

OFFICE FOR LEASE

PEP - 929 BUILDING

929 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

1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

PRESENTED BY:

RICK BROWN
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DISCLAIMER

929 EAST MAIN AVENUE



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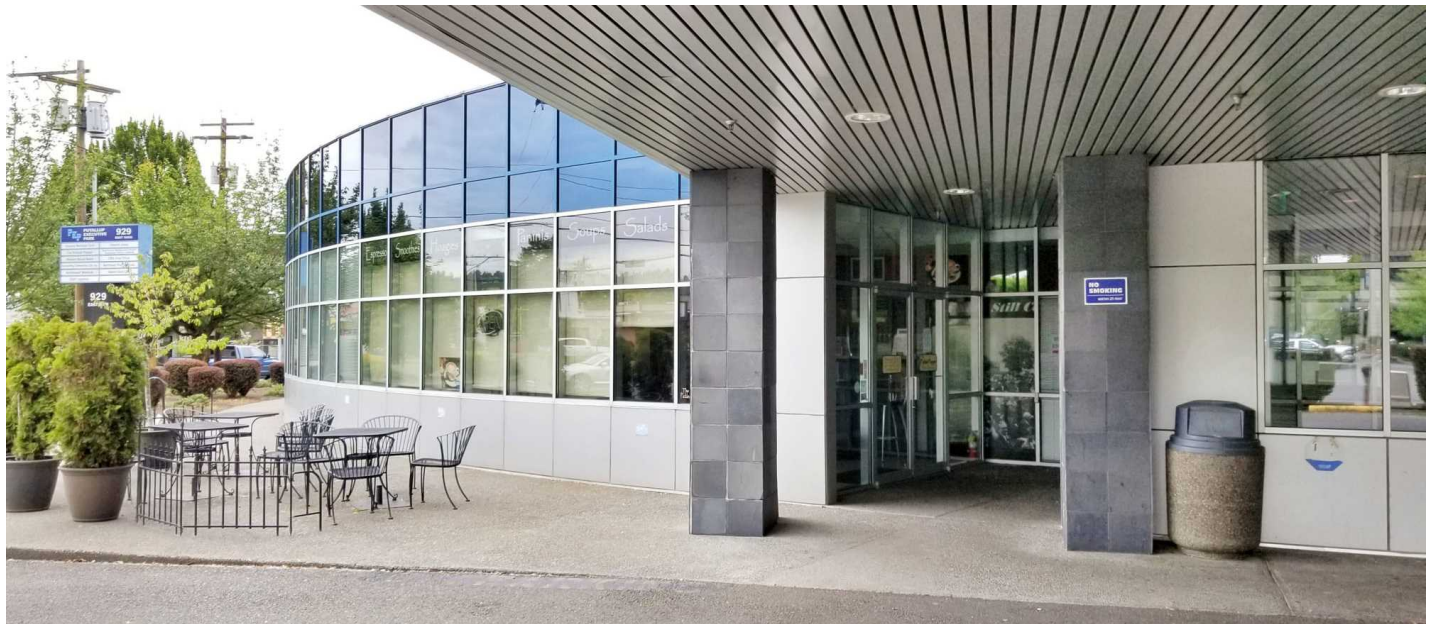
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EXECUTIVE SUMMARY

929 EAST MAIN AVENUE



OFFERING SUMMARY

LEASE RATE:	\$22.00 / SF / YR + NNN
AVAILABLE SF:	597 - 4,232
LEASE TERM:	3 - 5 Years
BUILDING SF:	27,395
YEAR BUILT:	2001
BUILDING CLASS:	A
FLOORS:	3
HVAC:	Gas HVAC
PARKING:	Surface
PARKING RATIO:	5.11
ZONING:	CG - General Commercial

PROPERTY OVERVIEW

Class A office building in downtown Puyallup. Quality constructed building offers many amenities, including access to the Riverwalk Trail, locker room and showers, Cafe restaurant, and on-site property management.



