

OFFICE FOR SUB-LEASE

TOWN & COUNTRY BUILDING

13819 MERIDIAN EAST, PUYALLUP, WA 98373



FOR SUB-LEASE

KELLER WILLIAMS COMMERCIAL

1029 E Main, Suite 201
Puyallup, WA 98372



Each Office Independently Owned and Operated

PRESENTED BY:

RICK BROWN

Commercial Broker
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EDWARD YU

Commercial Property Manager
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13819 MERIDIAN EAST



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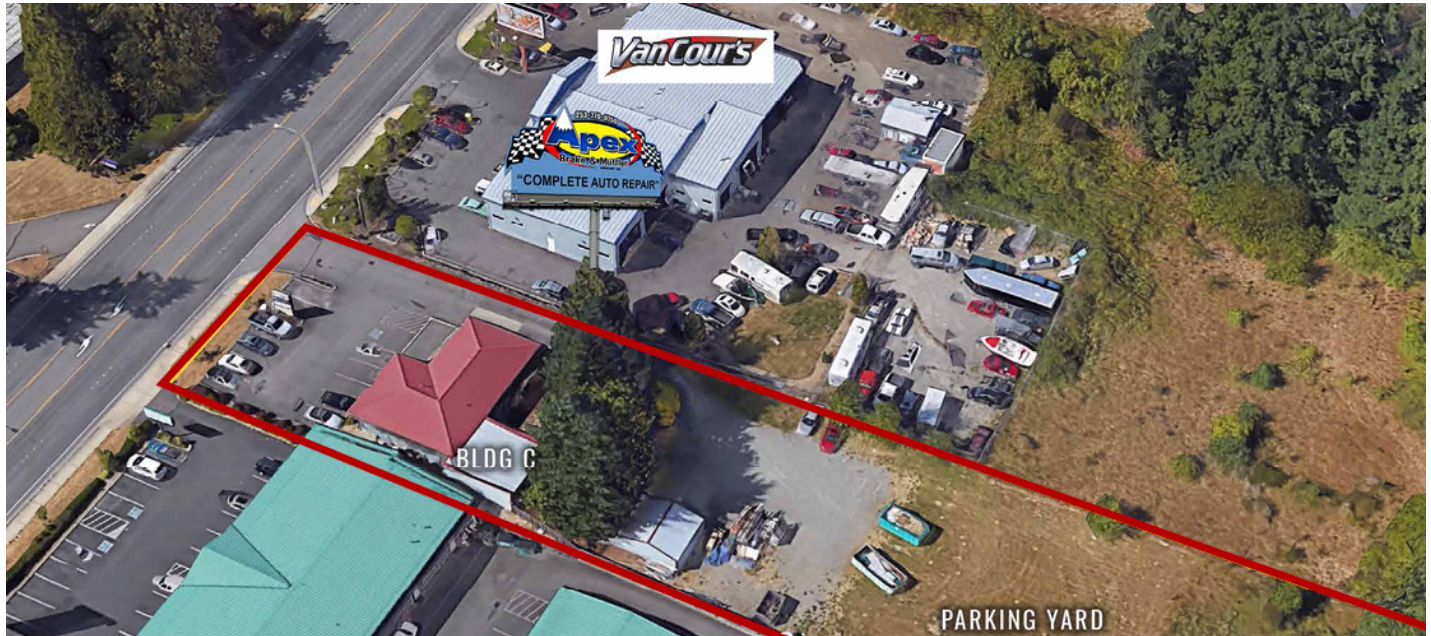
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EXECUTIVE SUMMARY

