

OFFICE FOR LEASE

HARRISON BUILDING

614 HARRISON STREET, SUITE C, SUMNER, WA 98390



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

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DISCLAIMER

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EXECUTIVE SUMMARY

614 HARRISON STREET, SUITE C

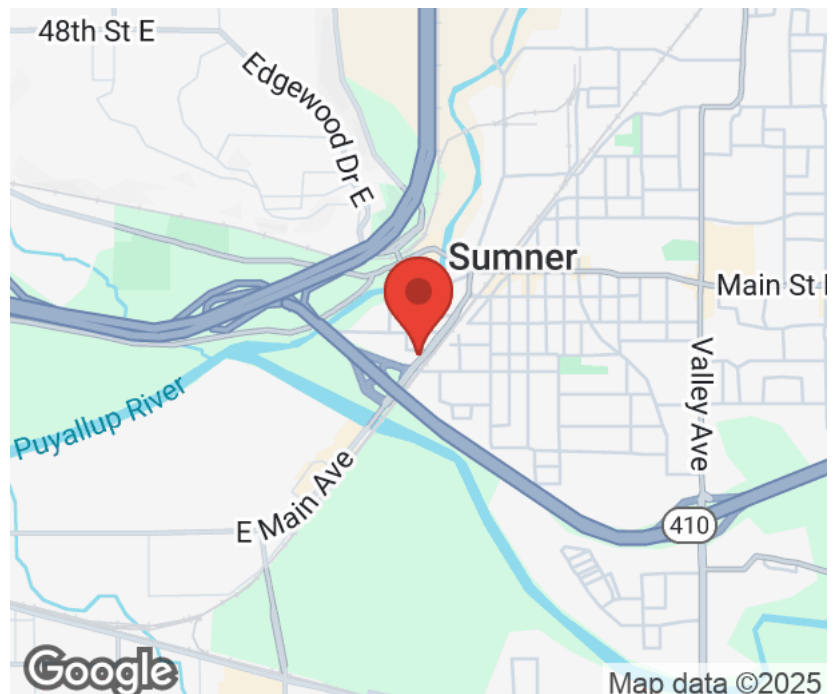


OFFERING SUMMARY

LEASE RATE:	\$22.00 - \$24.00, NNN
LEASE TERM:	36 - 60 Months
AVAILABLE SF:	625
YEAR BUILT:	1979
BUILDING CLASS:	C
FLOORS:	2
ZONING:	GC

PROPERTY OVERVIEW

Discover a flexible and efficient office opportunity in the heart of Sumner's commercial core. Suite C at 614 Harrison Street offers 625 square feet of open office space—ideal for small businesses, remote teams, or satellite operations looking for a strategic location. Suite C is located on the 2nd floor with stair access only.



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LOCATION & HIGHLIGHTS

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LOCATION INFORMATION

Building Name: Harrison Building
Street Address: 614 Harrison Street
City, State, Zip: Sumner, WA 98390
County: WA - Pierce
Market: Pierce County
Sub-market: Sumner

LOCATION OVERVIEW

A Thriving Small-Town Hub with Big Connectivity

Located in the heart of the Puget Sound region, Sumner, WA combines small-town charm with strategic accessibility. Known for its historic downtown, vibrant community, and business-friendly environment, Sumner is a growing destination for companies seeking convenience without the congestion of larger cities.