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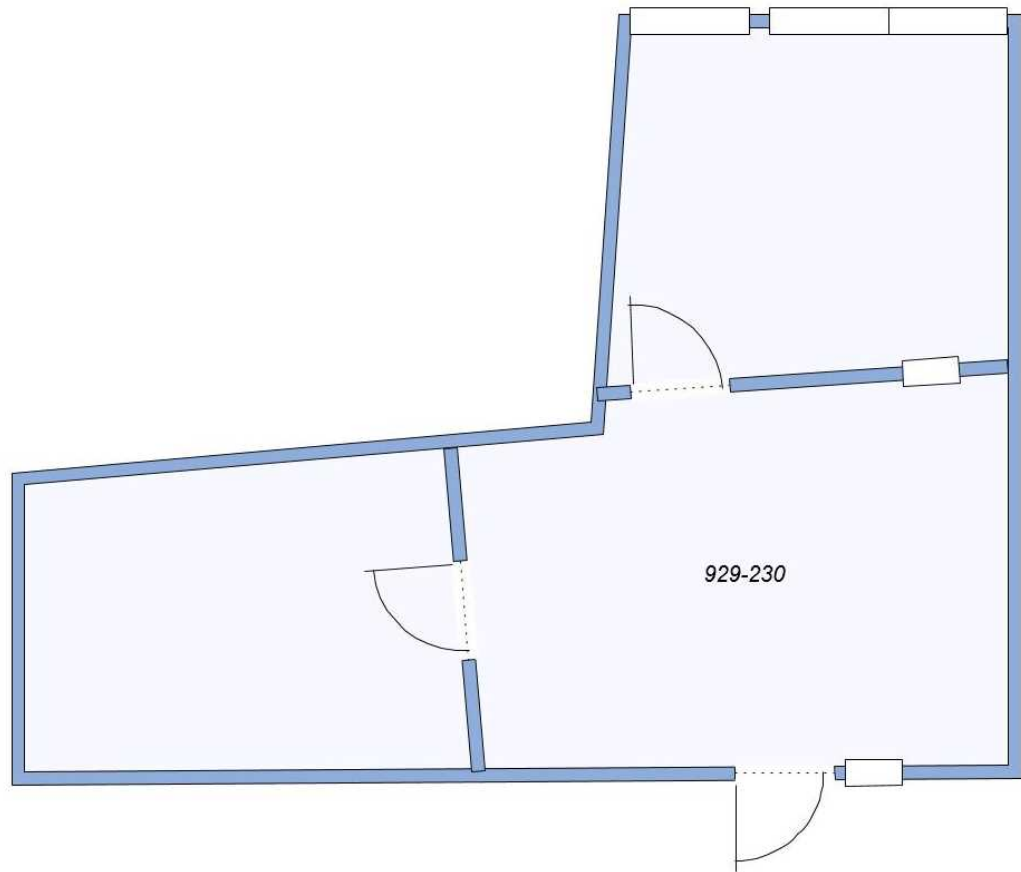
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AVAILABLE SPACES

929 EAST MAIN AVENUE



FOR LEASE



Available Spaces

Suite	Size	Rate	Term	Use	Available
230	597	\$22.00 / SF / YR	3 - 5 Years	Office	Now