13819 MERIDIAN EAST

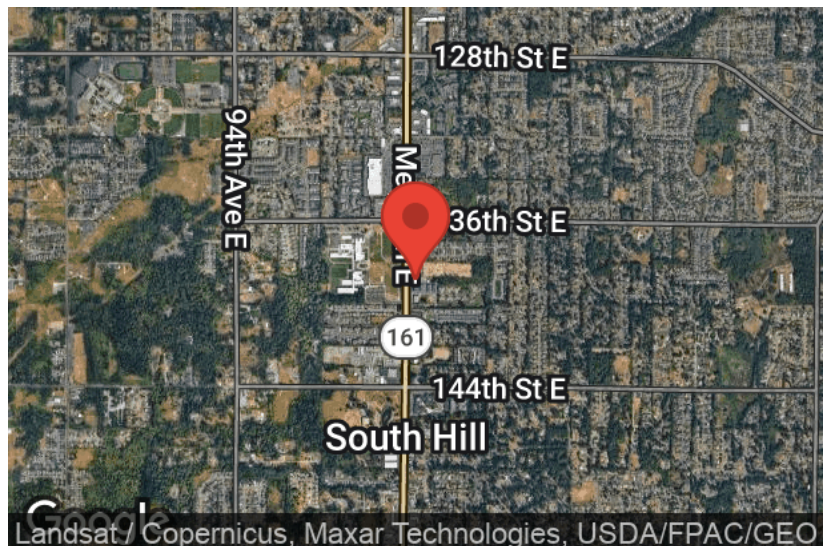


OFFERING SUMMARY

LEASE RATE:	\$20.00/SF/YR, NNN
LEASE TERM:	3 - 5 Years
BUILDING SF:	3,328
AVAILABLE SF:	1,053
OFFICE SF:	813
STORAGE SF:	240
OCCUPANCY:	Multi-Tenant
PARKING:	Surface

PROPERTY OVERVIEW

This versatile commercial space is perfect for construction-related businesses, contractors, or professional offices needing additional storage. Situated along Meridian Ave E, ensuring excellent visibility and accessibility. Easy access for staff and clients with available parking on-site. This space offers the perfect balance of office and storage, catering to businesses that need efficiency and convenience. Don't miss this opportunity to establish your operations in a prime Puyallup location!



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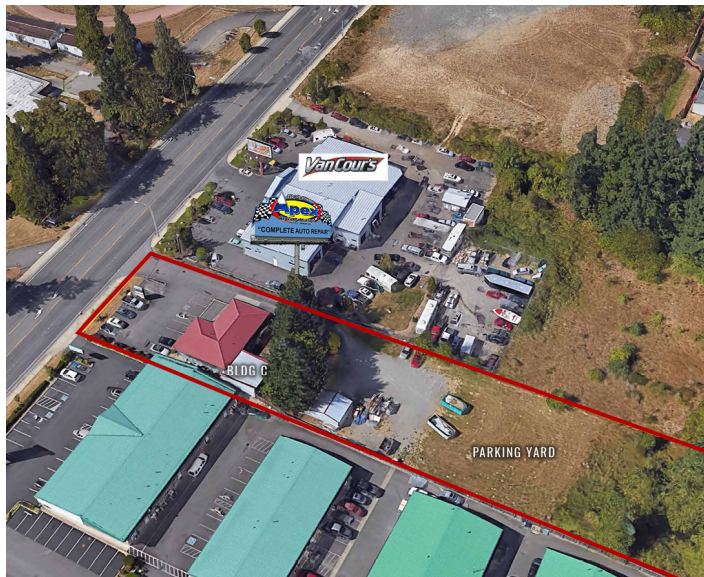
LOCATION & HIGHLIGHTS

13819 MERIDIAN EAST



LOCATION INFORMATION

Building Name: Town & Country Building
Street Address: 13819 Meridian East
City, State, Zip: Puyallup, WA 98373
County: WA - Pierce
Market: Pierce County
Sub-market: Puyallup



LOCATION OVERVIEW

Strategically located on Meridian, this commercial property offers excellent visibility and accessibility along one of the area's busiest thoroughfares. Easy connections to SR-512 and surrounding business hubs, making it ideal for contractors, service businesses, and office operations. Surrounded by retail centers, industrial businesses, and residential neighborhoods, ensuring a steady customer and workforce base. Close to restaurants, banks, hardware stores, and other essential services to support daily business needs.