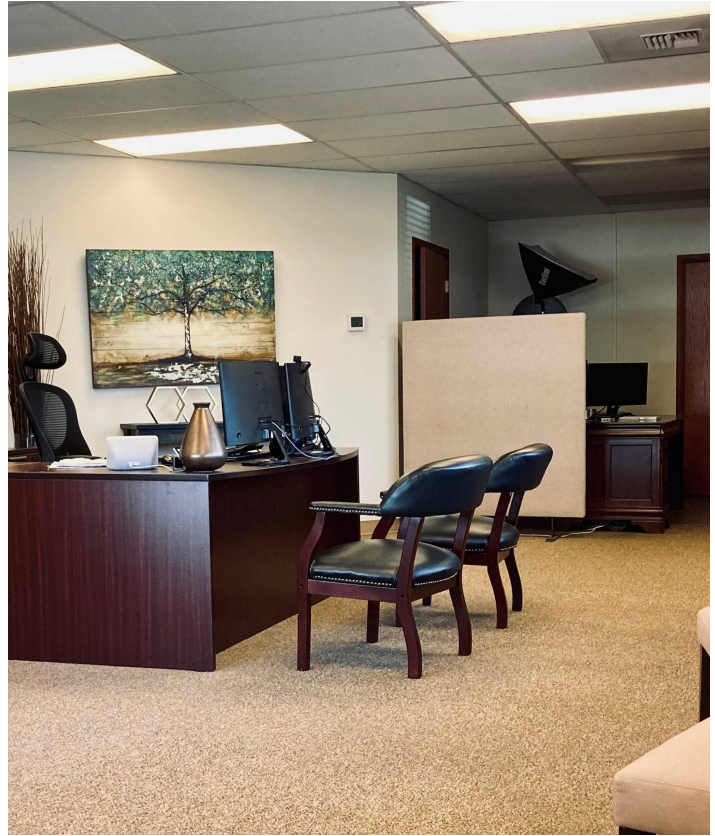
PROPERTY HIGHLIGHTS

- 625 SF of efficient, open-plan office space
- Walkable to restaurants, shops, and Sound Transit station
- Excellent signage visibility along Traffic Avenue (17,052 CPD)
- Ample street parking
- Quick access to Hwy 410, SR-167, and I-5
- Sounder Train Station just minutes away – direct link to Tacoma and Seattle

