

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

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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DISCLAIMER

1011 EAST MAIN AVENUE



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

1011 EAST MAIN AVENUE



OFFERING SUMMARY

LEASE RATE:	\$20.00-\$22.00/SF/YR + NNN
AVAILABLE SF:	197 - 3,880
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.



KELLER WILLIAMS COMMERCIAL
1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

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

AVAILABLE SPACES

1011 EAST MAIN AVENUE



FOR LEASE



Available Spaces

Suite	Size	Rate	Term	Type	Available
Suite 465	197	\$22.00 / SF / YR + NNN	3 - 5 Years	NNN	Now

KELLER WILLIAMS COMMERCIAL
1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

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

AVAILABLE SPACES

1011 EAST MAIN AVENUE



FOR LEASE



Available Spaces

Suite	Size	Rate	Term	Type	Available
Suite 303	3,880	\$20.00 /sf/yr	3-5 yrs	NNN	09/01/2024

Suite Description

Suite 303: Large suite with multiple private offices, each with a view of the Puyallup River. Direct elevator access. Conference room, storage, kitchen, and formal reception area.

KELLER WILLIAMS COMMERCIAL
1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

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

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



KELLER WILLIAMS COMMERCIAL
1011 E Main, Suite 420
Puyallup, WA 98372



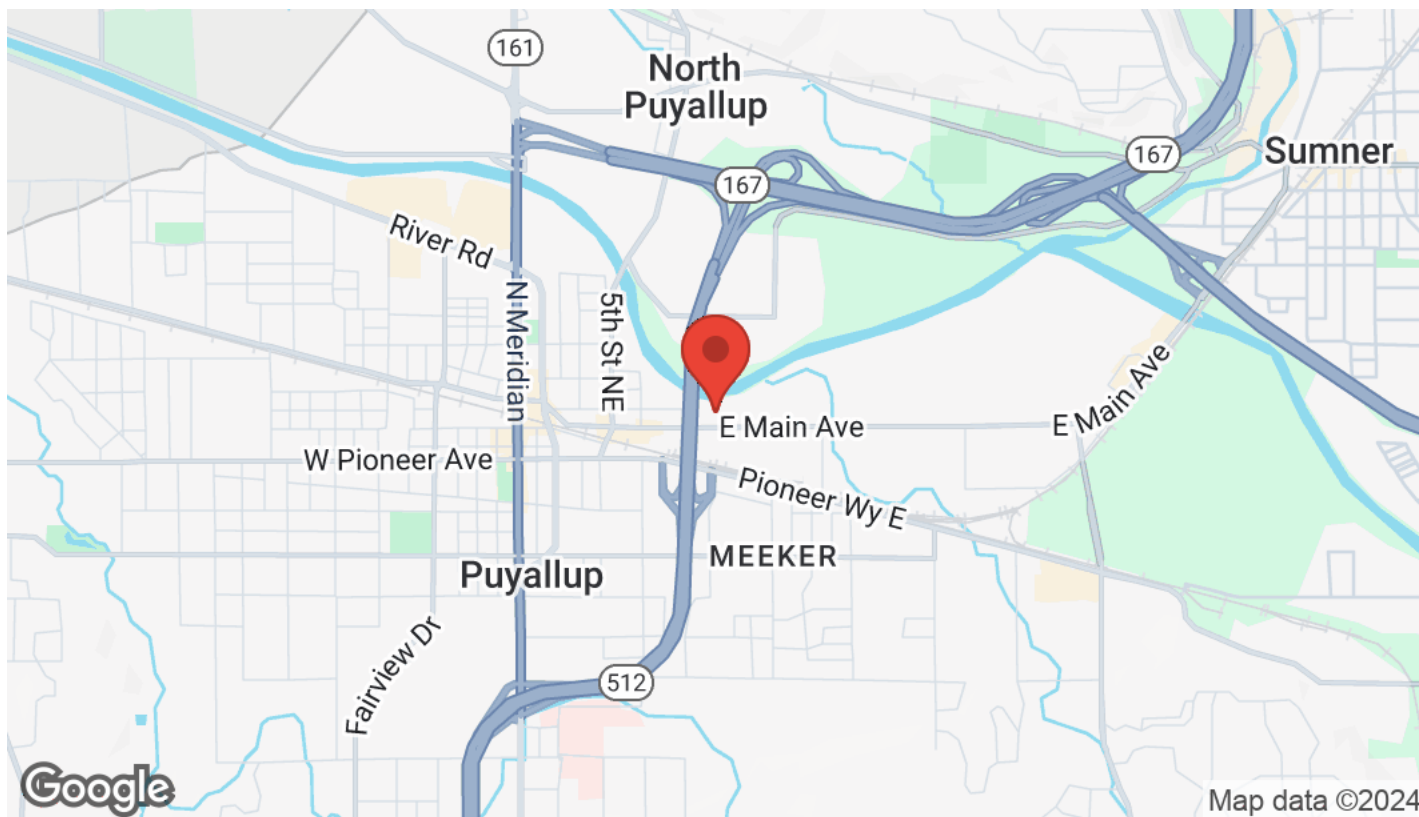
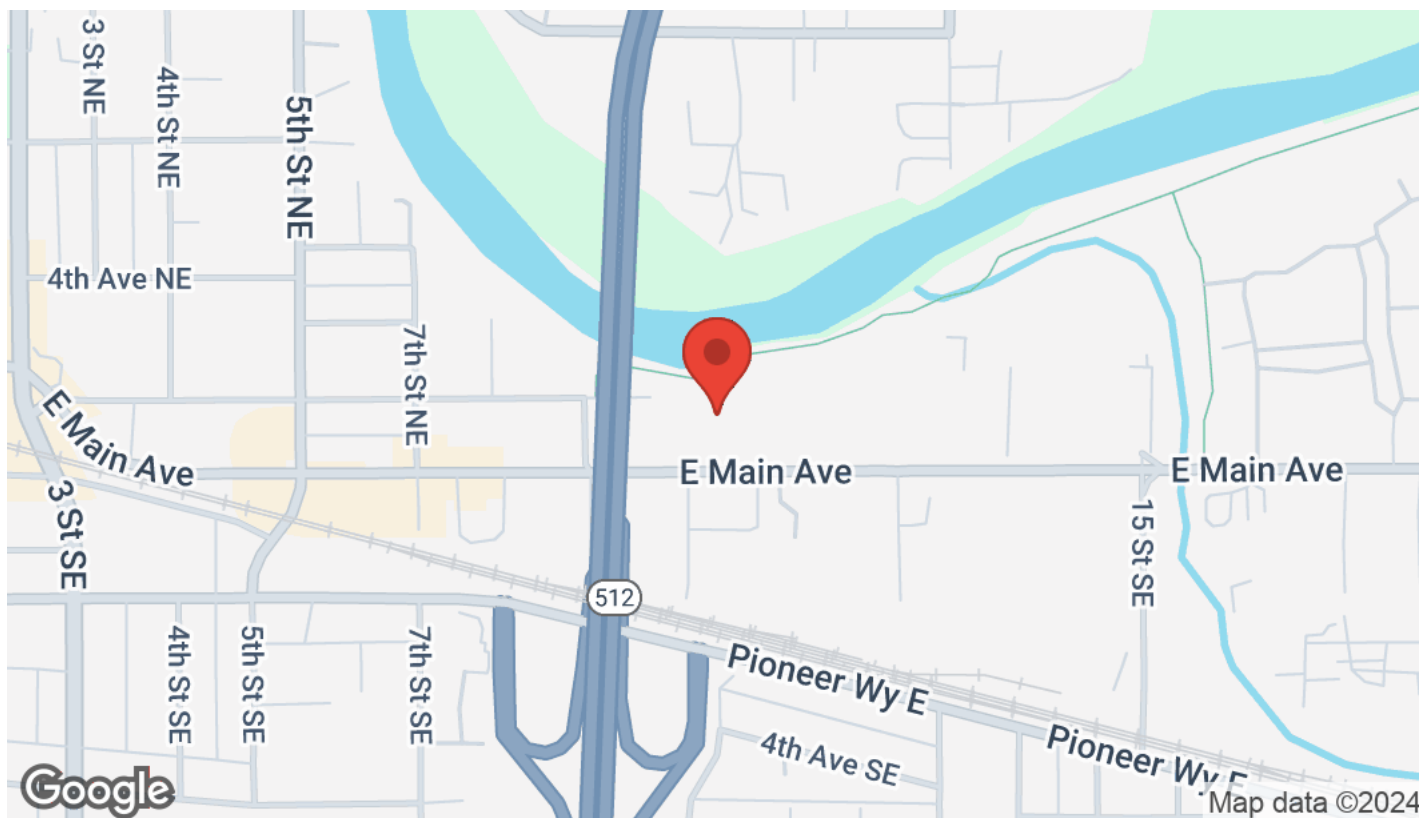
Each Office Independently Owned and Operated