PROPERTY HIGHLIGHTS

- Private entry located behind Permabilt
- Ideal space for construction related offices
- Fenced & secured contractor yard for vehicle parking
- Centrally located in South Hill's Meridian corridor

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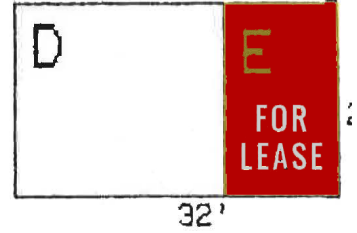
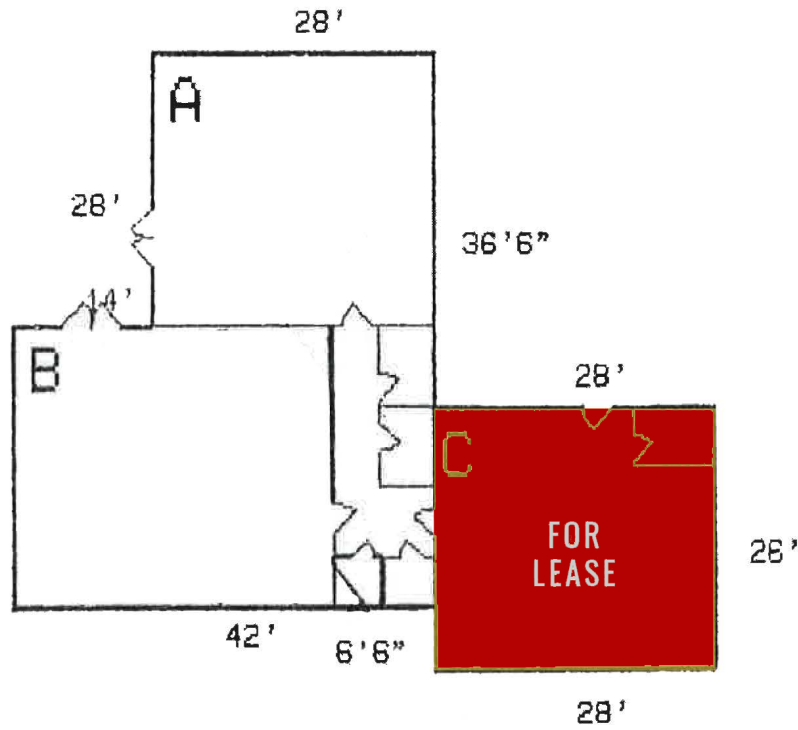
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AVAILABLE SPACES