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PROPERTY PHOTOS

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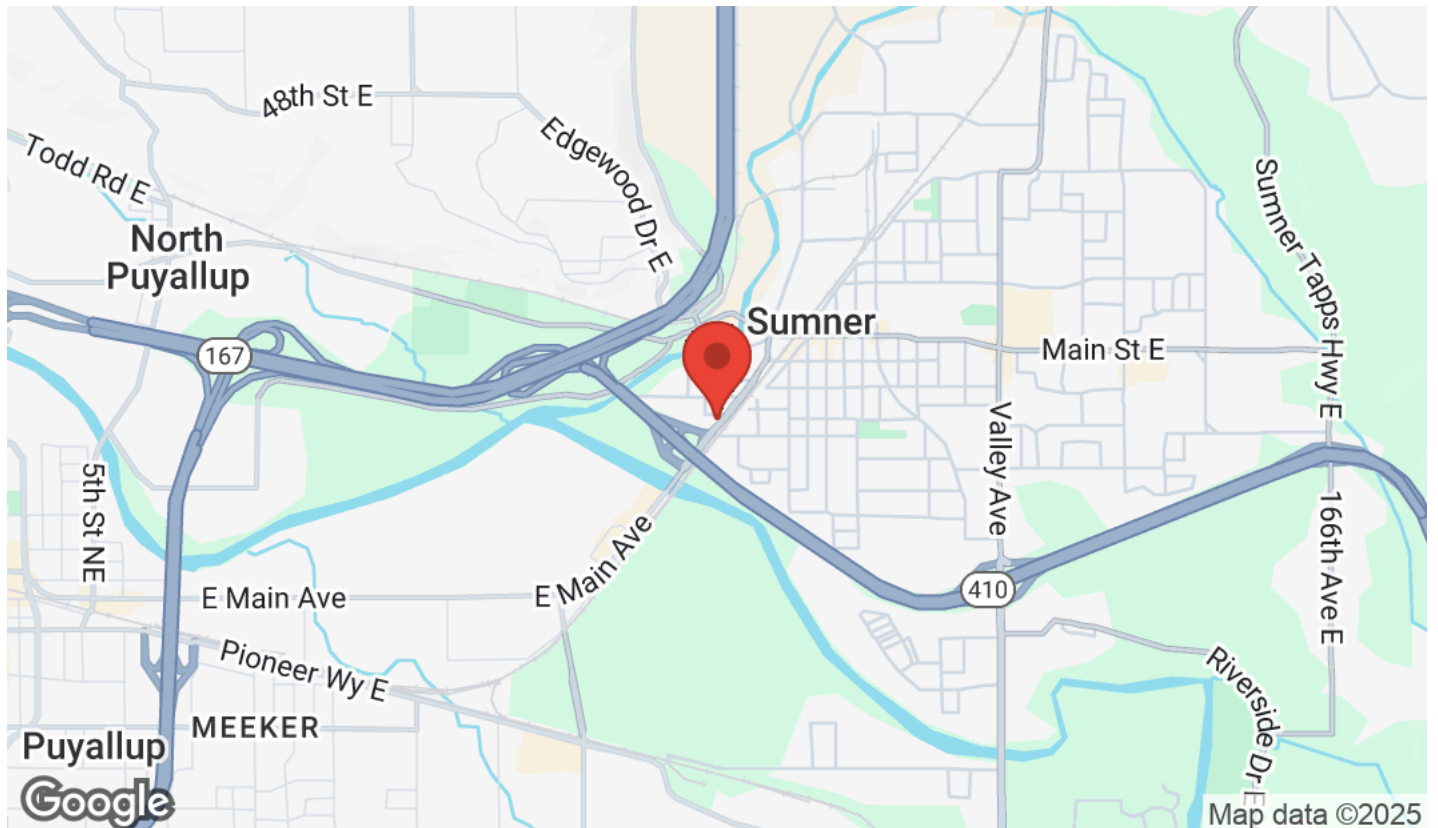
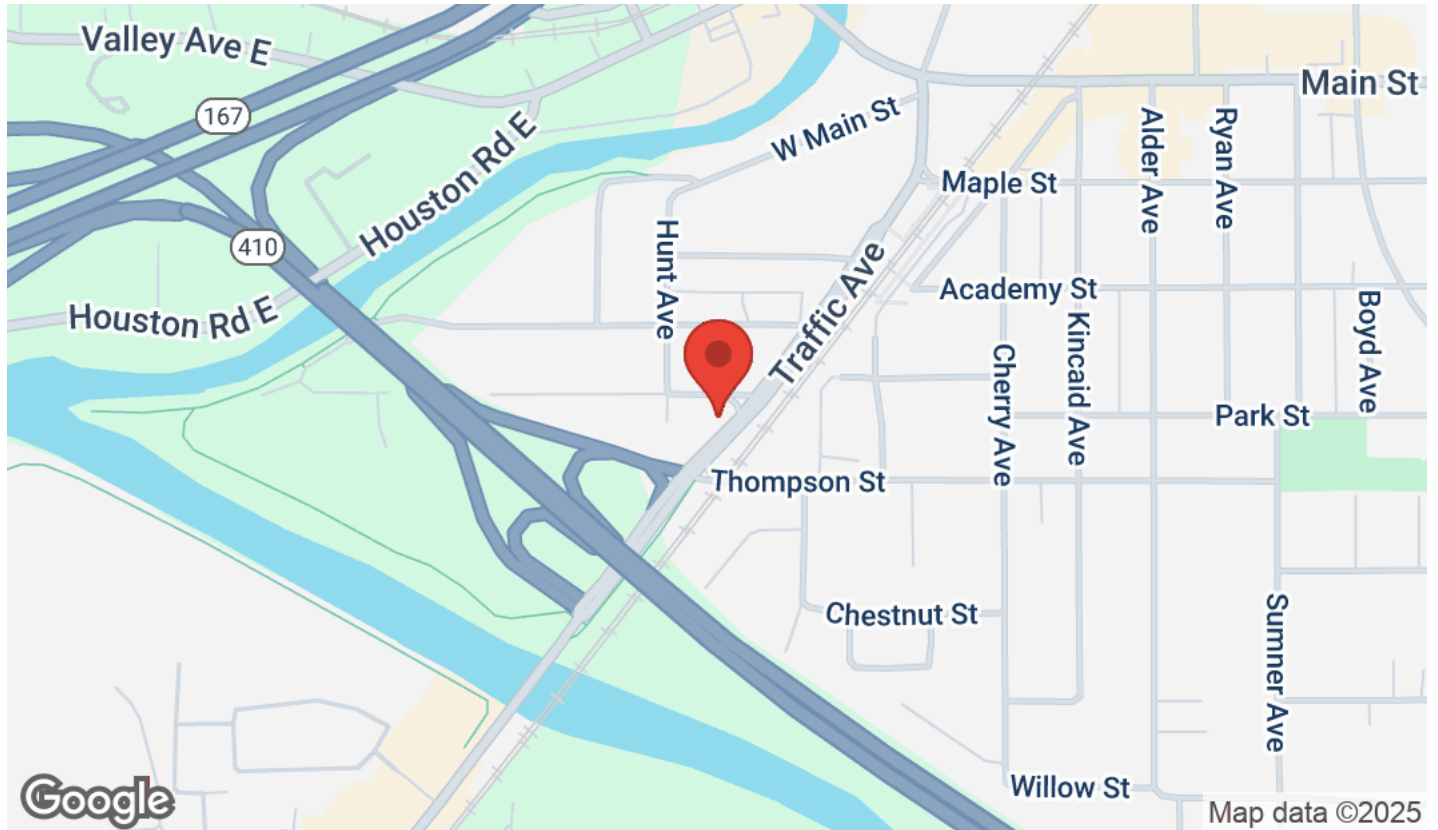
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LOCATION MAPS