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

LOCATION MAPS

1011 EAST MAIN AVENUE



KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

RICK BROWN

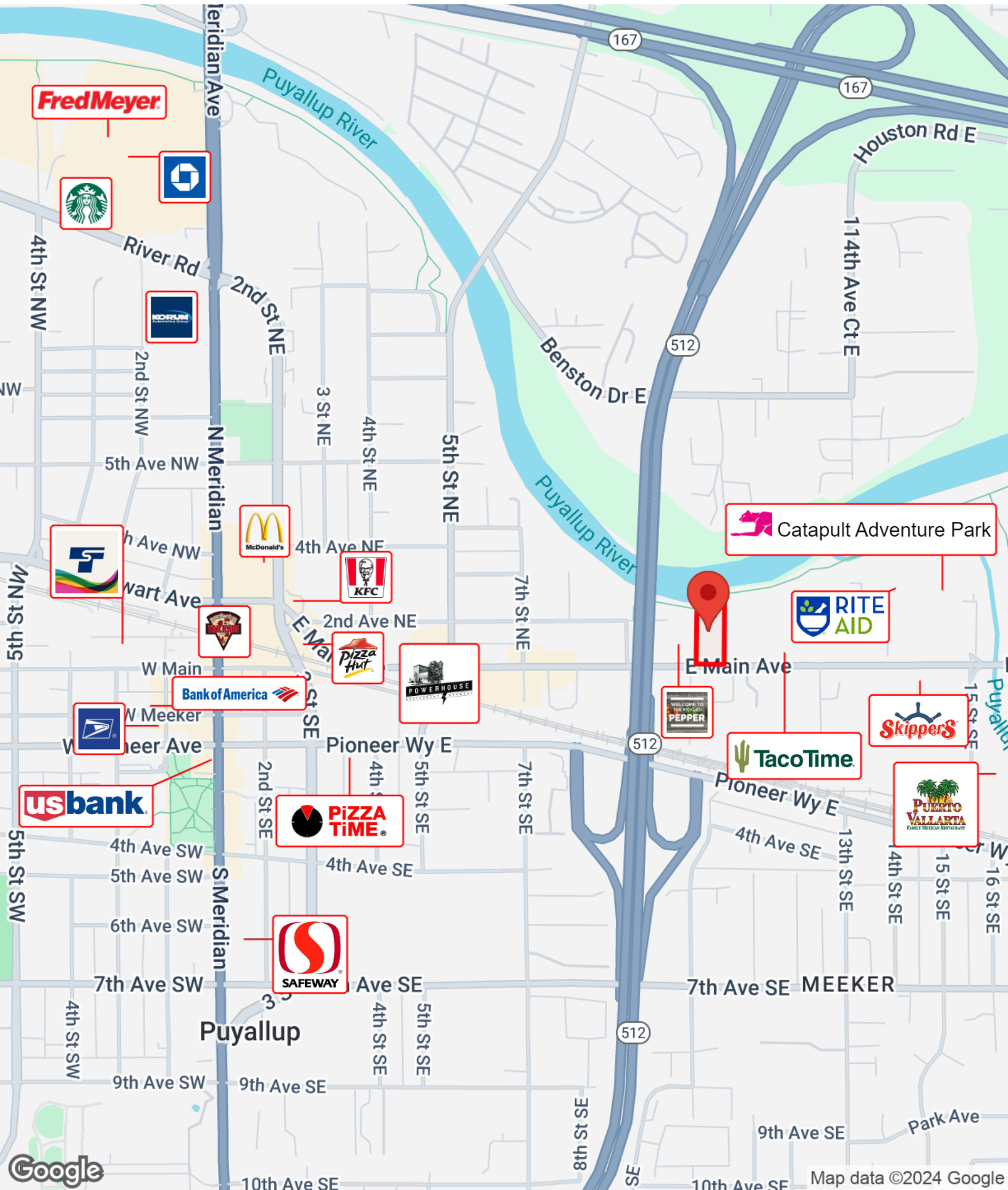
Commercial Broker
O: (253) 840-5574
C: (253) 617-9460
rickbrown@kw.com
Lic: 27026, WA

