

OFFICE FOR SALE & 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

1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

PRESENTED BY:

RICK BROWN

Commercial Broker
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Lic: 27026, WA

SIMRANJIT KAUR

Commercial Broker
C: (425) 577-1347
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DISCLAIMER

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 - 3,540
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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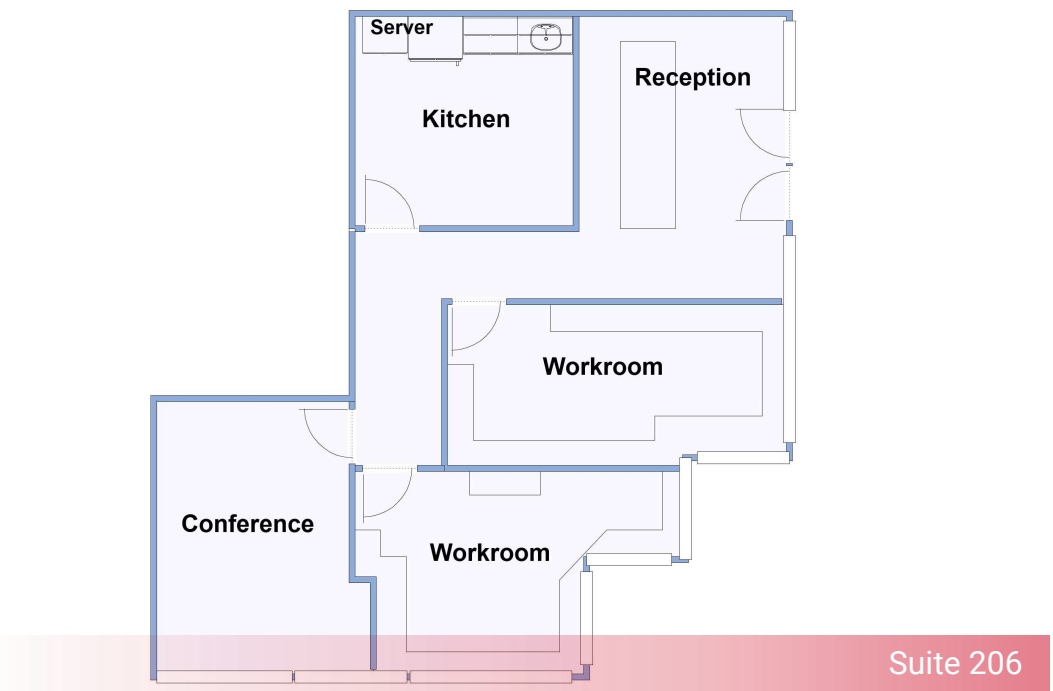
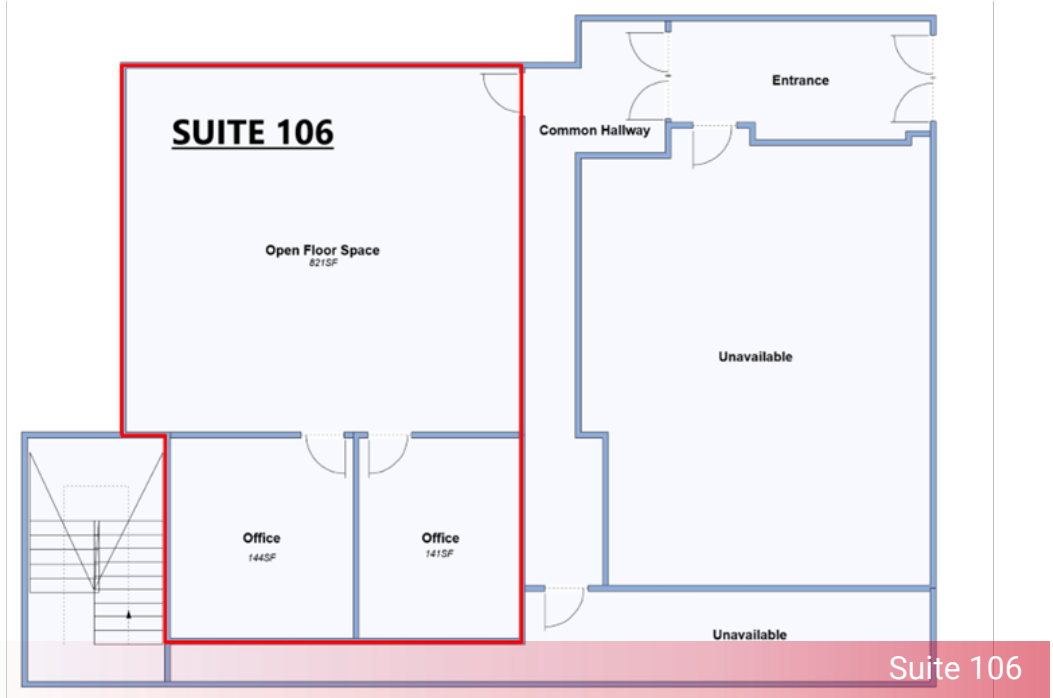
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AVAILABLE SPACES