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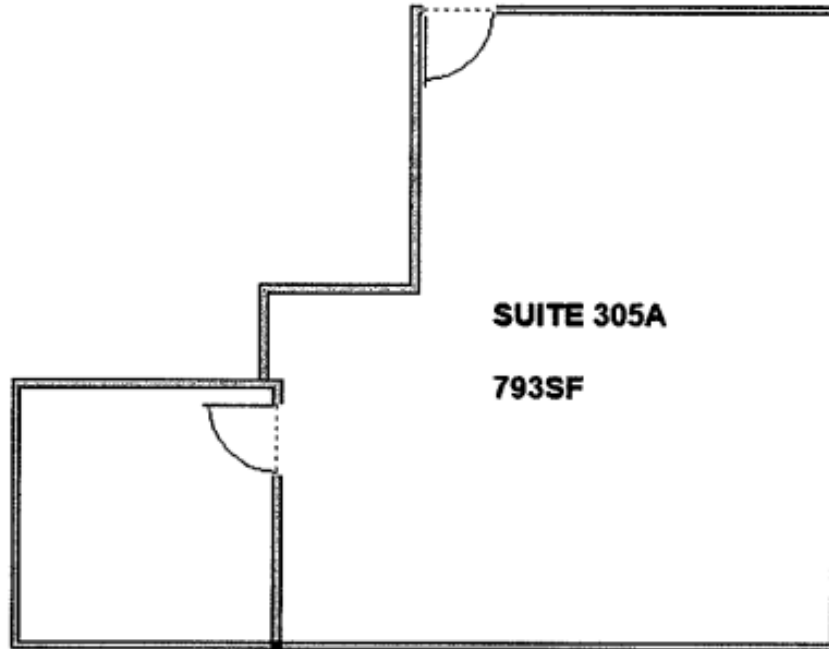
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AVAILABLE SPACES

929 EAST MAIN AVENUE



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Available Spaces