1011 EAST MAIN AVENUE



SUB-LEASE



STORAGE BUILDING

Available Spaces

Suite	Size	Rate	Term	Available
C	1,053	\$20.00 /SF/YR + NNN	3 - 5 years	Now

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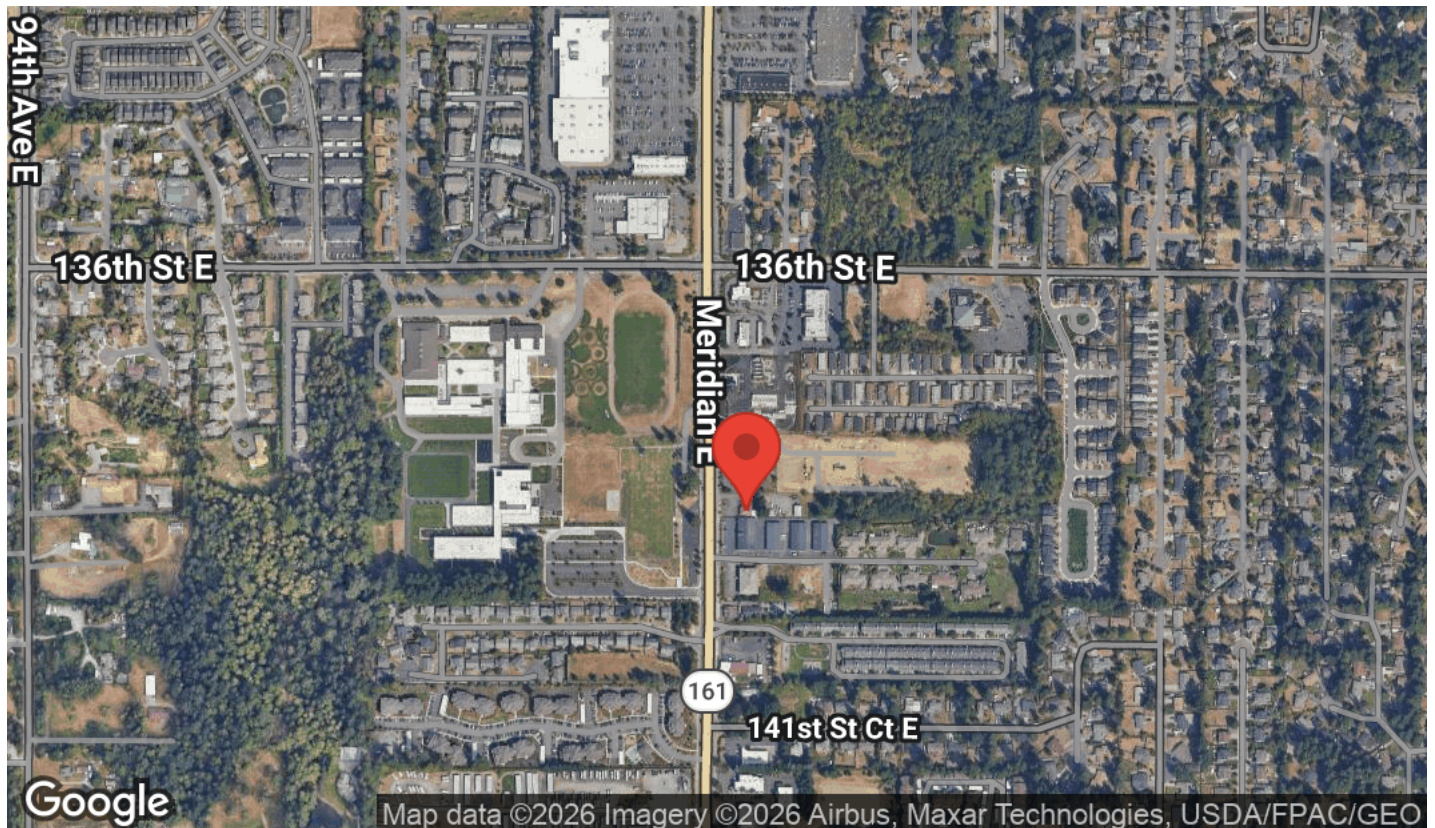
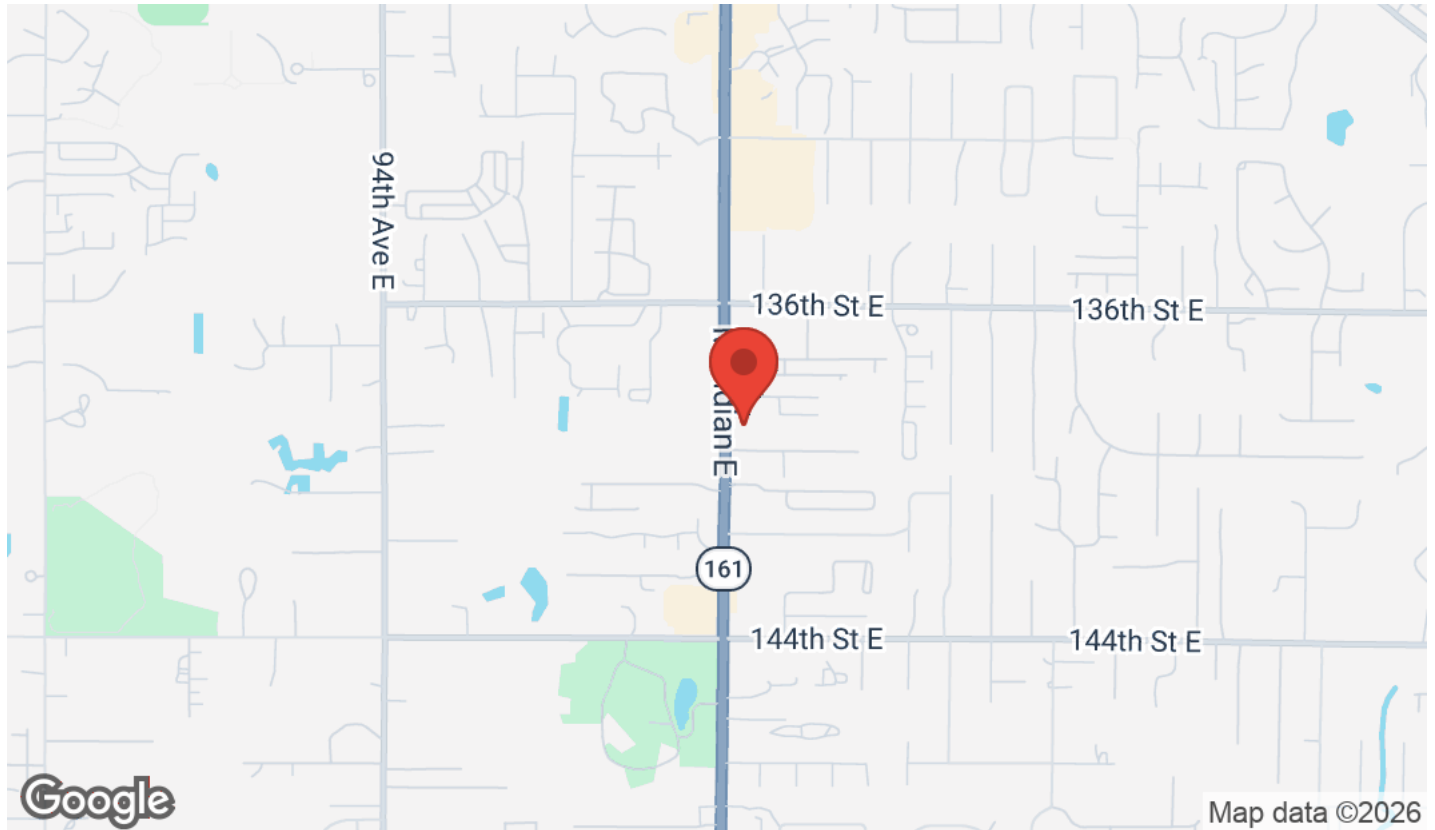
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LOCATION MAPS