1011 EAST MAIN AVENUE



FOR LEASE



Available Spaces

Suite	Size	Rate	Term	Type	Available
Suite 106	1,073	\$22.00 / SF / YR + NNN	3 - 5 Years	NNN	Now
Suite 206	1,010	\$25.00 / SF / YR + NNN	3 - 5 Years	NNN	Now

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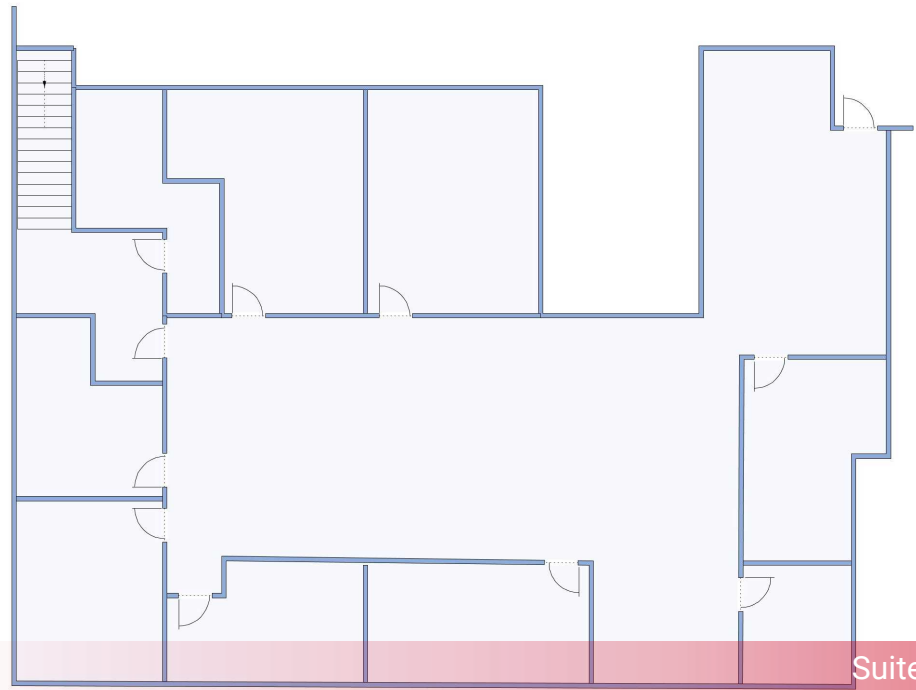
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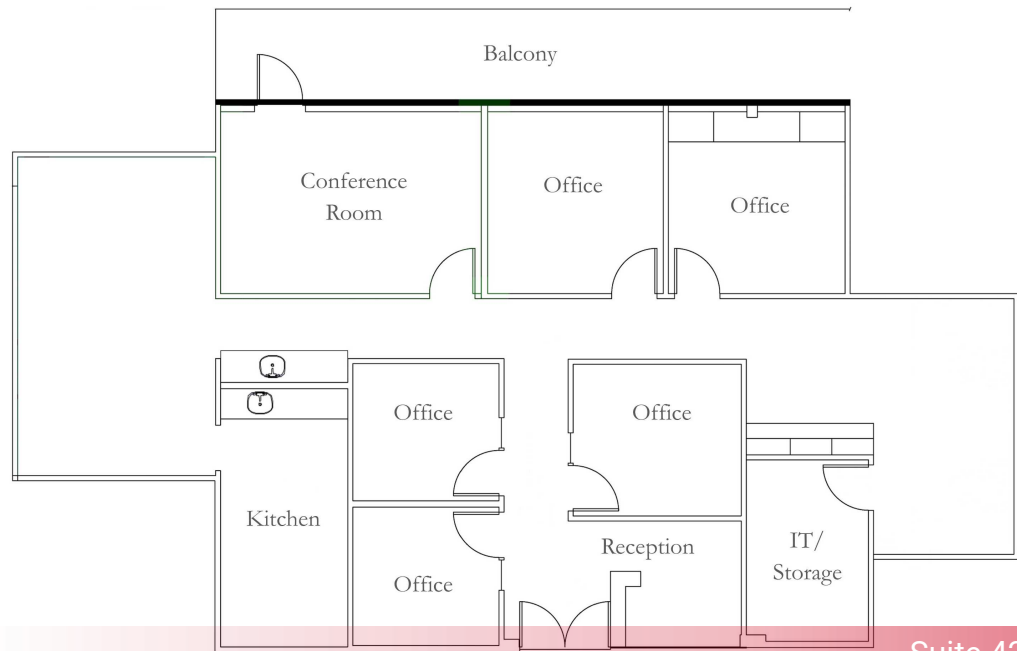
1011 EAST MAIN AVENUE