Suite	Size	Rate	Term	Use	Available
305A	793	\$22.00 / SF / YR + NNN	3 - 5 Years	Office	Now

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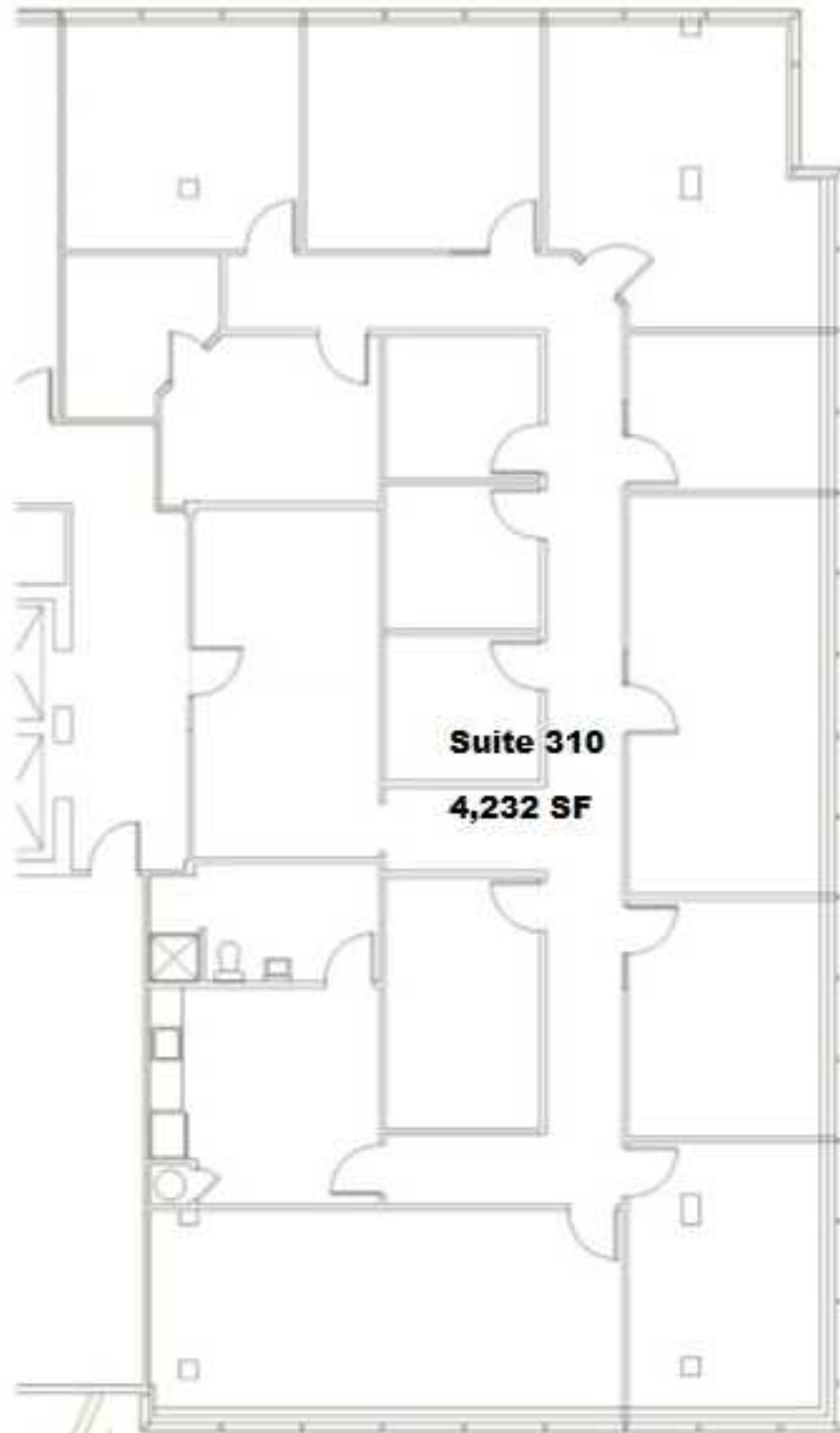
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AVAILABLE SPACES

