

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



Each Office Independently Owned and Operated

PRESENTED BY:

RICK BROWN

Commercial Broker
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EXECUTIVE SUMMARY

13909 MERIDIAN AVENUE EAST



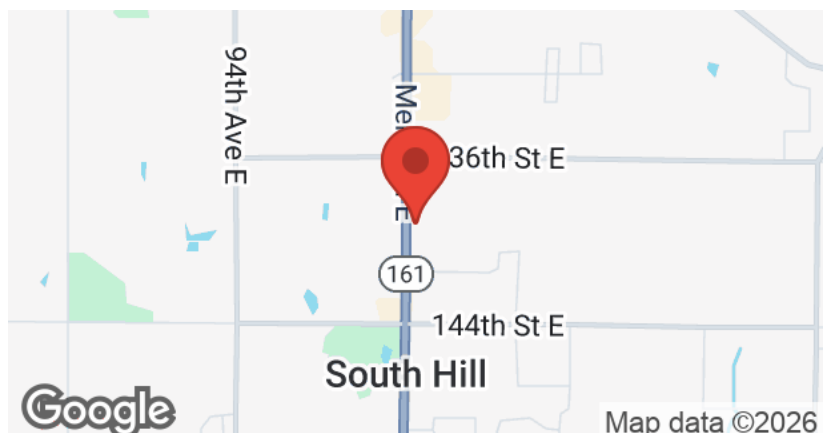
OFFERING SUMMARY

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.



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AVAILABLE SPACES

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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.

