

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

1029 E Main, Suite 201
Puyallup, WA 98372



Each Office Independently Owned and Operated

PRESENTED BY:

RICK BROWN

Commercial Broker
O: (253) 840-5574
C: (253) 617-9460
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Lic: 27026, WA

EDWARD YU

Commercial Property Manager
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1011 EAST MAIN AVENUE



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EXECUTIVE SUMMARY

1011 EAST MAIN AVENUE



OFFERING SUMMARY

LEASE RATE:	\$22 - \$25/SF/YR + NNN
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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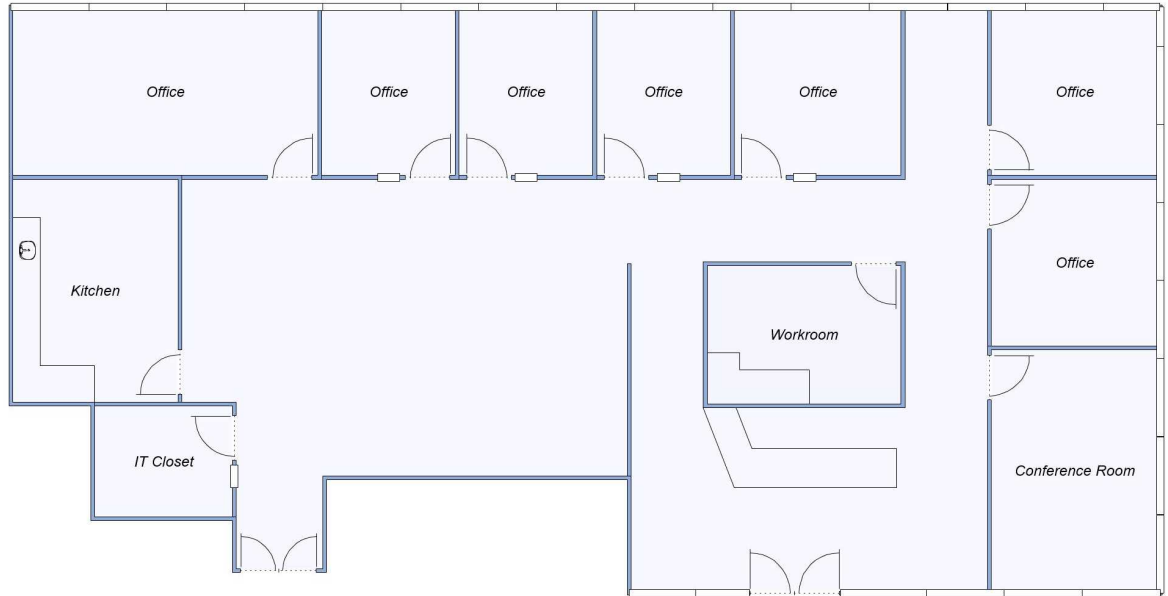
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AVAILABLE SPACES

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Suite 208

Available Spaces

Suite	Size	Rate	Term	Type	Available
Suite 208	3,723	\$25.00 / SF / YR + NNN	3 - 5 Years	NNN	October 1st