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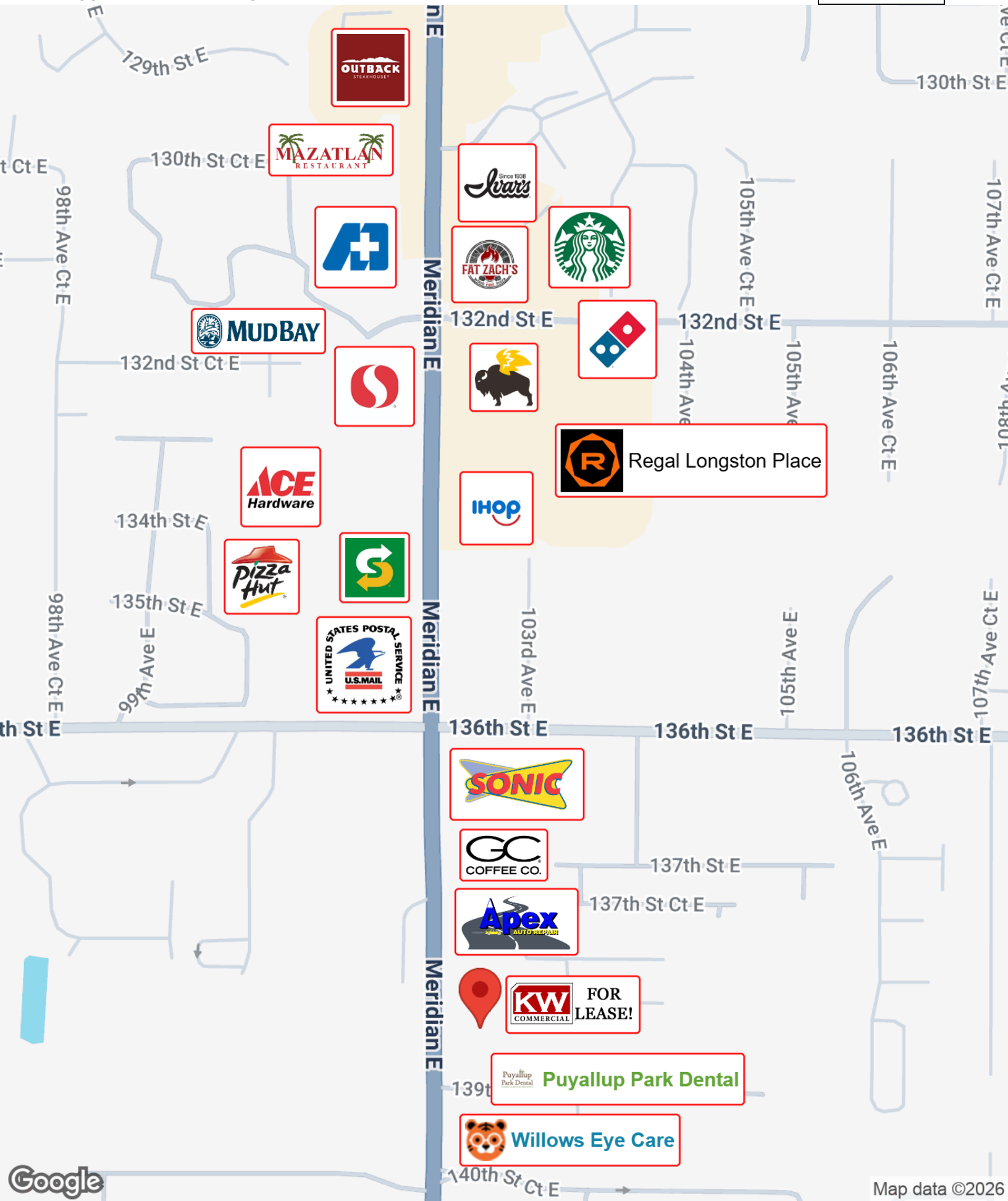