FOR LEASE



Suite 306



Suite 420

Available Spaces

Suite	Size	Rate	Term	Type	Available
Suite 306	2,930	\$22.00 / SF / YR + NNN	3 - 5 Years	NNN	Now
Suite 420	2,176	\$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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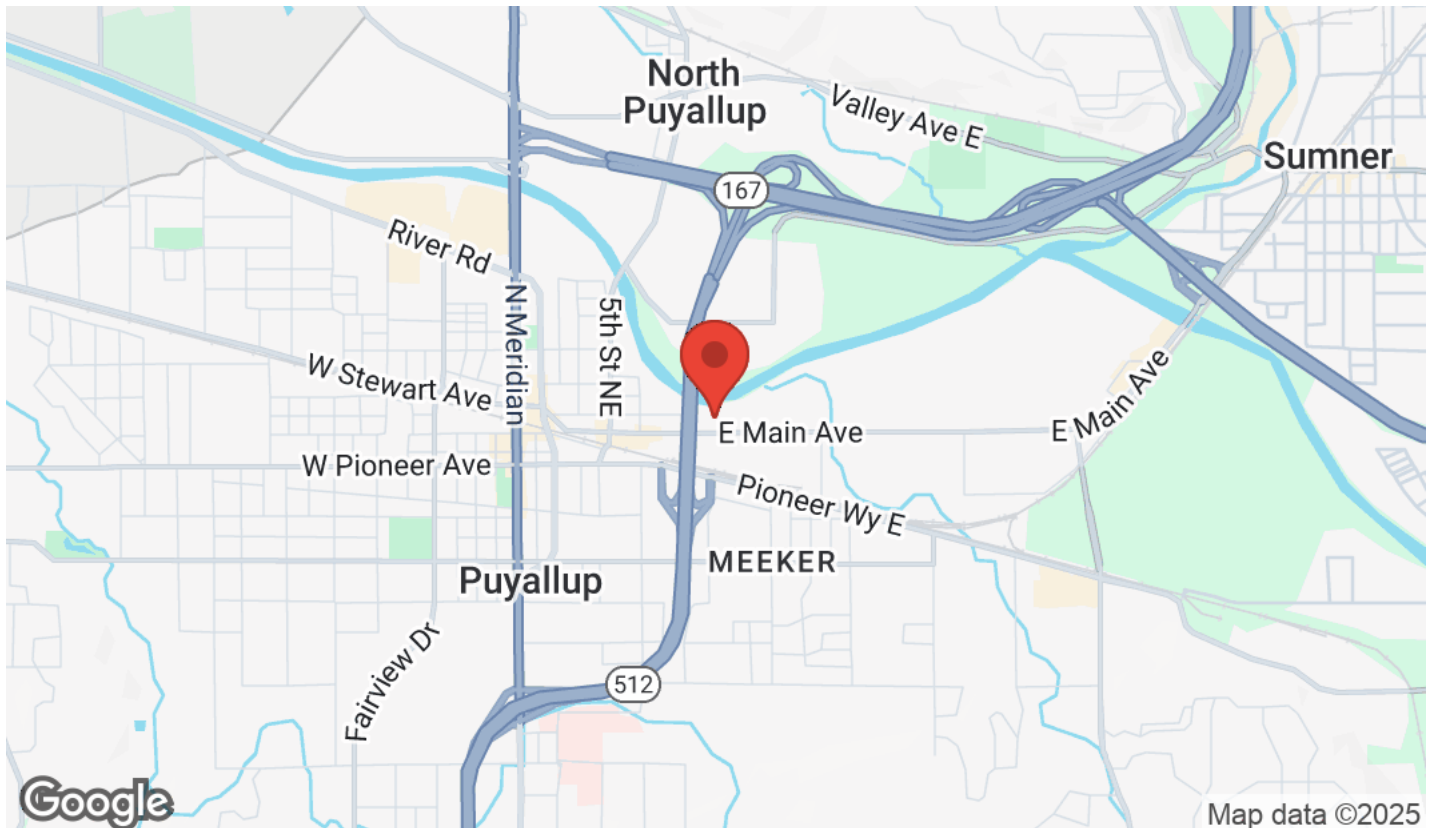
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LOCATION MAPS