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Available Spaces

Suite	Size	Rate	Term	Available
310	4,232	\$22.00 / SF / YR	3 - 5Years	Now Can be demised

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LOCATION & HIGHLIGHTS

929 EAST MAIN AVENUE



LOCATION INFORMATION

Building Name: PEP - 929 Building
Street Address: 929 East Main Avenue
City, State, Zip: Puyallup, WA 98372
County: Pierce
Market: Puyallup / Sumner
Sub-market: Puyallup



LOCATION OVERVIEW

Located in Puyallup's premium business neighborhood. Walking distance to restaurants and shops. Close to freeway access, transit and services.



PROPERTY HIGHLIGHTS

- 2 Elevators
- On Site Cafe
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- NNN Include Janitorial
- Minutes to the Sounder Train Station
- Close to Local Services

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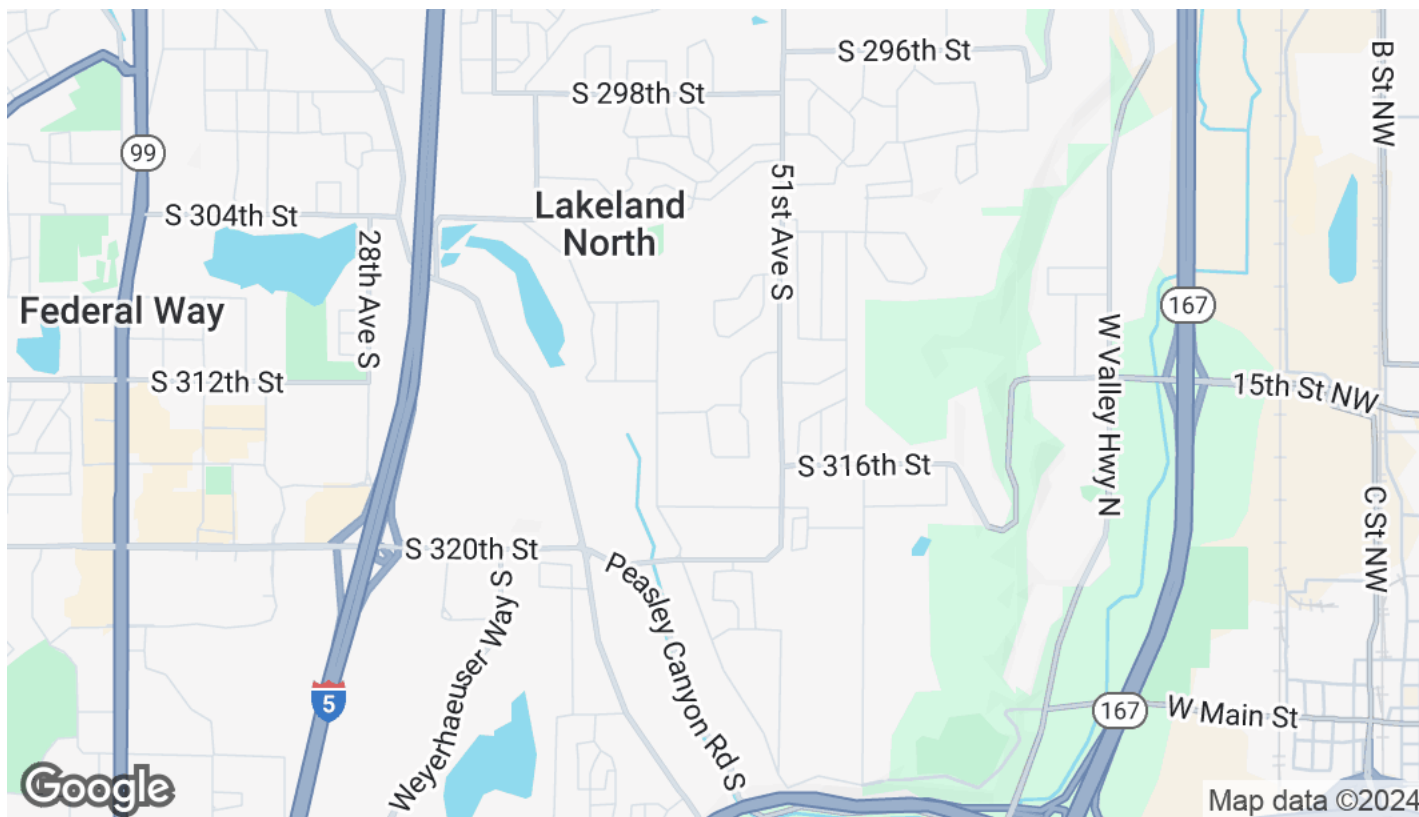
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LOCATION MAPS