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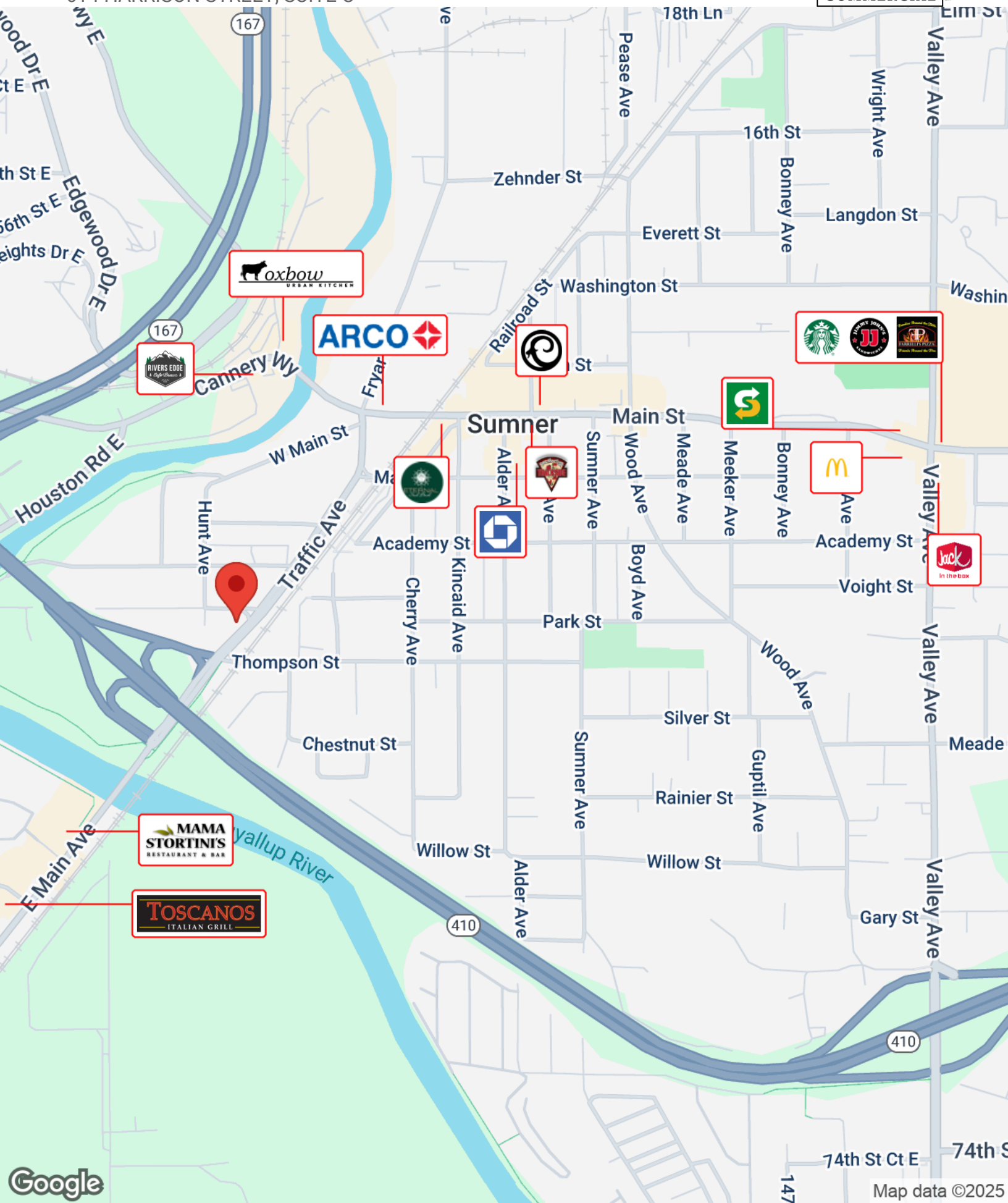
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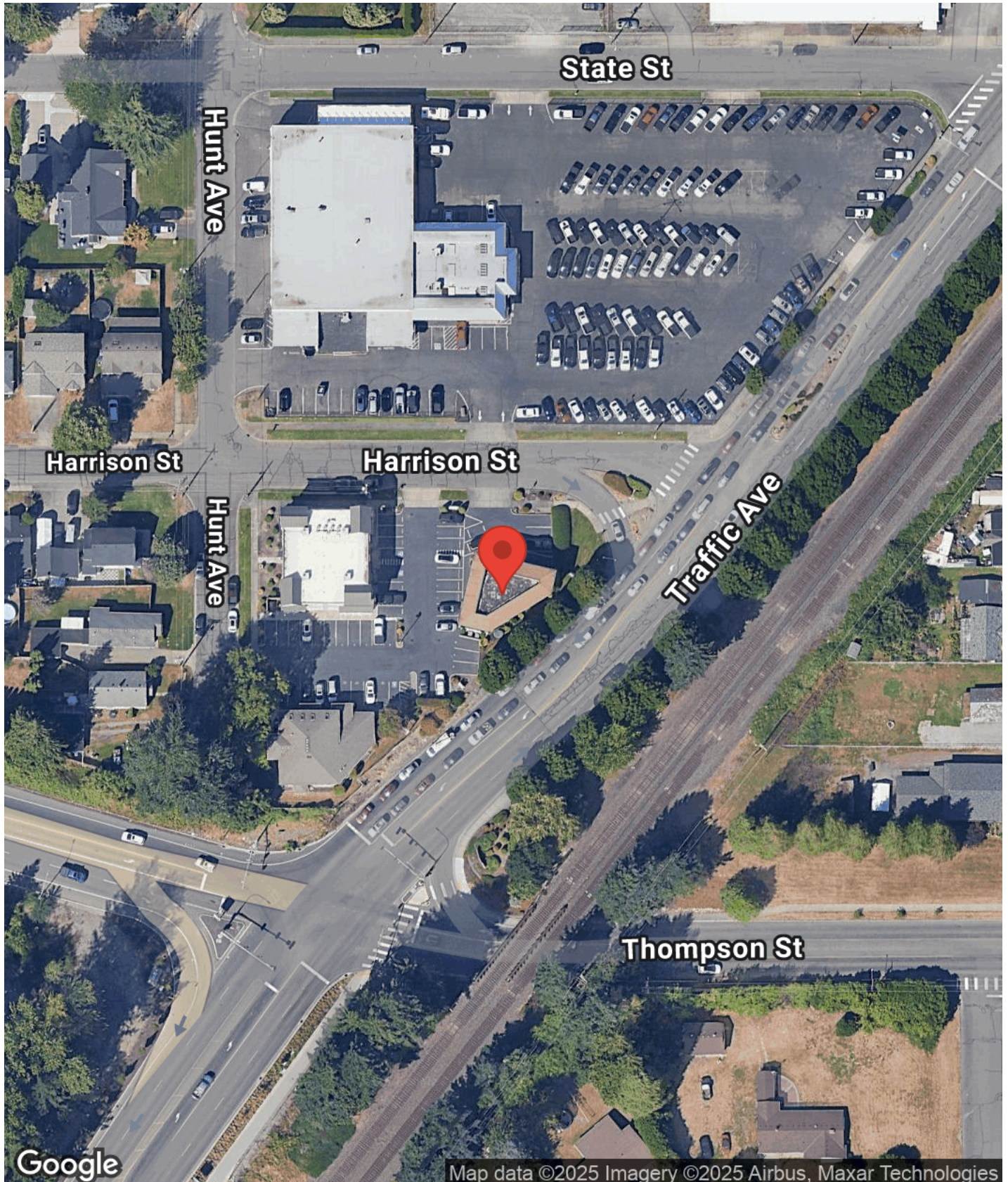
BUSINESS MAP

