

COMMERCIAL FOR LEASE

ARABELLA BUSINESS PARK

13909 MERIDIAN AVENUE EAST, SOUTH HILL, WA 98374



FOR LEASE

KELLER WILLIAMS COMMERCIAL

1029 E Main, Suite 201
Puyallup, WA 98372

PRESENTED BY:

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

KW COMMERCIAL

Each Office Independently Owned and Operated

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

13909 MERIDIAN AVENUE EAST



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

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
rickbrown@kw.com
Lic: 27026, WA

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

13909 MERIDIAN AVENUE EAST



OFFERING SUMMARY

LEASE RATE: \$20 - \$27 + NNN

LEASE TERM: 3-5 yrs

BUILDING SF: 25,966

AVAILABLE SF: 1,825 SF - 2,520 SF

YEAR BUILT: 1997

RENOVATED: 2002

BUILDING CLASS: C

FLOORS: 1

HVAC: Heat Pump, Forced Air

PARKING: Surface

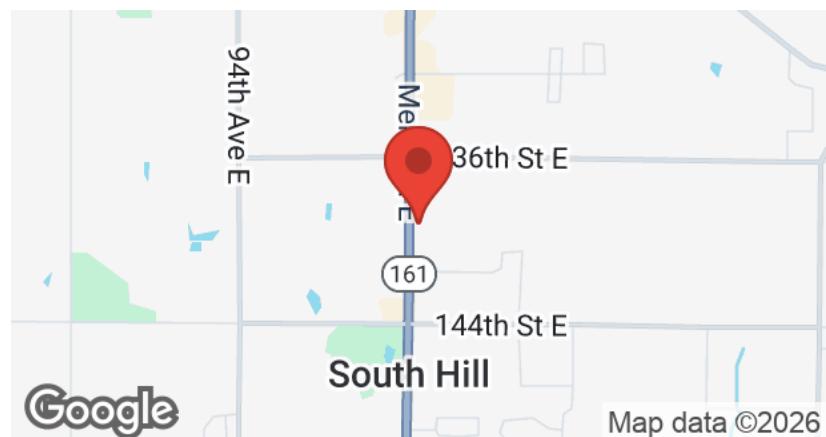
PARKING RATIO: 2.27

ZONING: C - Corridor

PROPERTY OVERVIEW

Space for lease in Arabella Business Park! The property consists of 4 separate buildings, two of which focus on retail and office space and two with the additional option for industrial use.

The parking lot was sealed & striped and the landscaping redone. The large monument sign at the front of the property gets excellent exposure from both directions of Meridian traffic.



KELLER WILLIAMS COMMERCIAL
1029 E Main, Suite 201
Puyallup, WA 98372

KW COMMERCIAL™

Each Office Independently Owned and Operated

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

AVAILABLE SPACES

13909 MERIDIAN AVENUE EAST



FOR LEASE



Available Spaces

Suite	Size	Rate	Term	Type	Available
A2	2,520	\$27.00 /sf/yr	3 - 5 years	NNN	02/01/26
C5 & 6	1,825	\$20.00 /sf/yr	3 - 5 years	NNN	Now

Suite Description

A2: Premium location available in the Arabella Business Park. This 2,520 SF space is located in the front building in the complex with direct exposure to Meridian E. Previously used as a physical therapy office, the space boasts 7 private exam rooms, 2 bathrooms, a large open space at the front of the suite and a formal reception desk. Currently occupied, this suite will be available in February 2026.

C5&6: Approximately 278 SF of Retail/Office space with an additional 1,539 SF of light industrial space. This unit has a bonus loft above the office not factored in the SFT. Access the industrial from the inside of the office space plus it has 2 large roll-up doors and a man door.