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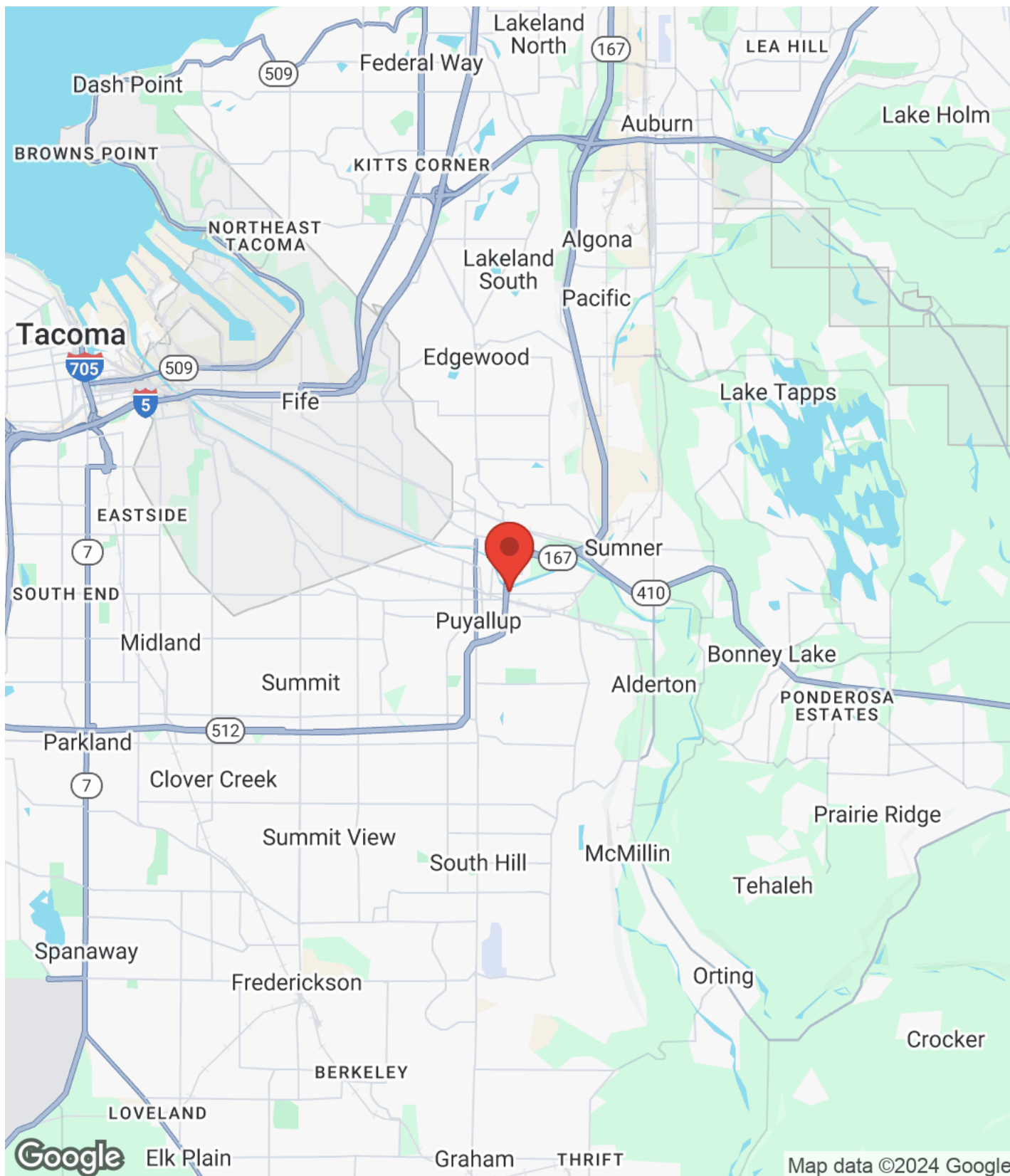
BUSINESS MAP