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AERIAL MAP

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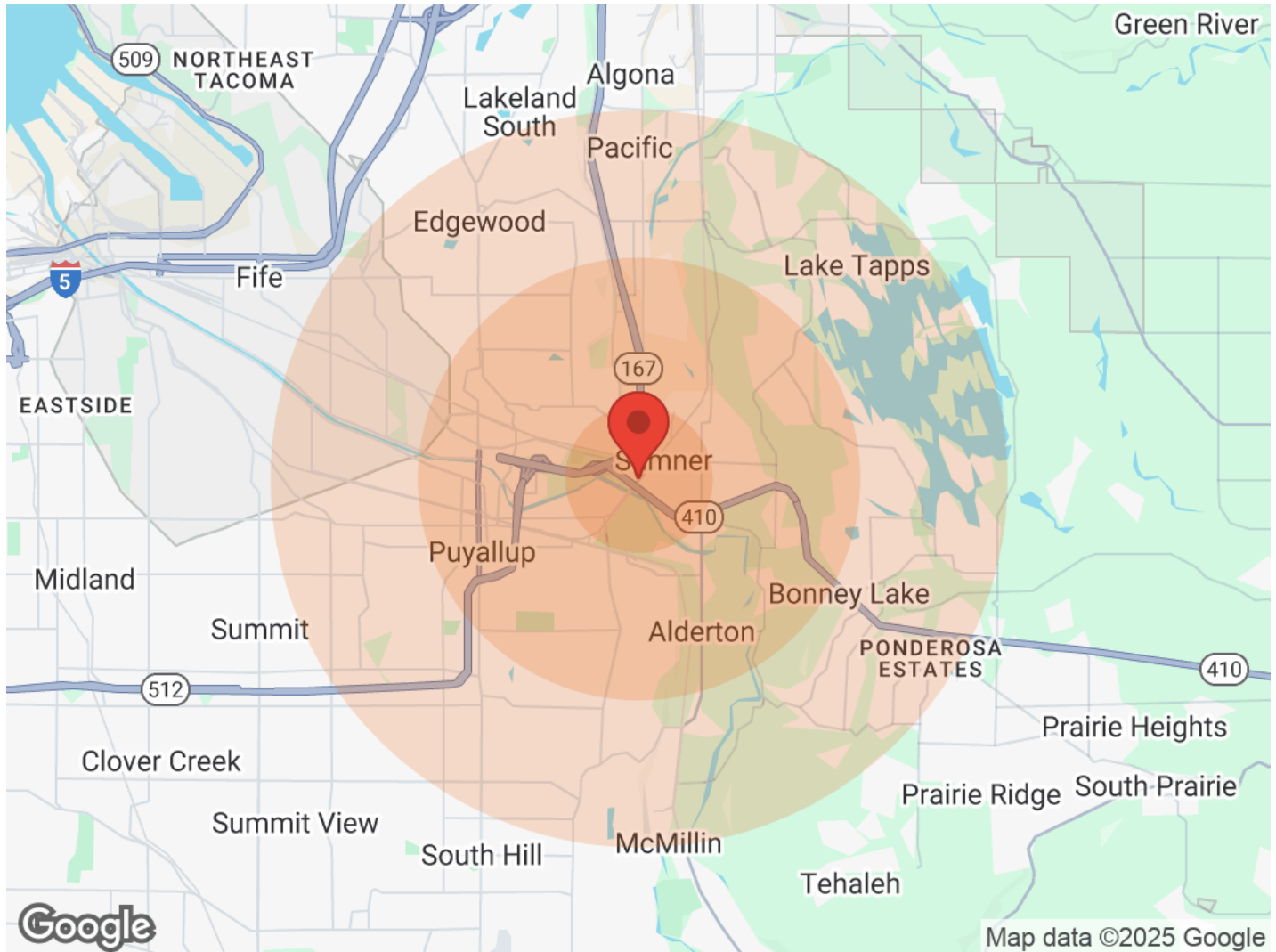
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	3,299	22,284	69,616
Female	3,497	23,685	72,794
Total Population	6,796	45,969	142,410

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,246	8,679	27,934
Ages 15-24	839	6,150	19,841
Ages 25-54	2,668	17,467	53,648
Ages 55-64	854	5,909	18,189
Ages 65+	1,189	7,764	22,798

Race	1 Mile	3 Miles	5 Miles
White	6,172	41,692	124,233
Black	51	329	1,861
Am In/AK Nat	18	128	498
Hawaiian	27	75	464
Hispanic	472	3,267	10,059
Multi-Racial	896	6,004	20,774

Income	1 Mile	3 Miles	5 Miles
Median	\$60,895	\$58,902	\$68,612
< \$15,000	146	1,468	3,488
\$15,000-\$24,999	139	1,252	4,006
\$25,000-\$34,999	256	1,759	4,625
\$35,000-\$49,999	676	3,152	8,034
\$50,000-\$74,999	699	3,296	10,795
\$75,000-\$99,999	490	2,585	8,520
\$100,000-\$149,999	423	3,235	10,232
\$150,000-\$199,999	32	1,034	3,482
> \$200,000	31	411	1,720

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,344	20,463	59,528
Occupied	2,937	18,909	55,692
Owner Occupied	1,438	11,700	37,017
Renter Occupied	1,499	7,209	18,675
Vacant	407	1,554	3,836

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