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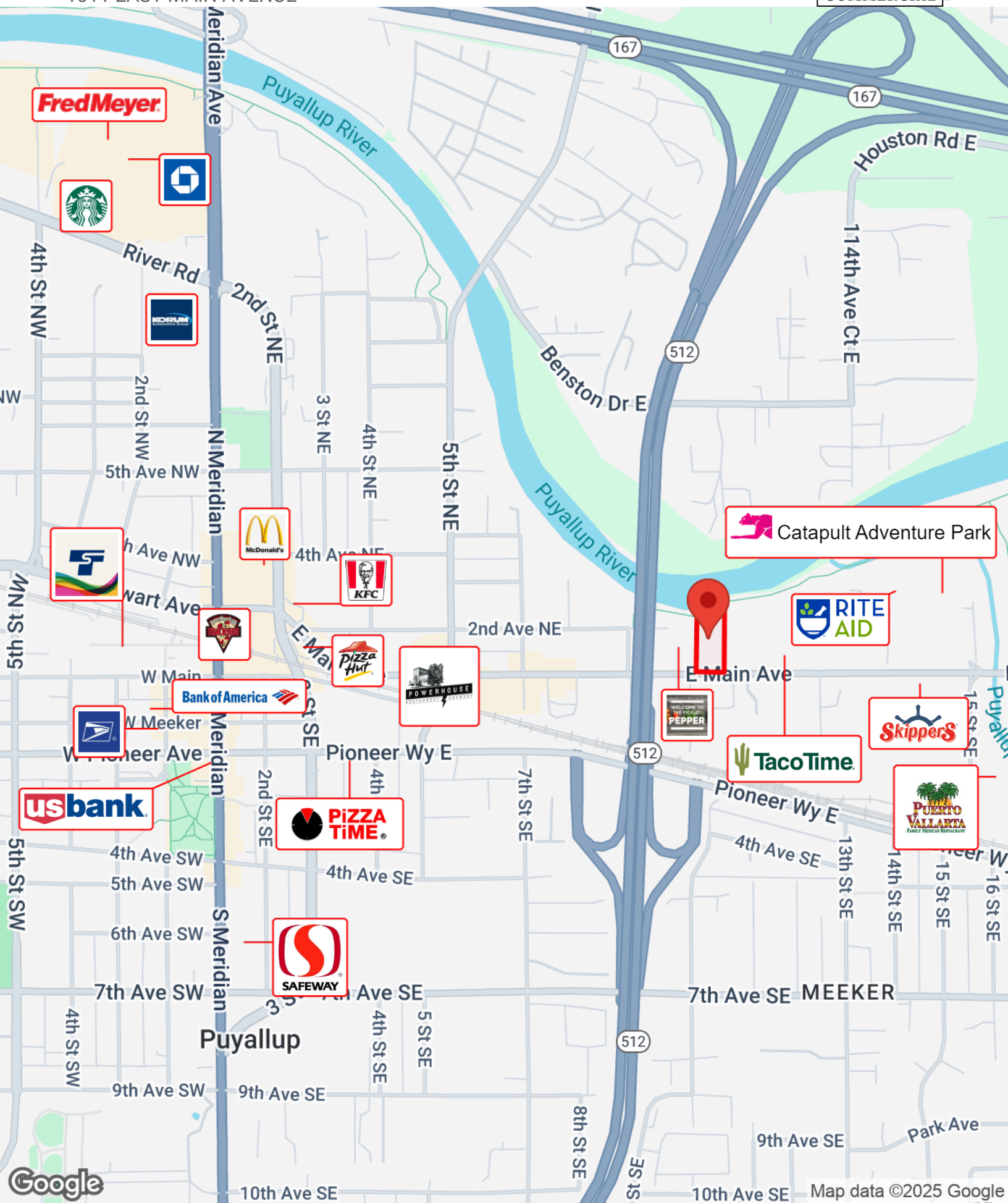