929 EAST MAIN AVENUE



REGIONAL MAP

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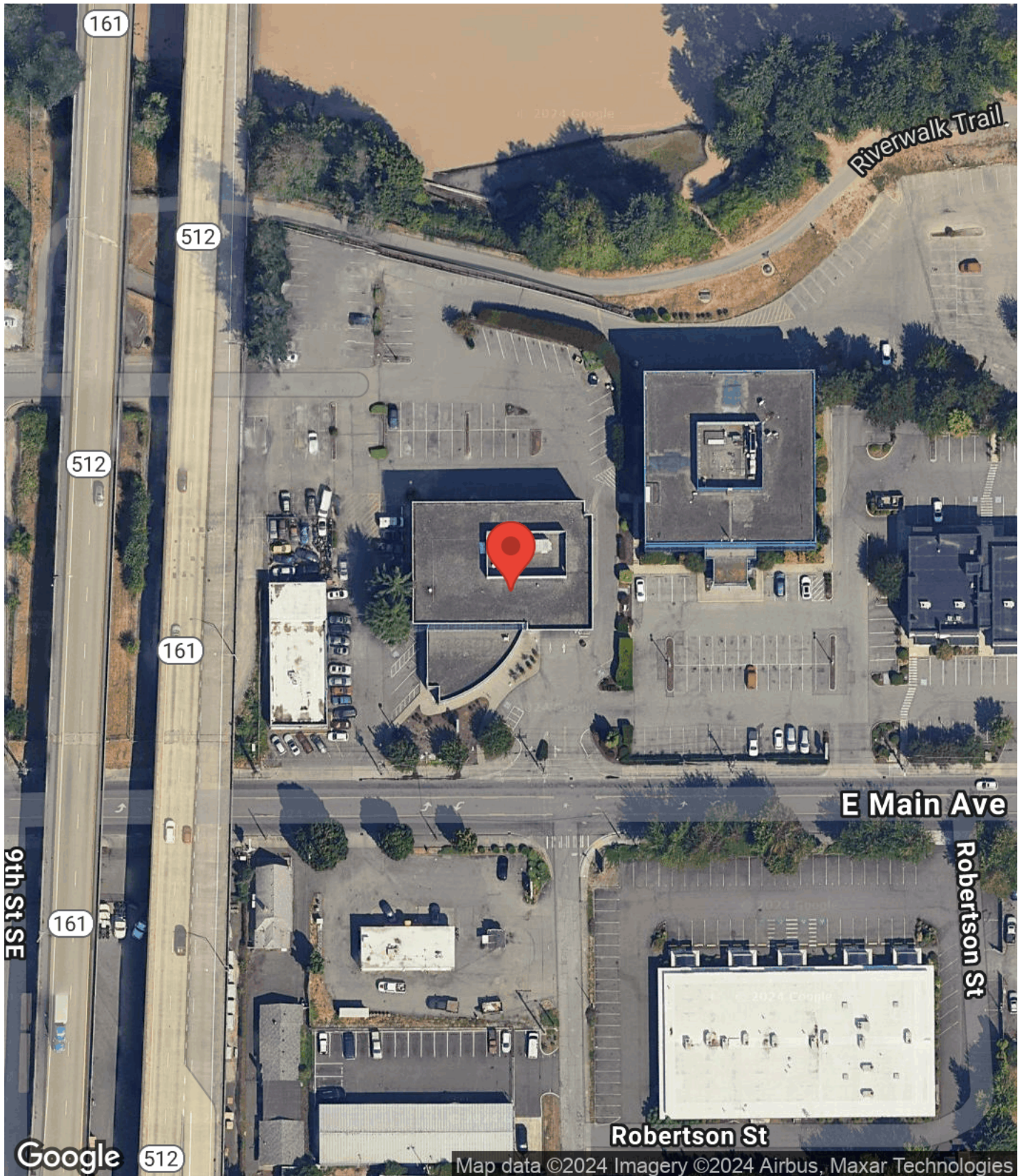
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AERIAL MAP