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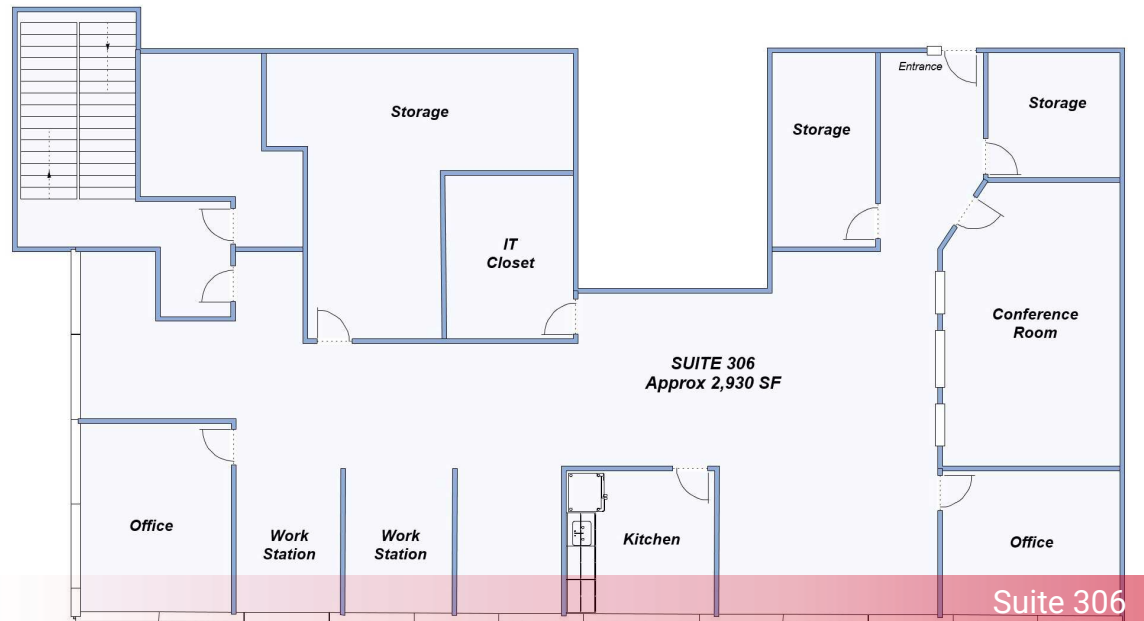
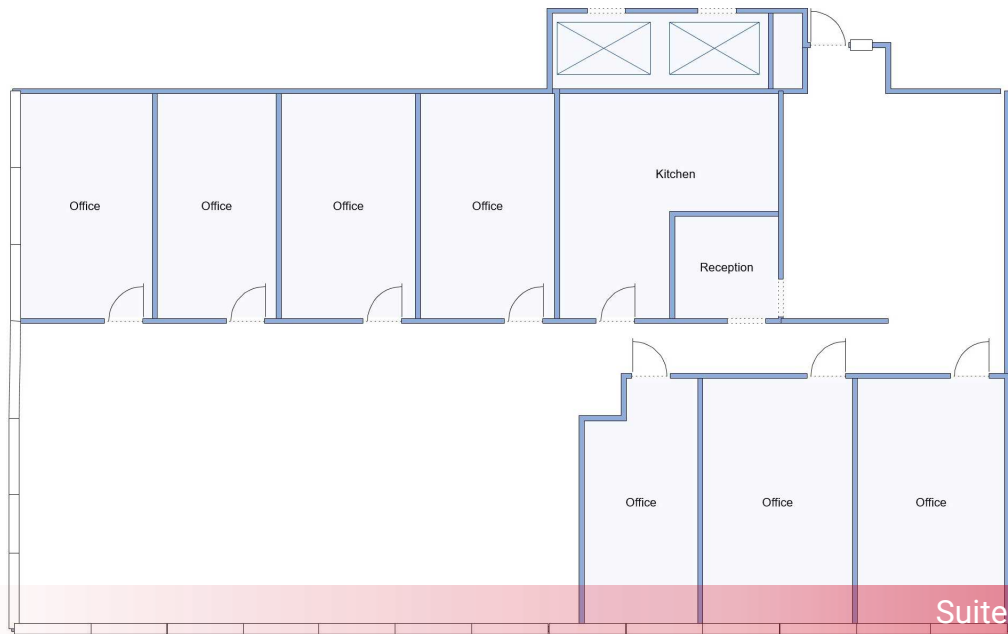
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AVAILABLE SPACES

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Available Spaces

Suite	Size	Rate	Term	Type	Available
Suite 303	3880	\$22.00 / SF / YR + NNN	3 - 5 Years	NNN	Sublease
Suite 306	2,930	\$22.00 / SF / YR + NNN	3 - 5 Years	NNN	Now

(303 & 306 can be combined into one suite)