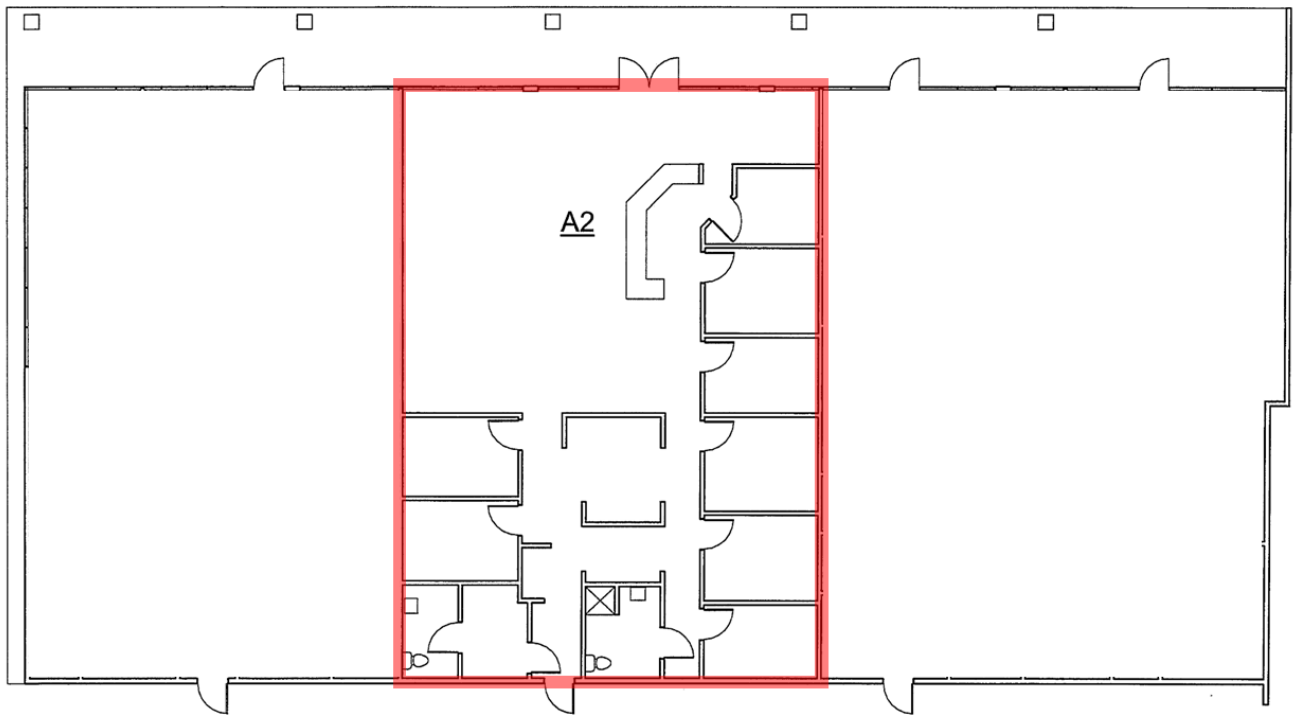
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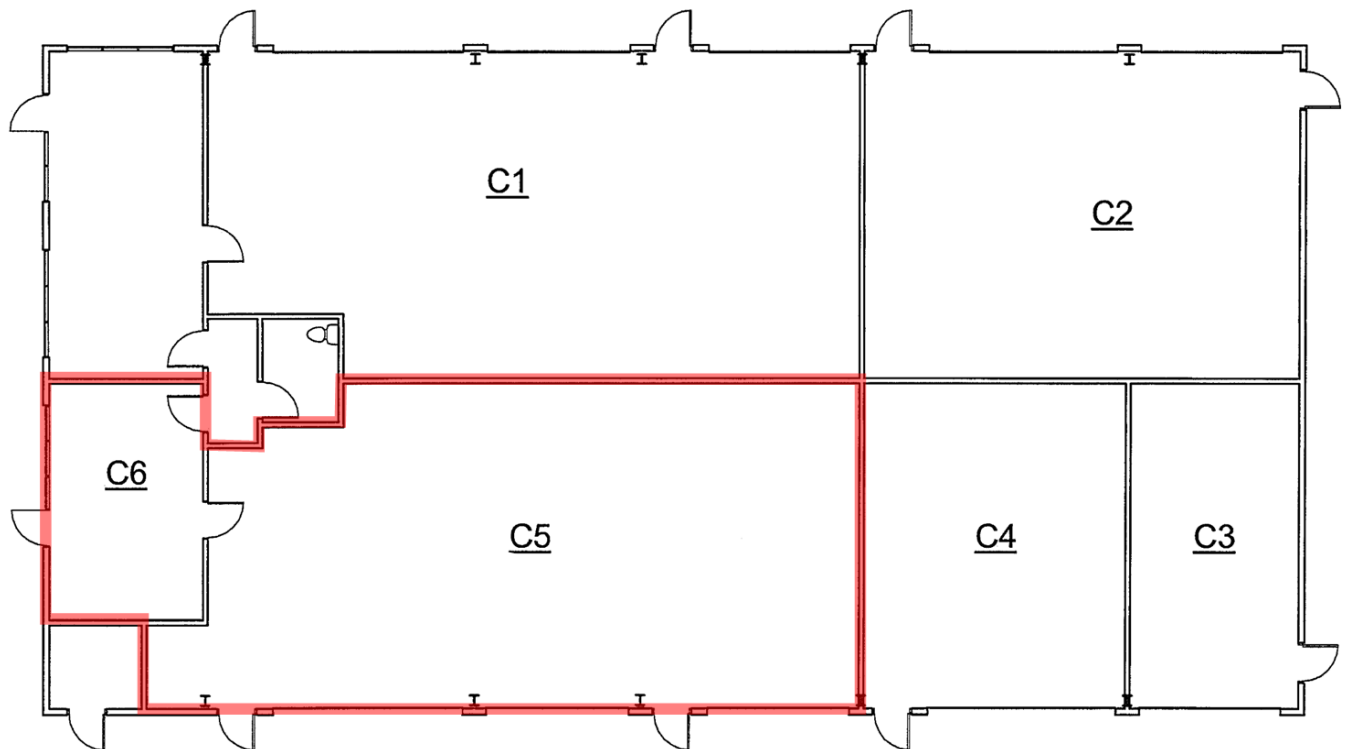
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BUILDING A



BUILDING C



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LOCATION & HIGHLIGHTS

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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.