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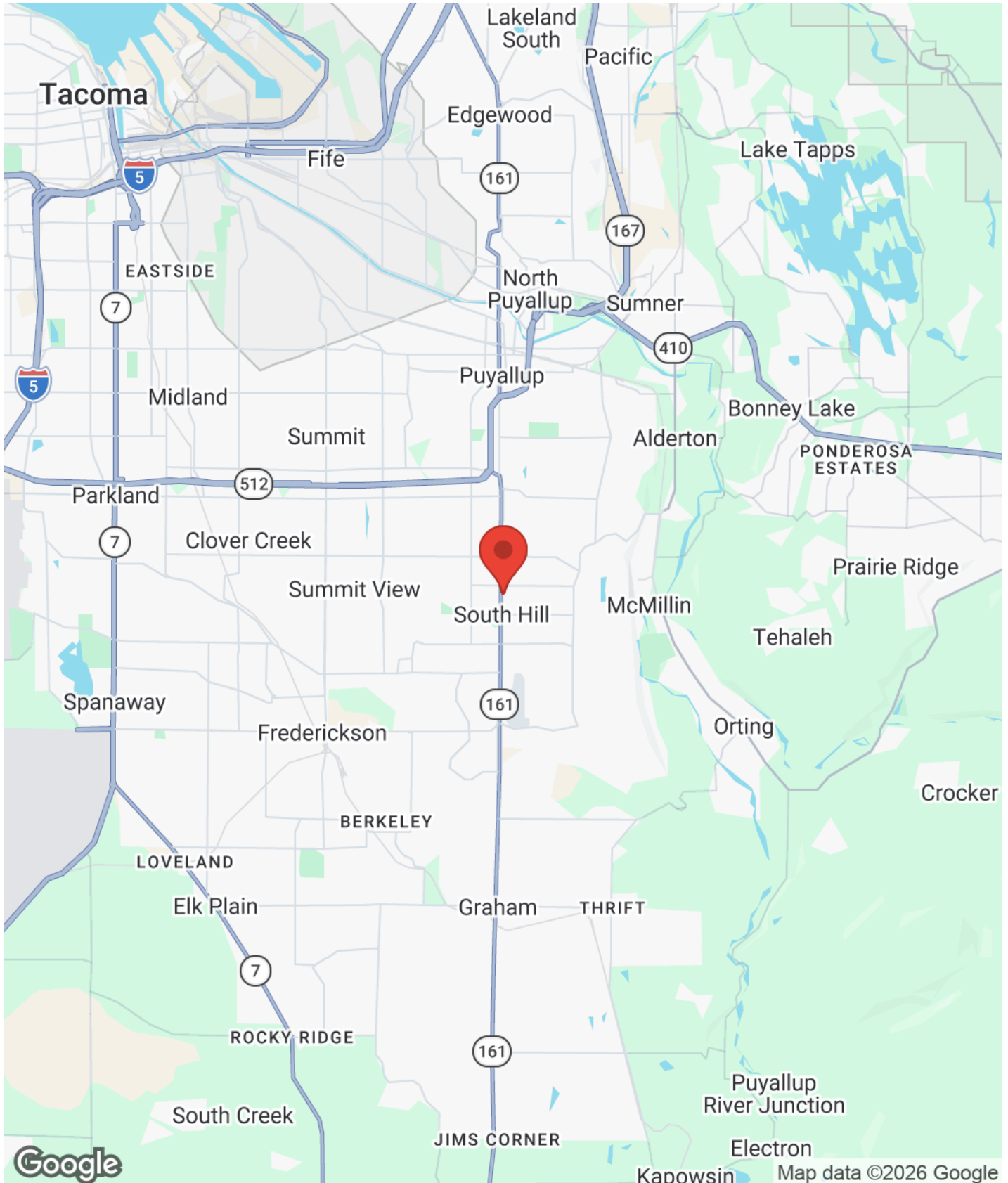
BUSINESS MAP