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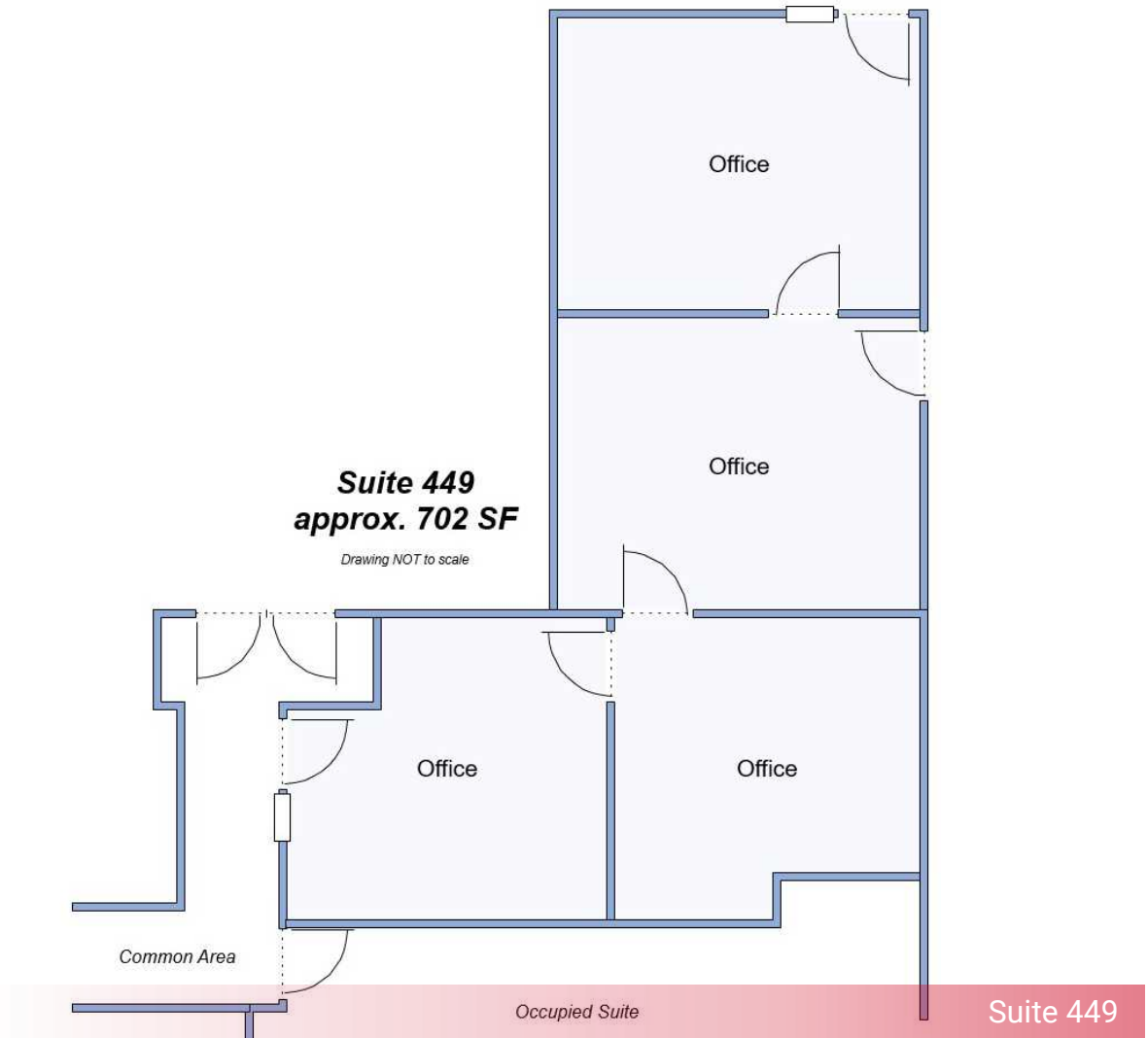
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AVAILABLE SPACES

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Available Spaces

Suite	Size	Rate	Term	Available
Suite 449	702	\$22.00 / SF / YR + NNN	3 - 5 years	Now

Suite Description

4th floor suite with multiple offices and multiple entrances. Versatile suite with tons of potential. Can also be demised into single, executive offices. Minimum: 135 SF