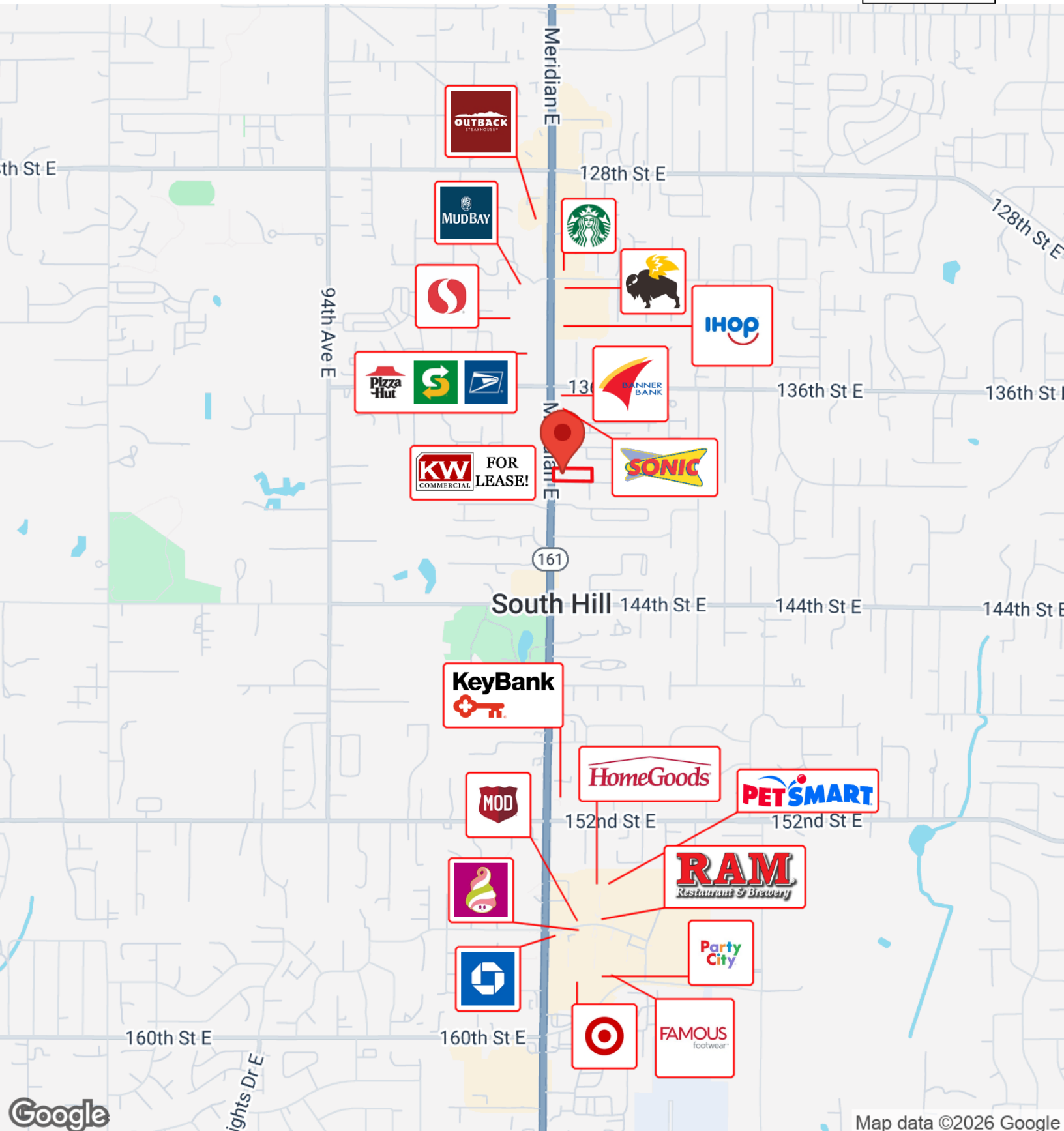
The property is surrounded by various other Office, Retail, and Industrial business making it an ideal mix for any business looking to lease space in the area. Local businesses include Safeway, Joann Fabrics, Sonic Drive in, Banner Bank, Auto Zone, and Apex Auto Repair.