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REGIONAL MAP

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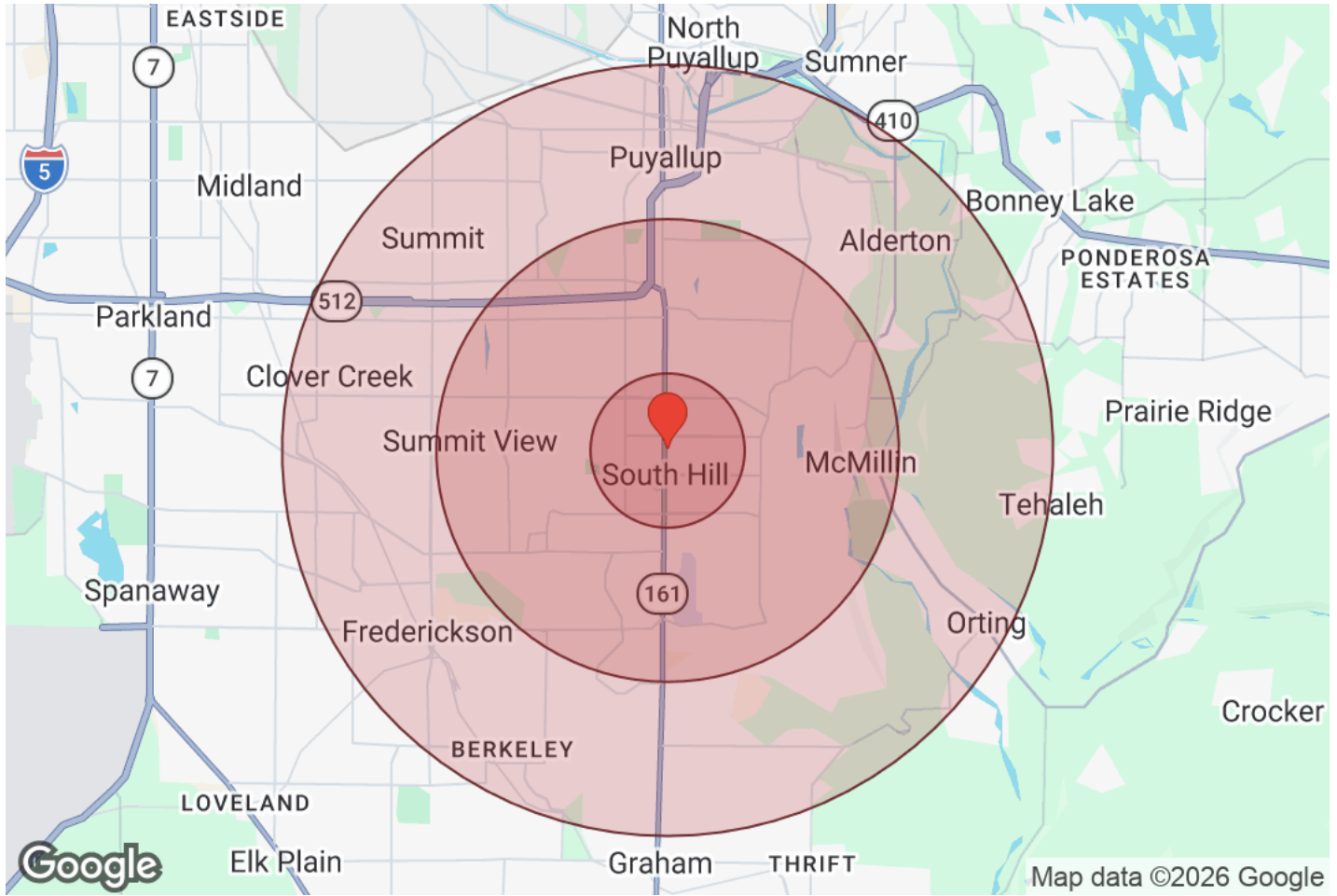
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	7,070	46,236	95,026
Female	7,389	47,560	96,192
Total Population	14,460	93,796	191,218

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	8,834	57,675	121,137
Black	1,124	6,791	12,754
Am In/AK Nat	107	628	1,358
Hawaiian	241	1,304	2,581
Hispanic	1,951	12,118	24,151
Asian	1,115	7,982	14,265
Multiracial	1,056	7,072	14,399
Other	32	225	574

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,698	36,260	74,306
Occupied	5,377	34,233	69,999
Owner Occupied	2,927	22,620	47,268
Renter Occupied	2,450	11,613	22,731
Vacant	322	2,027	4,307

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	3,006	19,088	38,770
Ages 15 - 24	1,860	11,536	22,966
Ages 25 - 54	6,403	40,392	82,045
Ages 55 - 64	1,383	9,764	20,549
Ages 65+	1,807	13,016	26,887

Income	1 Mile	3 Miles	5 Miles
Median	\$98,673	\$113,673	\$113,224
Under \$15k	180	1,554	2,677
\$15k - \$25k	162	771	1,844
\$25k - \$35k	164	1,239	2,475
\$35k - \$50k	352	2,168	4,435
\$50k - \$75k	1,001	4,318	8,478
\$75k - \$100k	876	4,310	9,659
\$100k - \$150k	1,382	7,983	16,878
\$150k - \$200k	641	5,448	10,807
Over \$200k	619	6,443	12,743

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