KELLER WILLIAMS COMMERCIAL
1029 E Main, Suite 201
Puyallup, WA 98372

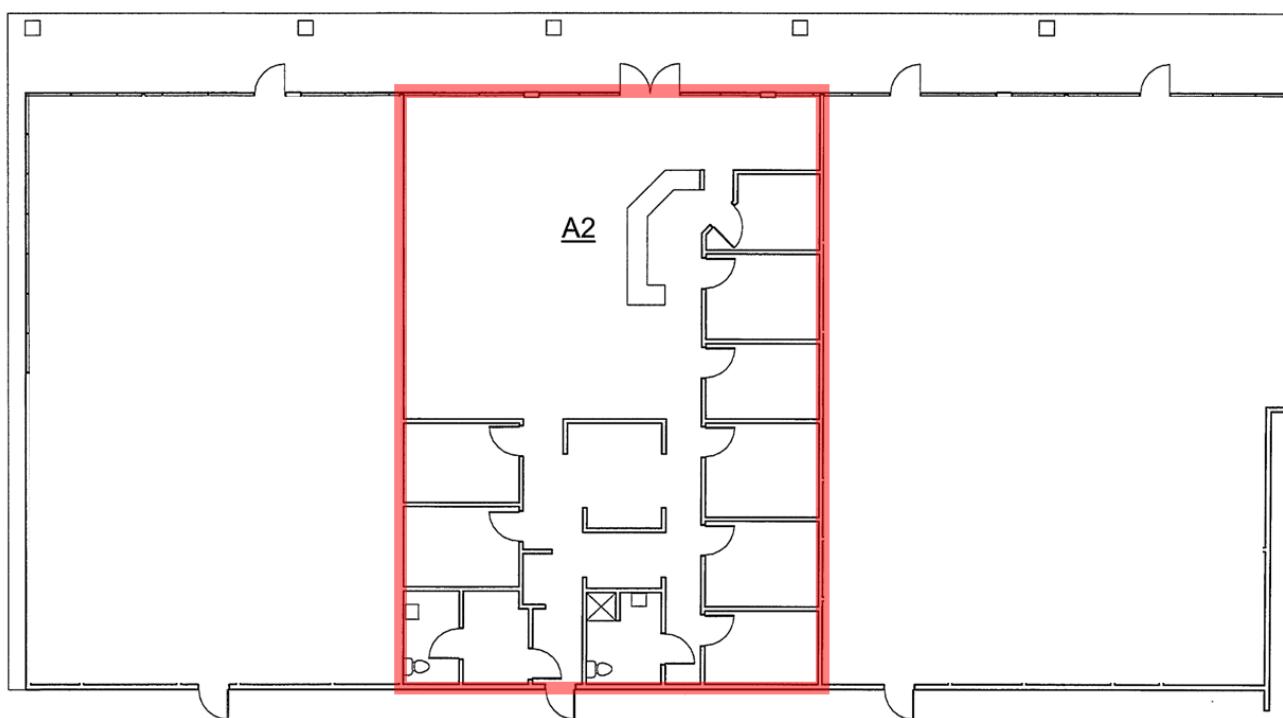
KW COMMERCIAL™

Each Office Independently Owned and Operated