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

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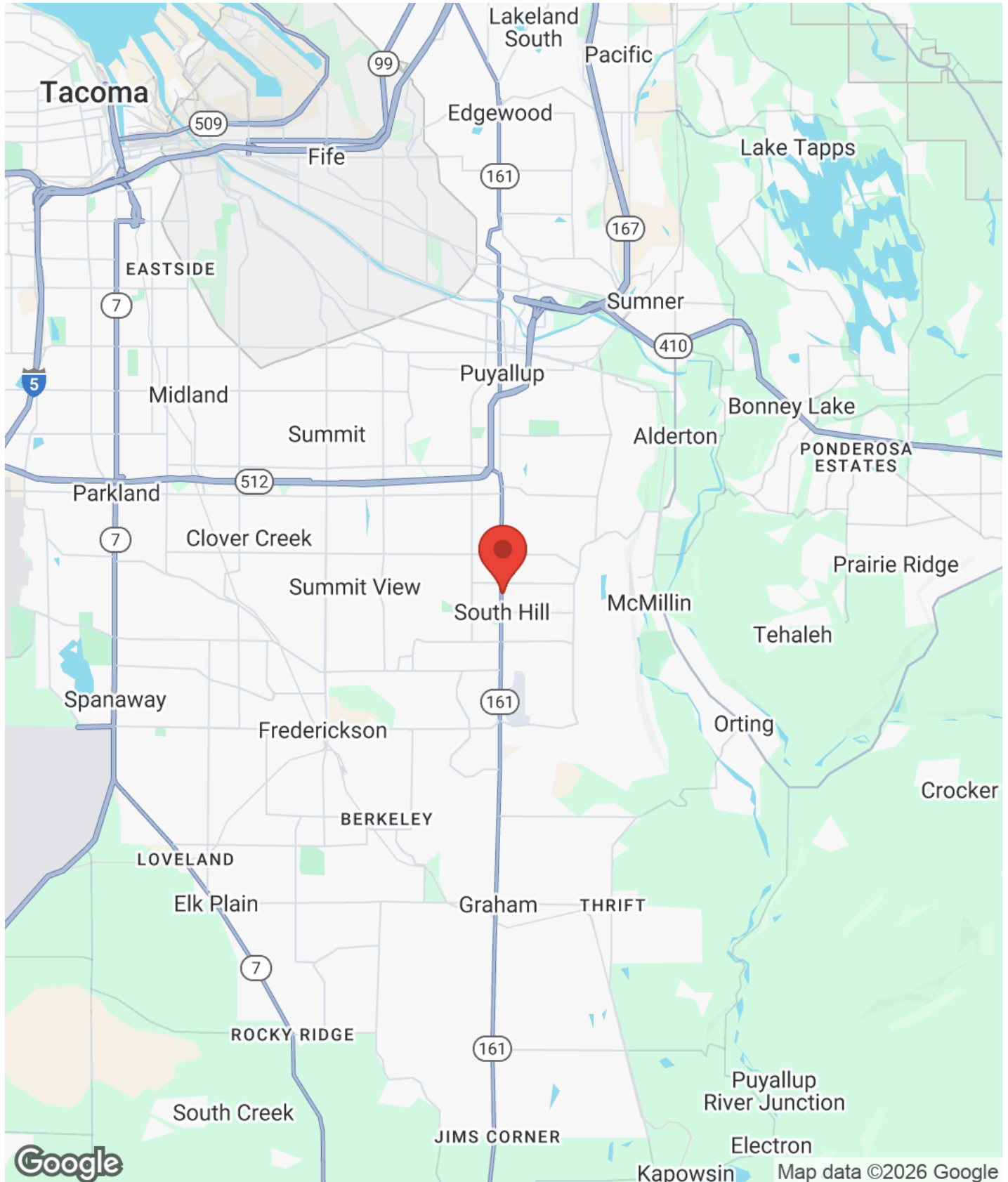
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Map data ©2026 Google