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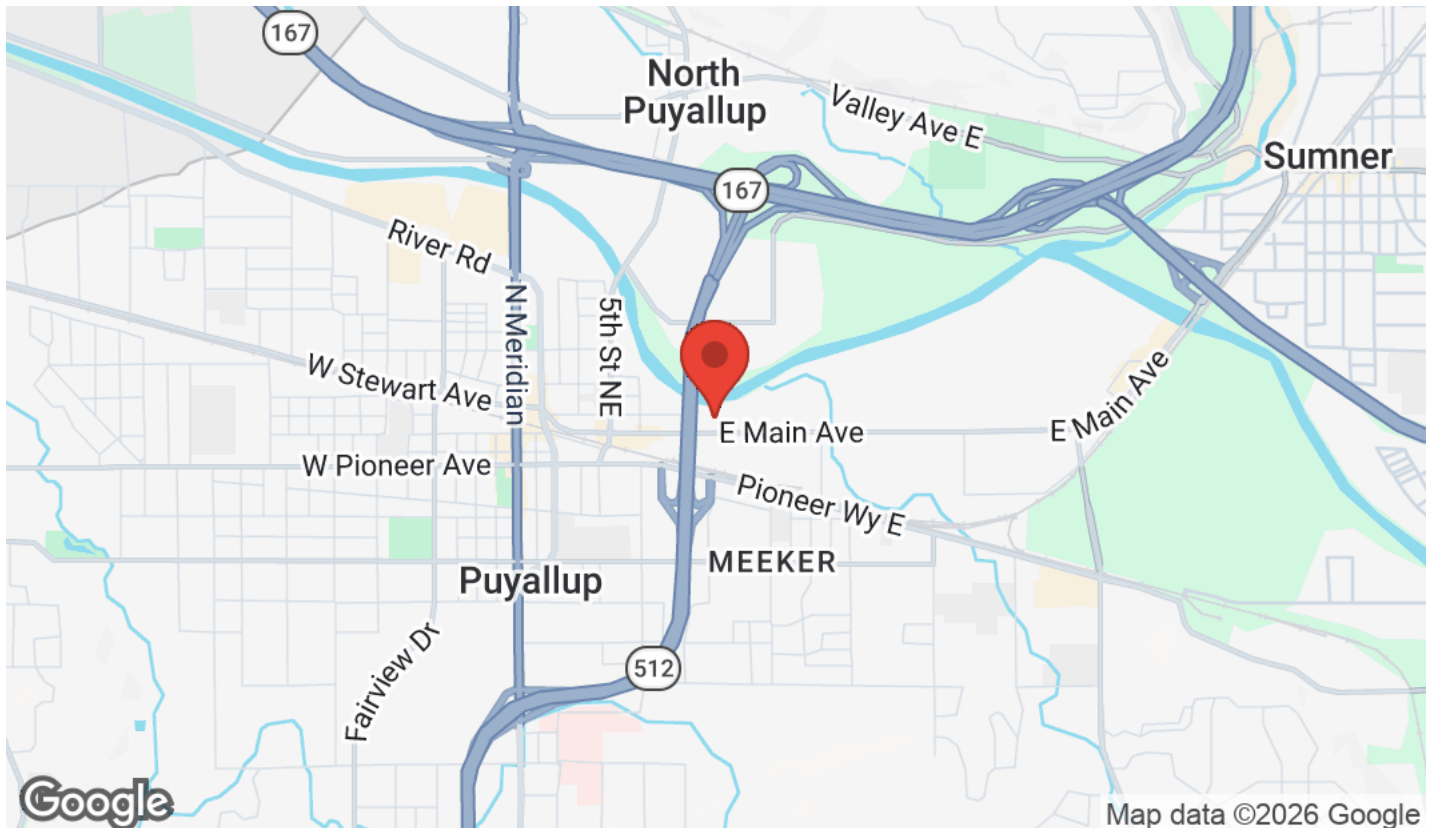
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LOCATION MAPS