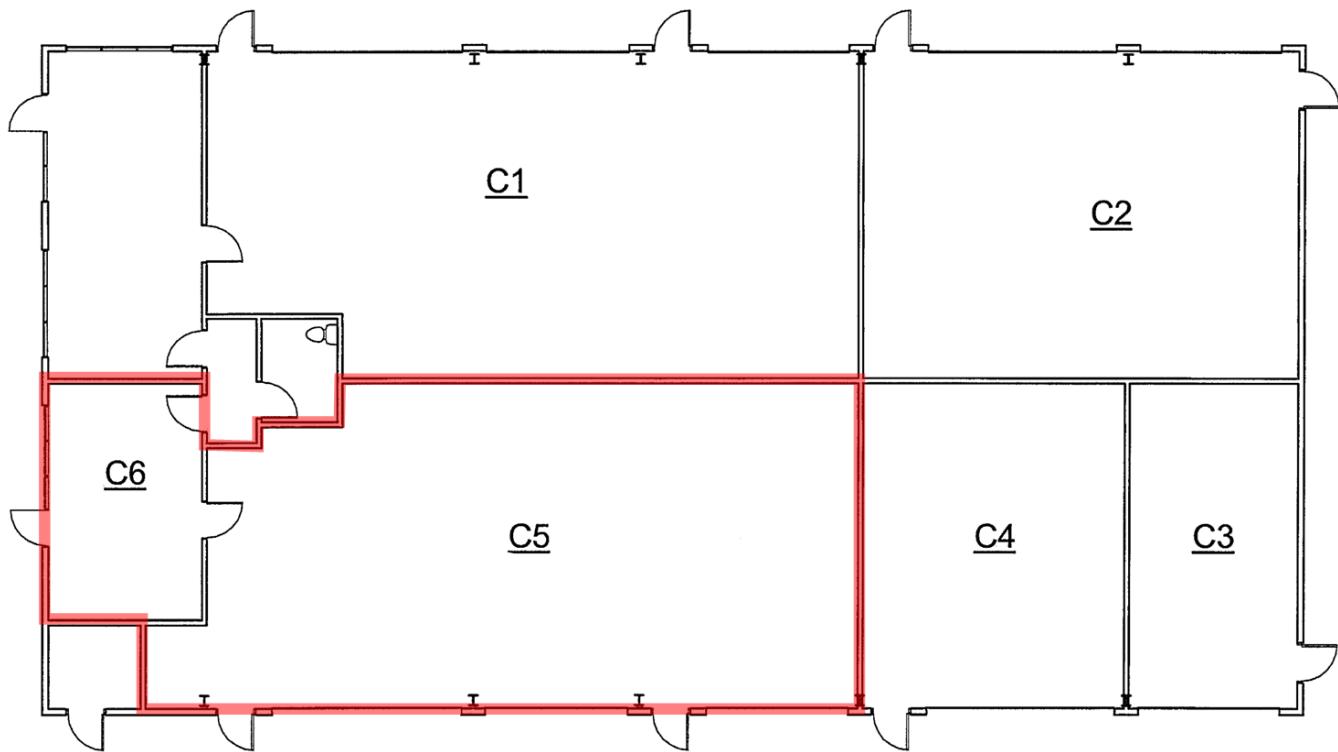
RICK BROWN
Commercial Broker
O: (253) 840-5574
C: (253) 617-9460
rickbrown@kw.com
Lic: 27026, WA