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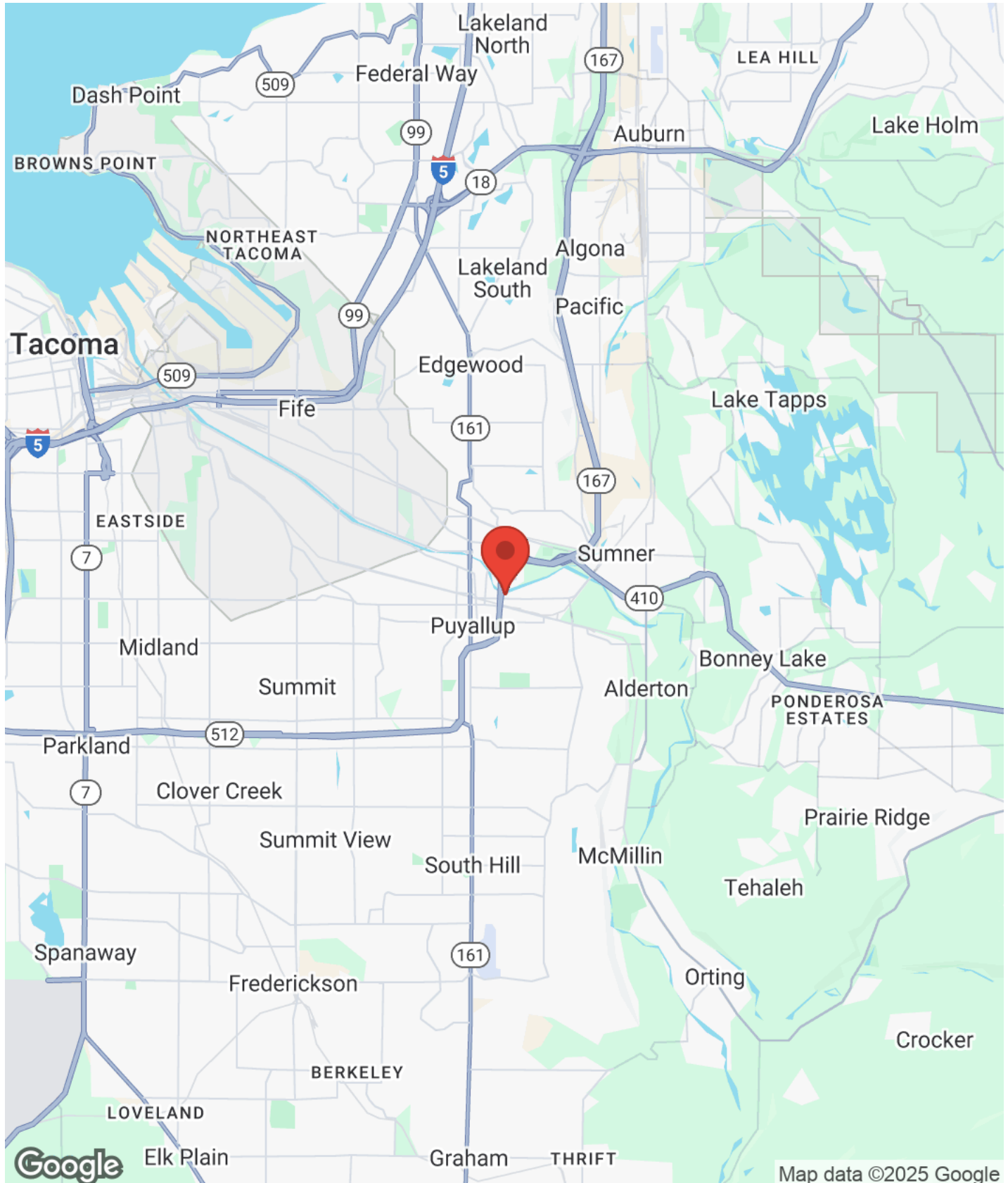
BUSINESS MAP