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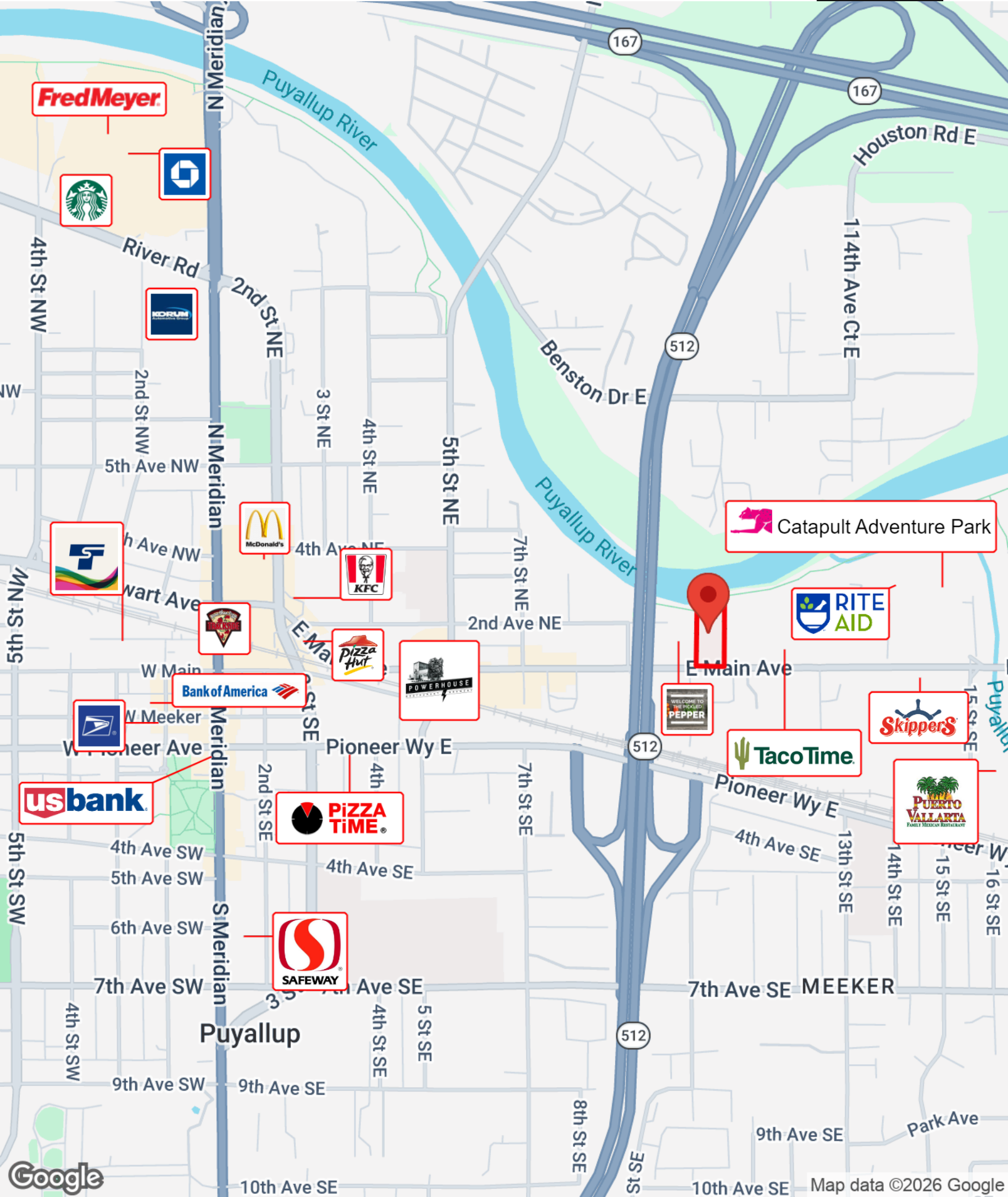