FLOOR PLANS

13909 MERIDIAN AVENUE EAST



BUILDING A



BUILDING C

KELLER WILLIAMS COMMERCIAL
1029 E Main, Suite 201
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

LOCATION & HIGHLIGHTS

13909 MERIDIAN AVENUE EAST



KELLER WILLIAMS COMMERCIAL
1029 E Main, Suite 201
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

LOCATION INFORMATION

Building Name: Arabella Business Park
Street Address: 13909 Meridian Avenue East
City, State, Zip: South Hill, WA 98374
County: Pierce
Market: Puyallup
Sub-market: South Hill
Cross Streets: 139th St Ct E

LOCATION OVERVIEW

Arabella Business Park is ideally placed in South Hill with approximately 168 ft of frontage on Meridian E which sees an average annual daily traffic count of 42,926. The entrance to the parking lot has easy access from both directions of Meridian traffic and there is additional parking available through an easement with an adjacent property.

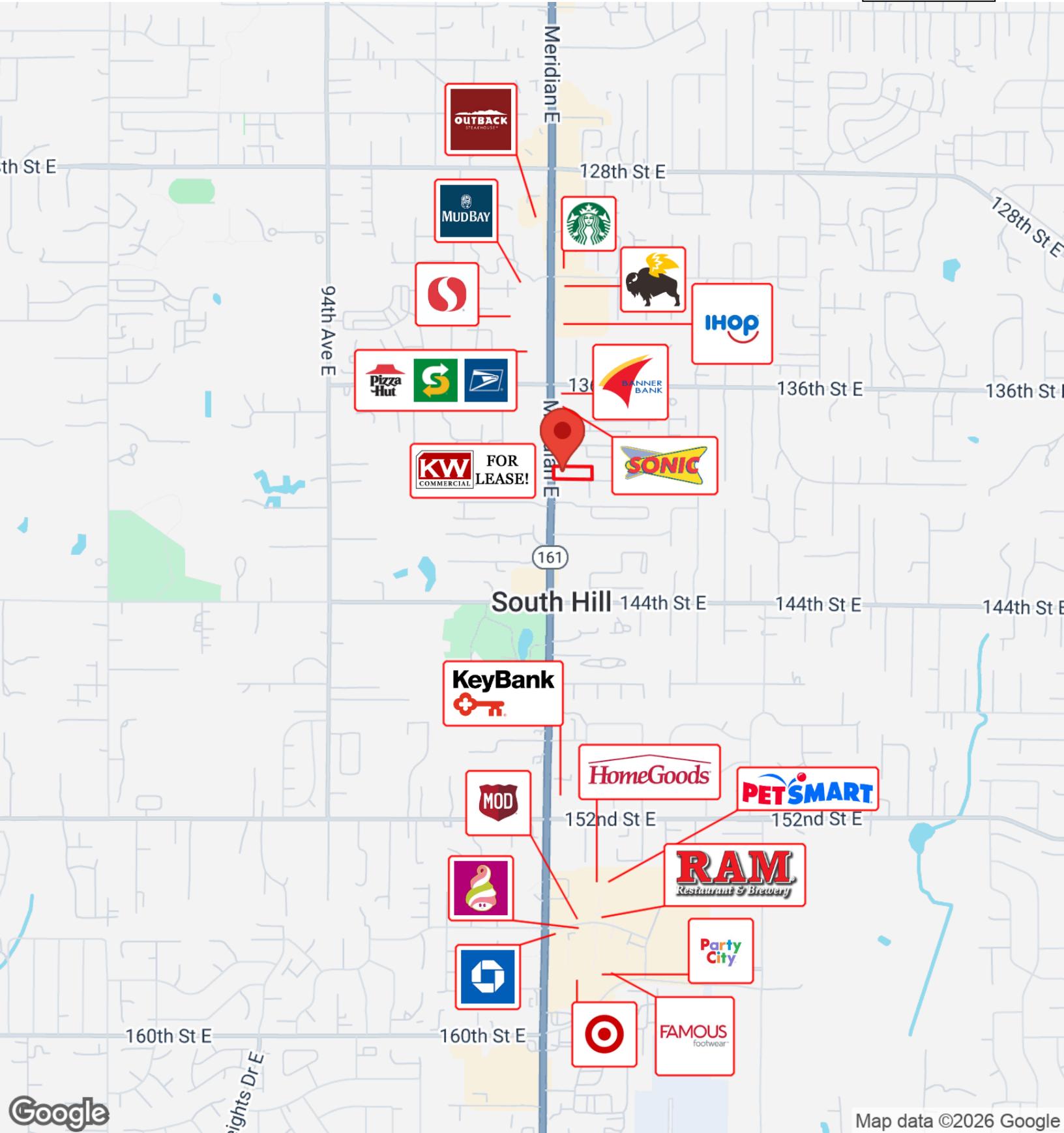
The property is surrounded by various other Office, Retail, and Industrial business making it an ideal mix for any business looking to lease space in the area. Local businesses include Safeway, Joann Fabrics, Sonic Drive in, Banner Bank, Auto Zone, and Apex Auto Repair.

PROPERTY HIGHLIGHTS

- Large monument sign
- Excellent exposure on Meridian
- Rare industrial spaces in South Hill
- Parking lot sealed & stripped within the last year