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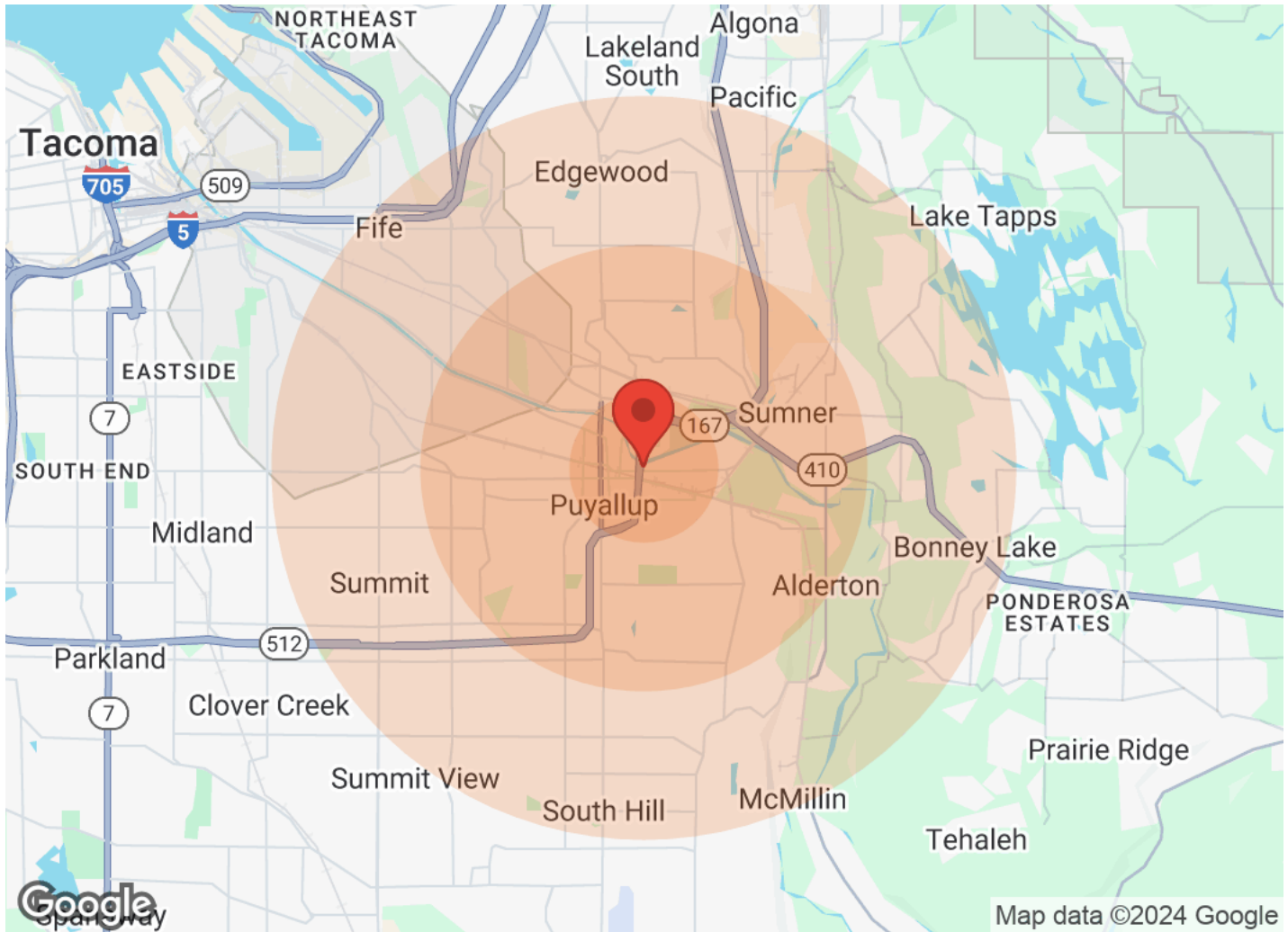
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	4,407	31,303	75,133
Female	4,842	33,212	78,808
Total Population	9,249	64,515	153,941

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,586	12,288	30,046
Ages 15-24	1,044	8,548	21,228
Ages 25-54	3,751	24,964	58,182
Ages 55-64	1,121	8,079	19,344
Ages 65+	1,747	10,636	25,141

Race	1 Mile	3 Miles	5 Miles
White	8,286	57,021	130,166
Black	84	705	3,068
Am In/AK Nat	48	236	705
Hawaiian	34	184	747
Hispanic	688	4,989	12,019
Multi-Racial	1,398	9,858	25,218

Income	1 Mile	3 Miles	5 Miles
Median	\$40,089	\$58,087	\$61,181
< \$15,000	546	2,180	4,065
\$15,000-\$24,999	346	2,098	4,747
\$25,000-\$34,999	532	2,640	5,589
\$35,000-\$49,999	1,016	4,375	9,254
\$50,000-\$74,999	632	5,002	12,161
\$75,000-\$99,999	522	3,537	9,217
\$100,000-\$149,999	401	4,237	10,165
\$150,000-\$199,999	75	1,312	3,143
> \$200,000	N/A	608	1,606

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,907	28,778	64,902
Occupied	4,340	26,761	60,841
Owner Occupied	1,915	15,851	38,465
Renter Occupied	2,425	10,910	22,376
Vacant	567	2,017	4,061

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