

NINE-TWO-ONE PLACE

921 40TH AVE SW, PUYALLUP, WA 98373



PROPERTY DETAILS

BUILDING SIZE:	5,268 SF
AVAILABLE SF:	5,268 SF, Divisible to 2,734 SF
LOT SIZE:	15,682 SF
NUMBER OF FLOORS:	2
YEAR BUILT/RENOVATED:	1978/2020
PARKING:	6+/-1,000 (32-stalls)
SALE PRICE:	\$1,650,000
LEASE RATE:	\$20 - \$24 NNN

COMMENTS

Well-maintained two-story building located near South Hill Mall. The current full-building tenant's lease runs through October 2026, but they are willing to vacate with 30 days' notice. The property can accommodate a single full-building occupant or can be easily divided for two tenants, with each floor featuring its own entrance, kitchen, and restrooms.

- » Updated, Modern Professional Office Interior
- » Divisible by floor ($\pm 2,734$ SF each)
- » No elevator, each floor has a grade level entrance
- » Building is on septic; sewer lines less than 200' away



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LOCATION

Central South Hill Location

Nine-Two-One Place sits just one block from the South Hill Mall and two blocks from the Highway 512 entrance and exit. The surrounding area features a strong mix of office and medical office complexes along with nearby retail amenities. Conveniently positioned only ½ mile off Meridian (SR 161), the site offers excellent accessibility and visibility.

OP Professional Office Zoning

Flexible uses including:



Professional office and service uses



Medical and dental clinics (excluding veterinary)



Retail, restaurant, and daycare uses typically require a conditional use permit.



CONTACT

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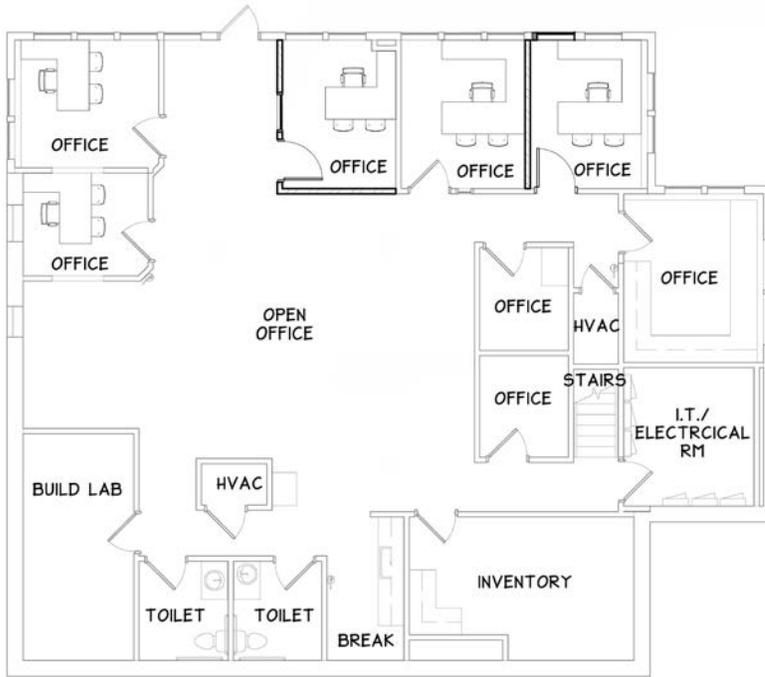
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FLOOR PLANS & PHOTOS

FIRST FLOOR



2nd Floor Office



2nd Floor Breakroom and Patio

SECOND FLOOR



2nd Floor Kitchen/Hall



2nd Floor Conference Room

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