BUSINESS MAP

13909 MERIDIAN AVENUE EAST



Google

KELLER WILLIAMS COMMERCIAL
1029 E Main, Suite 201
Puyallup, WA 98372

KW COMMERCIAL™

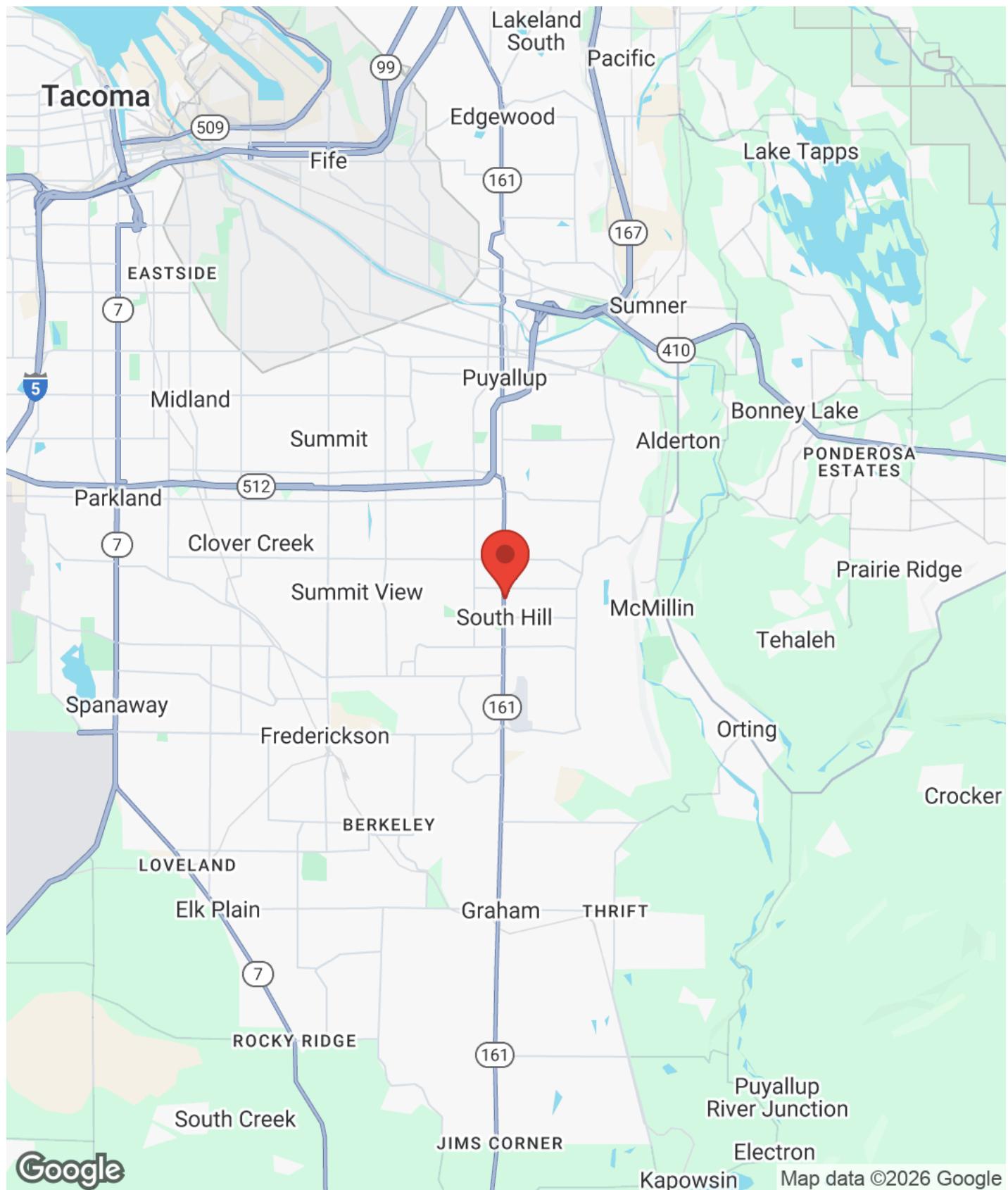
Each Office Independently Owned and Operated