REGIONAL MAP

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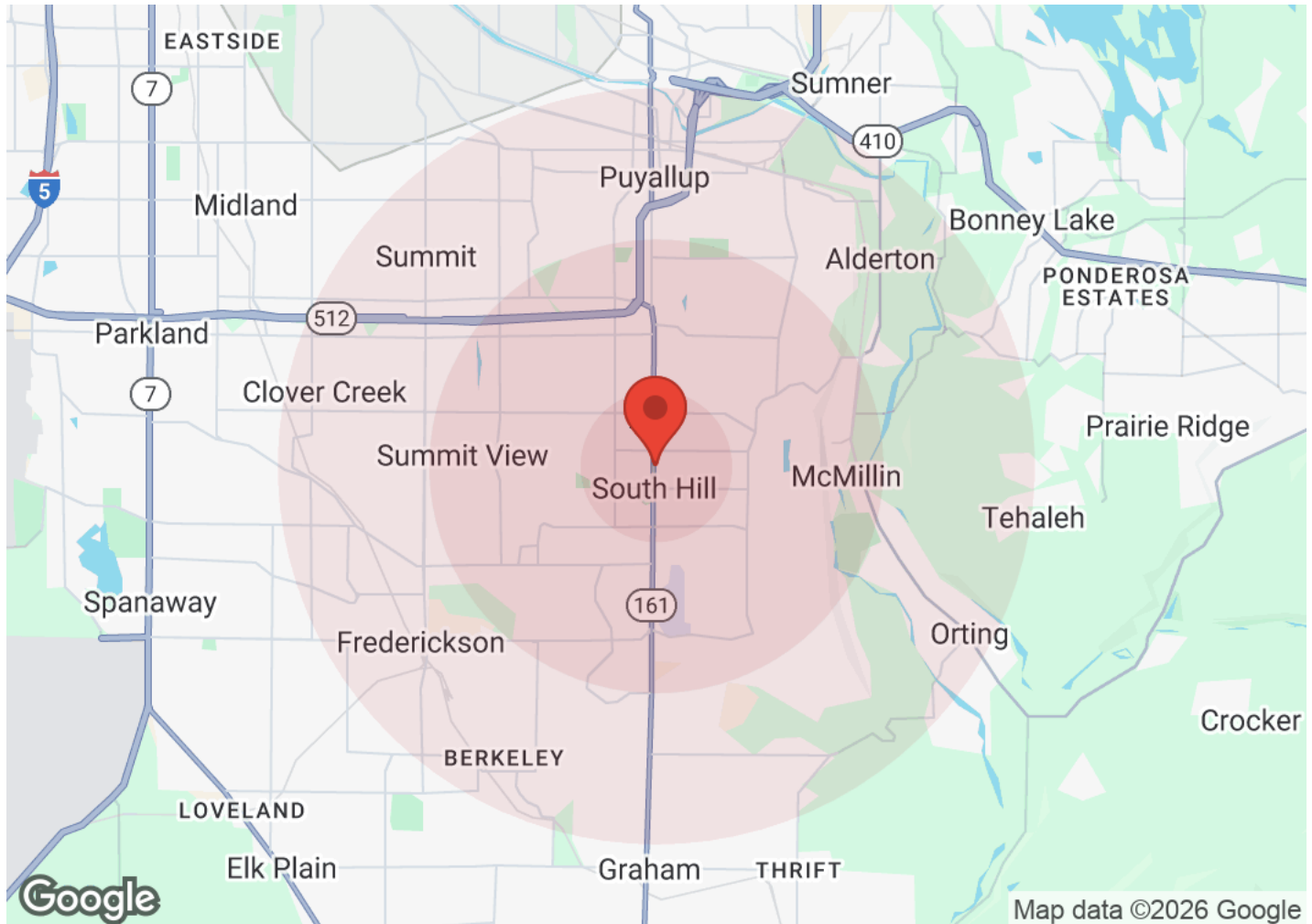
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	7,098	47,950	95,282	Median	\$91,200	\$111,199	\$110,272
Female	7,419	49,330	96,477	< \$15,000	184	1,406	2,579
Total Population	14,517	97,280	191,759	\$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
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	3,019	20,015	38,869	Total Units	5,679	37,064	73,842
Ages 15-24	1,860	11,978	23,063	Occupied	5,346	34,922	69,417
Ages 25-54	6,440	42,121	82,308	Owner Occupied	2,918	23,219	46,980
Ages 55-64	1,382	9,956	20,608	Renter Occupied	2,428	11,703	22,437
Ages 65+	1,816	13,211	26,910	Vacant	333	2,142	4,425
Race	1 Mile	3 Miles	5 Miles				
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				

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