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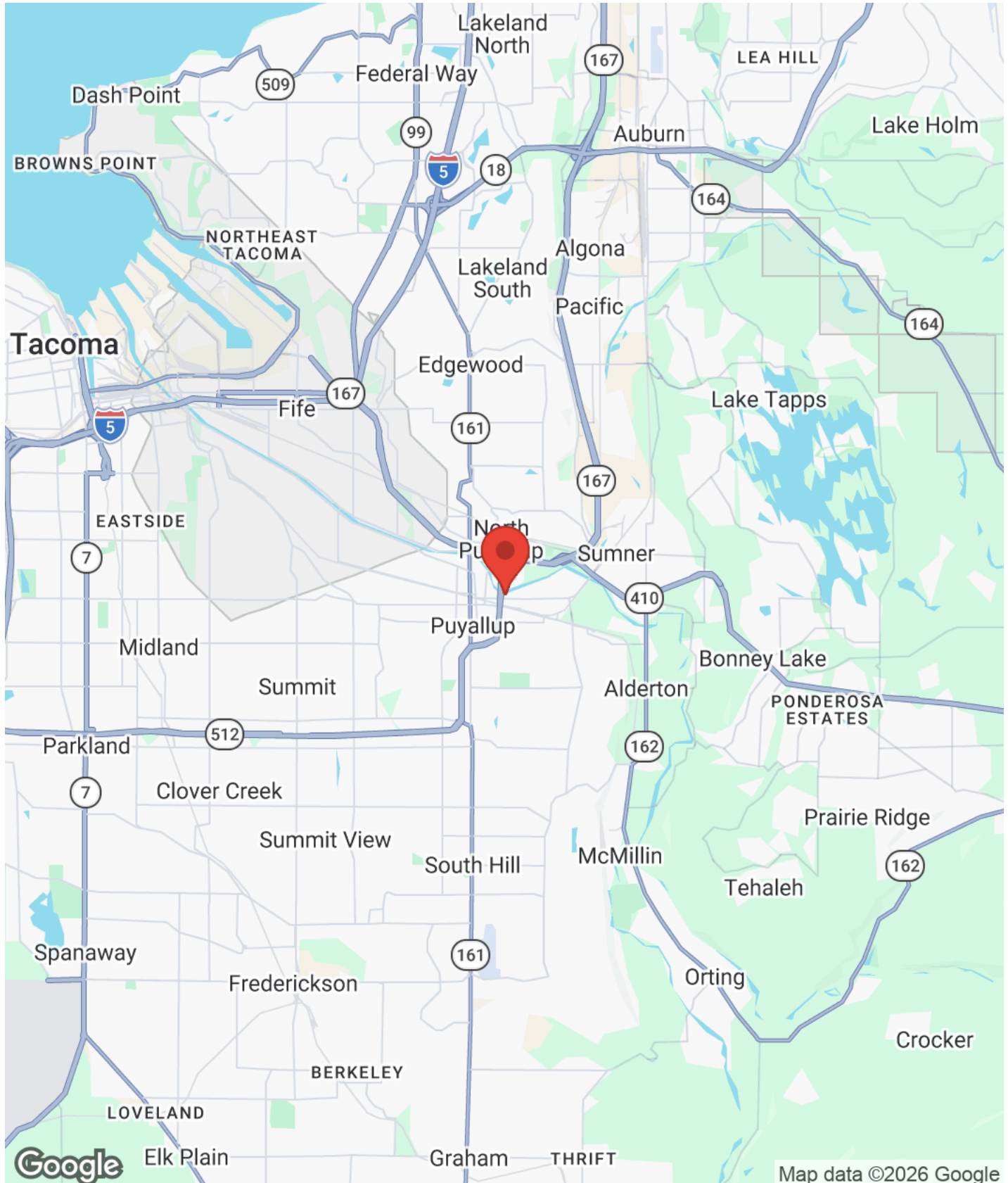
BUSINESS MAP