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REGIONAL MAP

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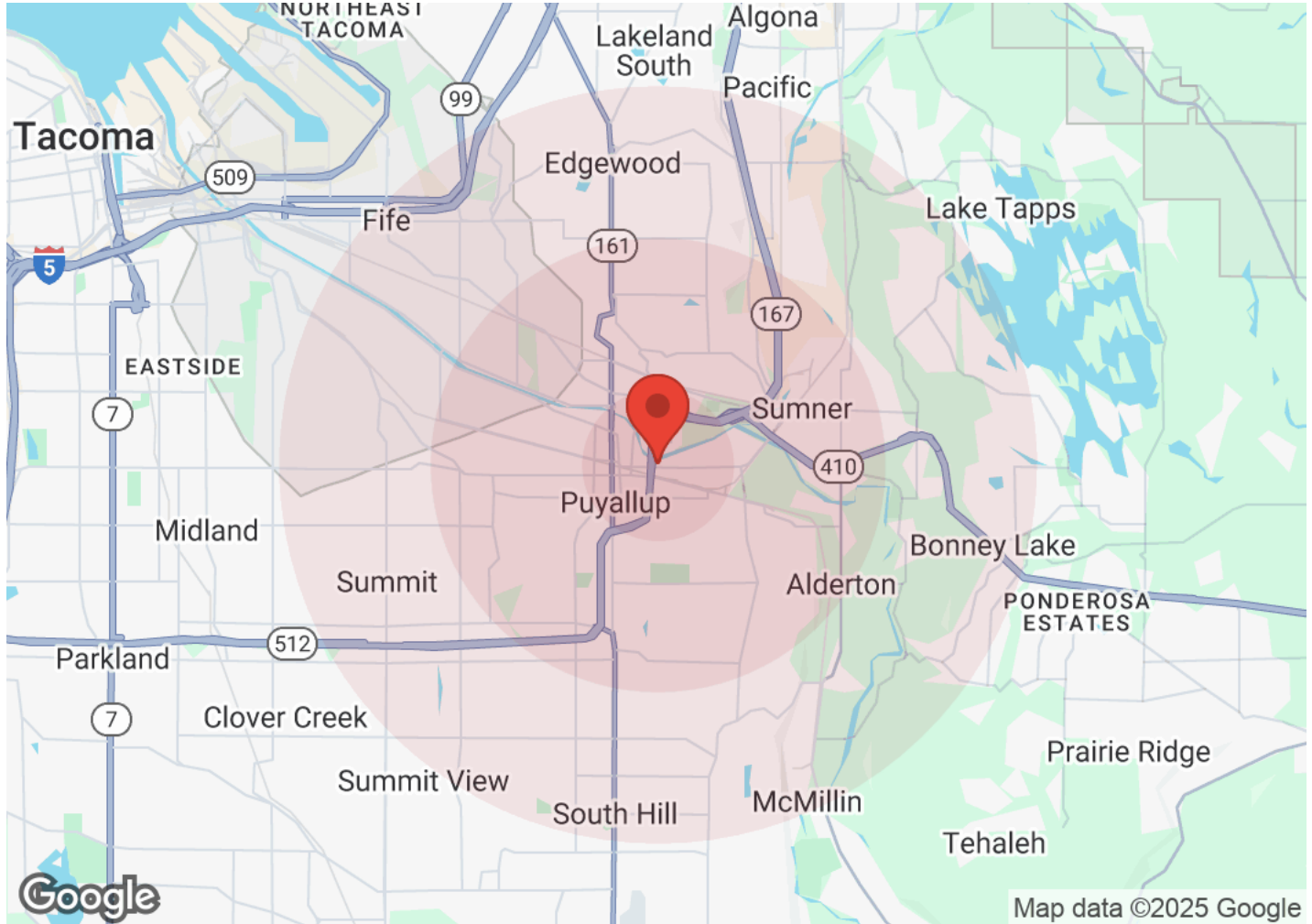
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DEMOGRAPHICS

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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
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	7,440	45,000	110,502	Total Units	5,164	28,755	69,900
Black	441	2,980	9,092	Occupied	4,756	26,792	65,415
Am In/AK Nat	120	507	1,318	Owner Occupied	2,141	15,384	39,991
Hawaiian	107	618	2,028	Renter Occupied	2,615	11,408	25,424
Hispanic	1,227	7,743	20,329	Vacant	408	1,963	4,486
Asian	594	4,165	13,080				
Multi-Racial	717	4,441	11,880				
Other	59	329	760				

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