SIMRANJIT KAUR

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

BUSINESS MAP

1011 EAST MAIN AVENUE



Fred Meyer



Bank of America



Catapult Adventure Park

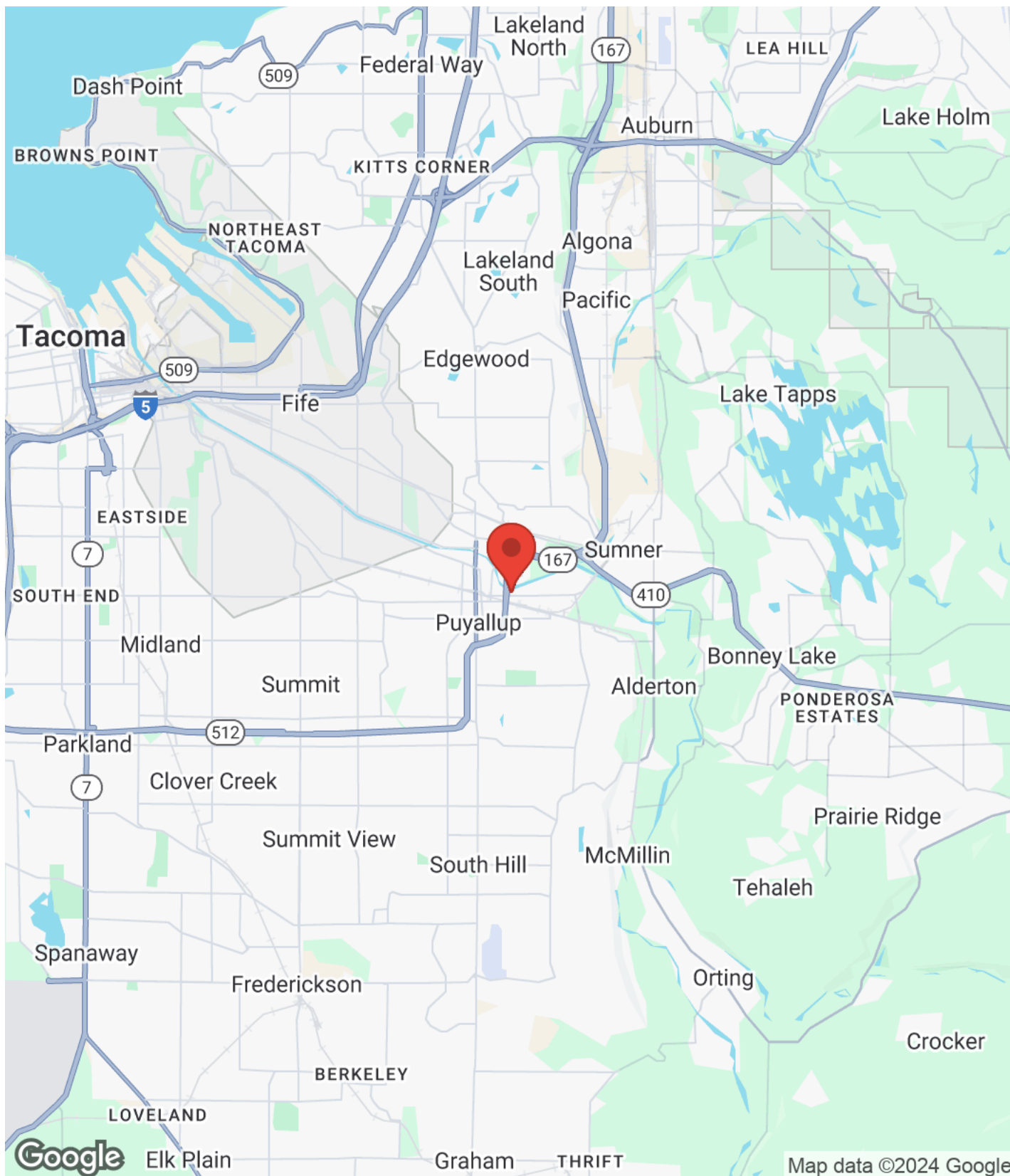


TacoTime



REGIONAL MAP

1011 EAST MAIN AVENUE



KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

RICK BROWN

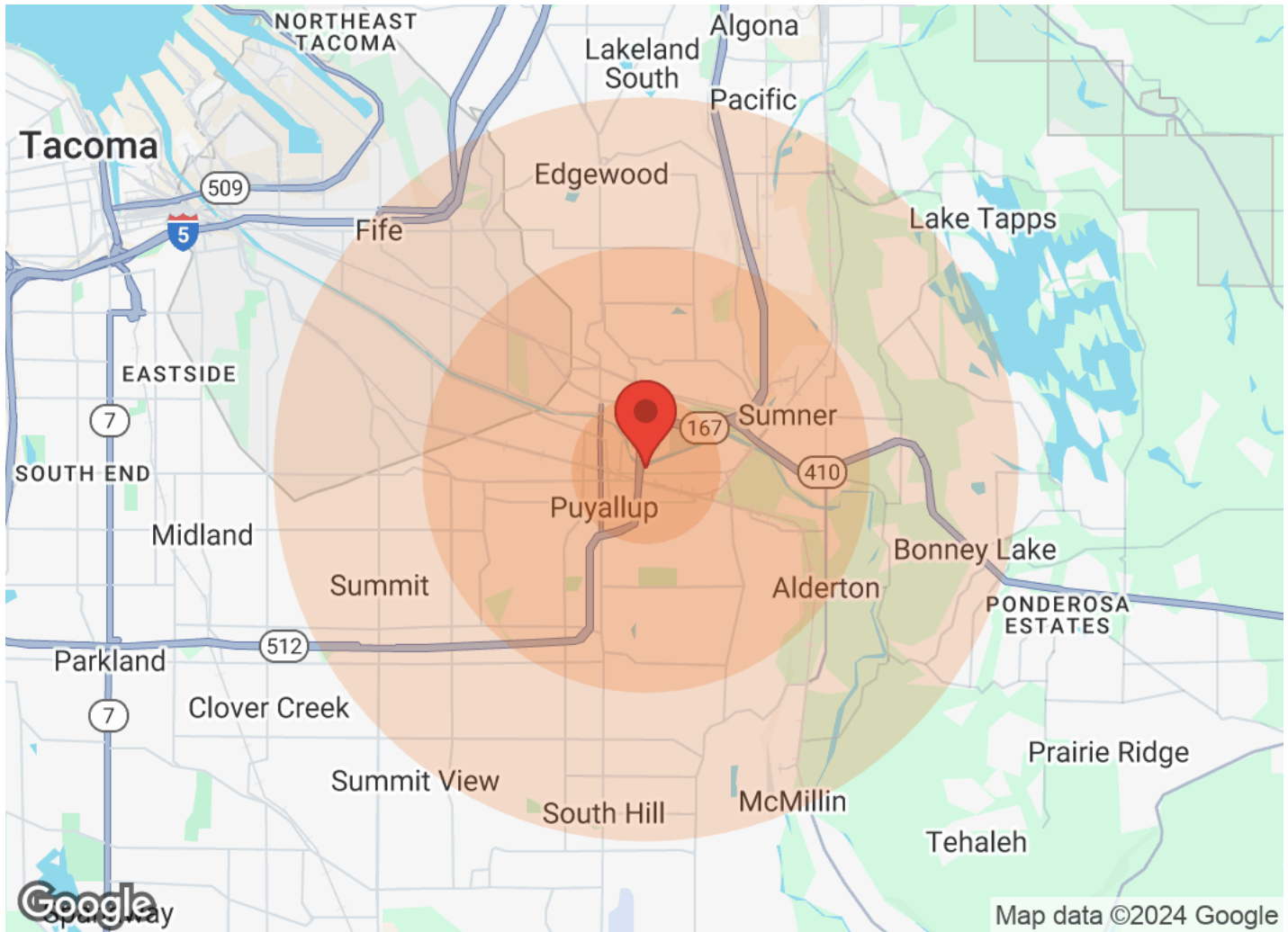
Commercial Broker
O: (253) 840-5574
C: (253) 617-9460
rickbrown@kw.com
Lic: 27026, WA

SIMRANJIT KAUR

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

DEMOGRAPHICS

1011 EAST MAIN AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	4,407	30,788	75,739
Female	4,842	32,703	79,406
Total Population	9,249	63,491	155,145

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,586	12,097	30,243
Ages 15-24	1,044	8,433	21,370
Ages 25-54	3,751	24,498	58,594
Ages 55-64	1,121	7,968	19,541
Ages 65+	1,747	10,495	25,397

Race	1 Mile	3 Miles	5 Miles
White	8,286	56,220	131,318
Black	84	666	3,068
Am In/AK Nat	48	228	705
Hawaiian	34	167	747
Hispanic	688	4,914	12,060
Multi-Racial	1,398	9,668	25,322

Income	1 Mile	3 Miles	5 Miles
Median	\$40,089	\$58,107	\$61,205
< \$15,000	546	2,141	4,100
\$15,000-\$24,999	346	1,953	4,757
\$25,000-\$34,999	532	2,640	5,601
\$35,000-\$49,999	1,016	4,301	9,268
\$50,000-\$74,999	632	4,885	12,237
\$75,000-\$99,999	522	3,448	9,245
\$100,000-\$149,999	401	4,214	10,376
\$150,000-\$199,999	75	1,312	3,196
> \$200,000	N/A	608	1,619

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,907	28,288	65,465
Occupied	4,340	26,294	61,362
Owner Occupied	1,915	15,694	38,933
Renter Occupied	2,425	10,600	22,429
Vacant	567	1,994	4,103

KELLER WILLIAMS COMMERCIAL
1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

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