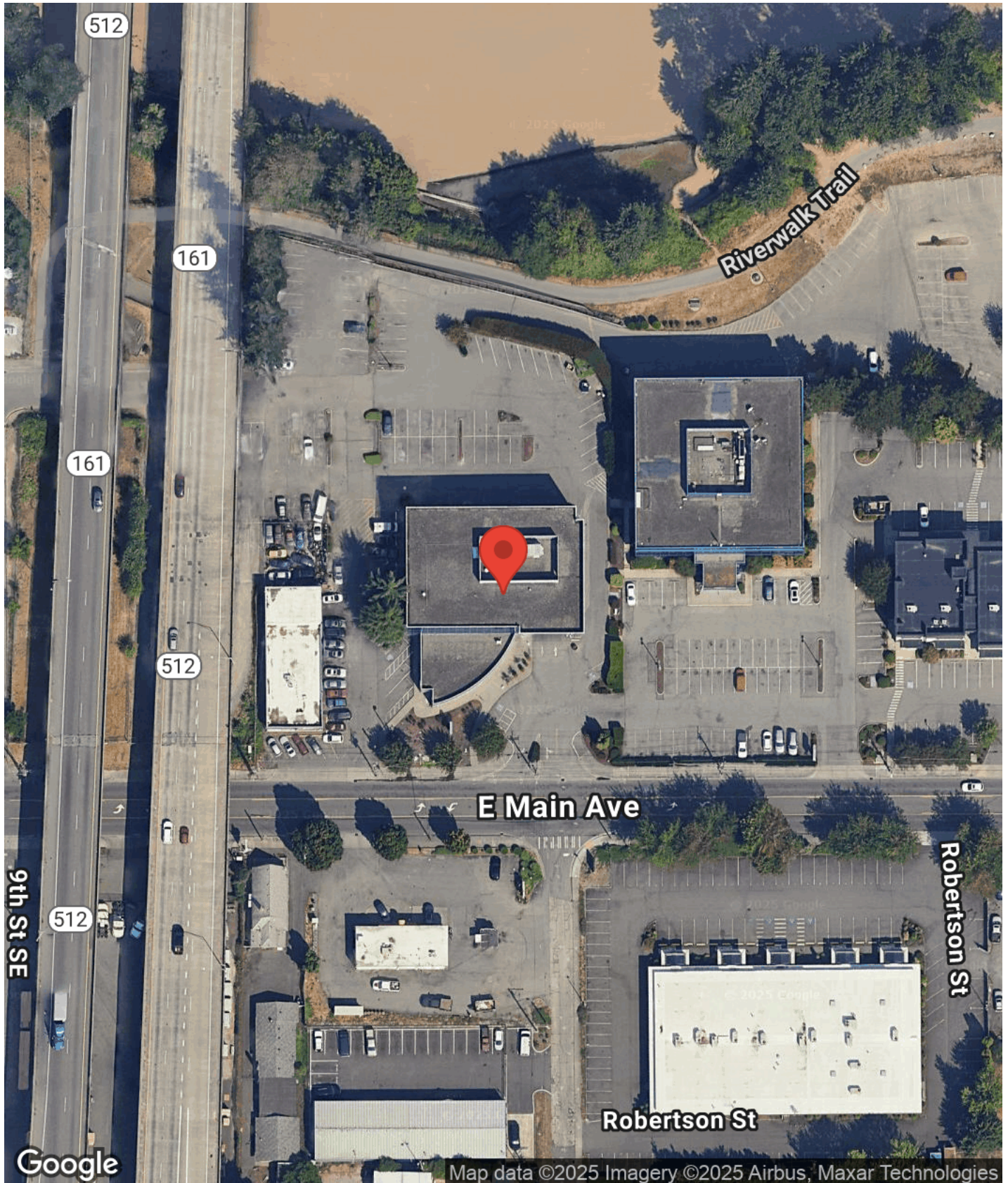
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# AERIAL MAP

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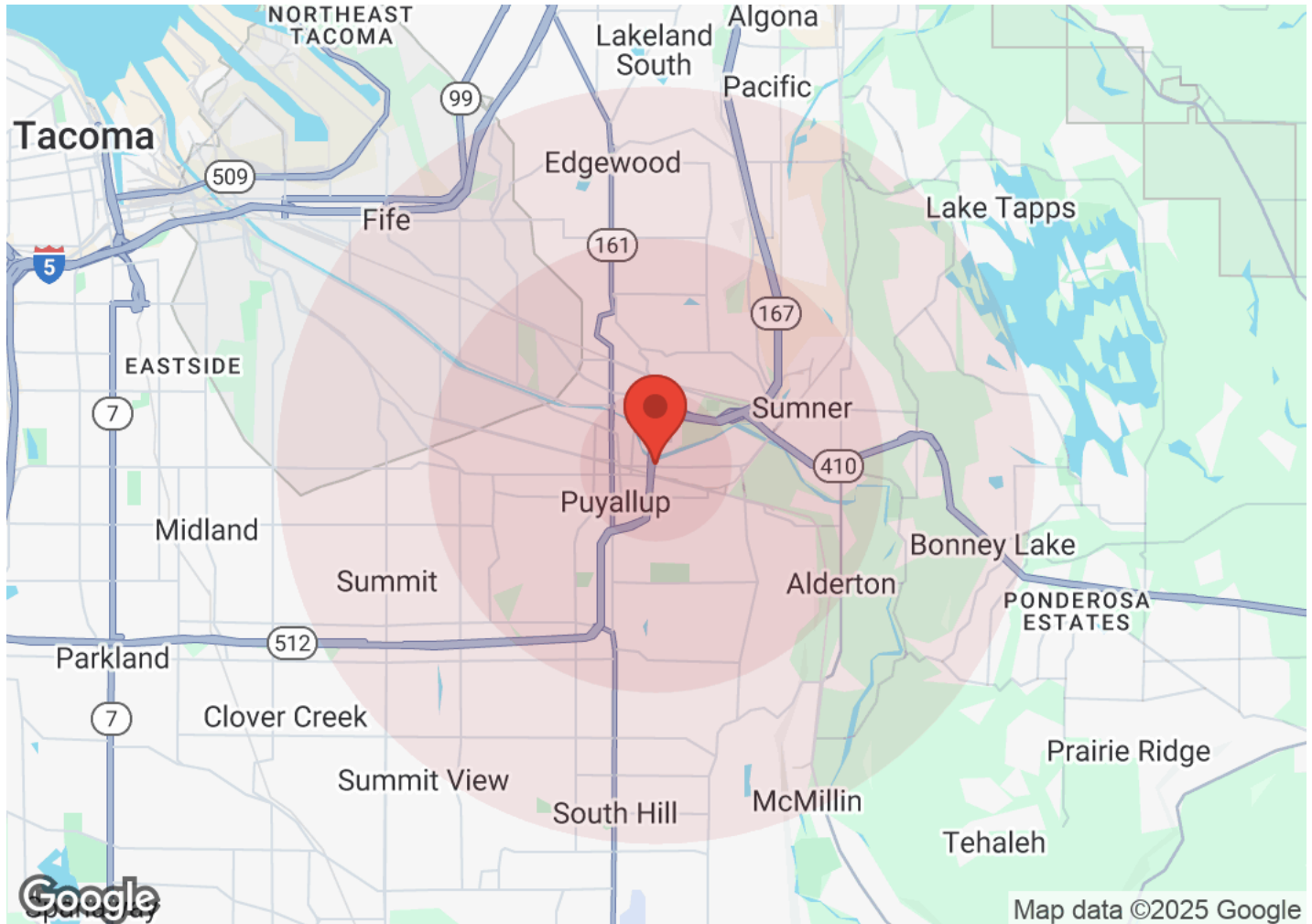
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	5,550	33,262	84,035	Median	\$82,906	\$100,769	\$104,664
Female	5,278	33,590	84,430	< \$15,000	201	1,047	2,710
Total Population	10,828	66,852	168,465	\$15,000-\$24,999	257	1,401	2,436
				\$25,000-\$34,999	319	1,185	2,666
				\$35,000-\$49,999	526	2,029	4,403
				\$50,000-\$74,999	811	3,516	8,874
				\$75,000-\$99,999	891	4,306	9,903
				\$100,000-\$149,999	1,301	6,495	14,777
				\$150,000-\$199,999	270	2,950	8,191
				> \$200,000	216	4,267	11,181
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,707	12,091	31,936	Total Units	5,212	29,217	69,673
Ages 15-24	1,067	7,467	19,356	Occupied	4,793	27,197	65,141
Ages 25-54	4,705	27,426	70,671	Owner Occupied	2,161	15,524	39,841
Ages 55-64	1,347	8,291	20,190	Renter Occupied	2,632	11,673	25,300
Ages 65+	2,000	11,577	26,313	Vacant	420	2,021	4,532
Race	1 Mile	3 Miles	5 Miles				
White	7,661	46,576	112,366				
Black	424	2,881	8,625				
Am In/AK Nat	118	501	1,297				
Hawaiian	107	628	1,988				
Hispanic	1,179	7,528	19,475				
Asian	566	3,984	12,332				
Multi-Racial	708	4,419	11,590				
Other	65	341	792				

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