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

Map data ©2026 Google

REGIONAL MAP

13909 MERIDIAN AVENUE EAST



KELLER WILLIAMS COMMERCIAL
1029 E Main, Suite 201
Puyallup, WA 98372

KW COMMERCIAL™

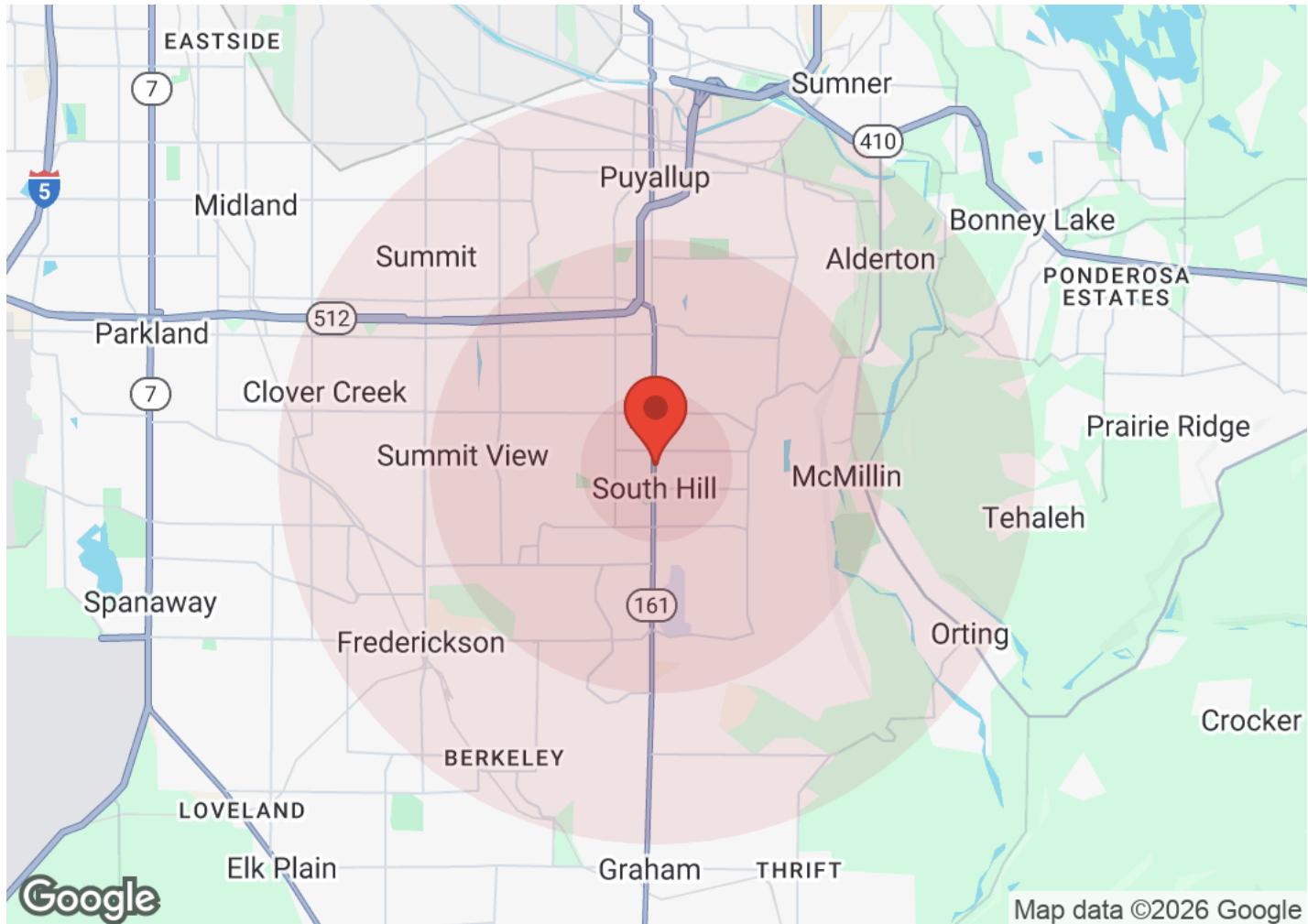
Each Office Independently Owned and Operated

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

Map data ©2026 Google

DEMOCRAPHICS

13909 MERIDIAN AVENUE EAST



Population	1 Mile	3 Miles	5 Miles
Male	7,098	47,950	95,282
Female	7,419	49,330	96,477
Total Population	14,517	97,280	191,759
Age			
Ages 0-14	3,019	20,015	38,869
Ages 15-24	1,860	11,978	23,063
Ages 25-54	6,440	42,121	82,308
Ages 55-64	1,382	9,956	20,608
Ages 65+	1,816	13,211	26,910
Race			
White	8,857	59,438	121,383
Black	1,128	7,199	12,810
Am In/AK Nat	109	662	1,361
Hawaiian	244	1,391	2,627
Hispanic	1,966	12,666	24,238
Asian	1,121	8,308	14,324
Multi-Racial	1,060	7,403	14,459
Other	33	233	575

Income	1 Mile	3 Miles	5 Miles
Median	\$91,200	\$111,199	\$110,272
< \$15,000	184	1,406	2,579
\$15,000-\$24,999	164	1,152	2,167
\$25,000-\$34,999	194	1,071	2,282
\$35,000-\$49,999	337	2,262	4,599
\$50,000-\$74,999	1,115	4,349	8,354
\$75,000-\$99,999	1,046	5,130	10,793
\$100,000-\$149,999	1,140	7,756	16,604
\$150,000-\$199,999	612	5,711	10,658
> \$200,000	553	6,083	11,381

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,679	37,064	73,842
Occupied	5,346	34,922	69,417
Owner Occupied	2,918	23,219	46,980
Renter Occupied	2,428	11,703	22,437
Vacant	333	2,142	4,425

KELLER WILLIAMS COMMERCIAL
1029 E Main, Suite 201
Puyallup, WA 98372

KW COMMERCIALSM

Each Office Independently Owned and Operated

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