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REGIONAL MAP

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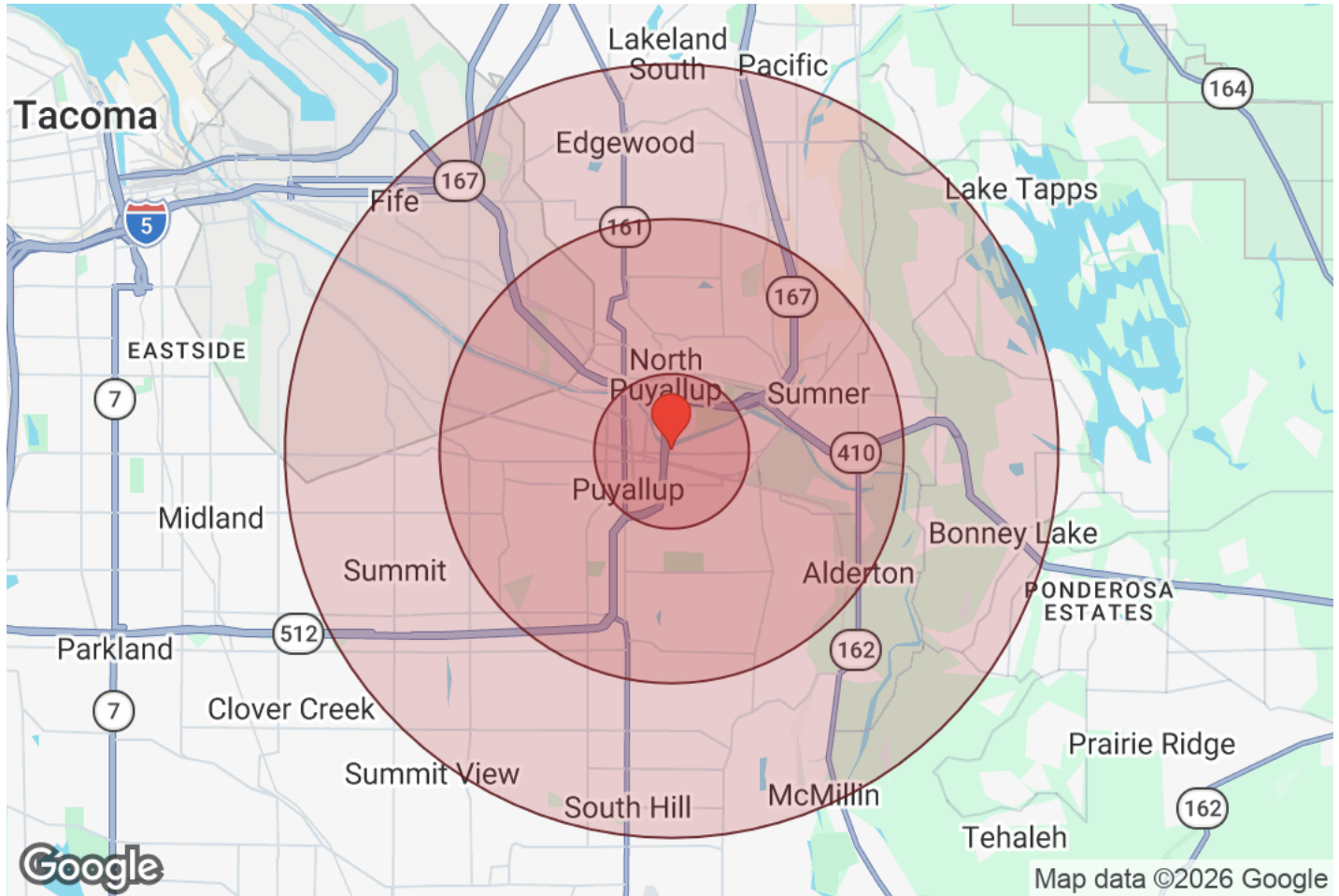
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,466	32,494	84,068
Female	5,193	32,815	84,418
Total Population	10,659	65,309	168,486

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	7,413	44,678	110,257
Black	439	2,958	9,031
Am In/AK Nat	118	509	1,314
Hawaiian	109	620	2,005
Hispanic	1,219	7,687	20,252
Asian	591	4,128	13,041
Multiracial	711	4,402	11,828
Other	58	327	775

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,182	28,751	70,261
Occupied	4,785	26,844	65,887
Owner Occupied	2,153	15,460	40,226
Renter Occupied	2,632	11,384	25,661
Vacant	397	1,907	4,375

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,659	11,650	31,502
Ages 15 - 24	1,068	7,323	19,376
Ages 25 - 54	4,606	26,879	70,961
Ages 55 - 64	1,309	7,993	19,834
Ages 65+	2,016	11,464	26,813

Income	1 Mile	3 Miles	5 Miles
Median	\$82,594	\$103,701	\$107,147
Under \$15k	206	1,097	2,742
\$15k - \$25k	290	1,106	2,133
\$25k - \$35k	335	1,145	2,627
\$35k - \$50k	494	2,049	4,800
\$50k - \$75k	852	3,270	8,624
\$75k - \$100k	712	4,202	9,523
\$100k - \$150k	1,200	6,225	14,660
\$150k - \$200k	289	2,970	8,635
Over \$200k	407	4,779	12,143

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