

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

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

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Disclaimer

929 EAST MAIN AVENUE



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EXECUTIVE SUMMARY

929 EAST MAIN AVENUE



OFFERING SUMMARY

LEASE RATE:	\$22.00 / SF / YR + NNN
AVAILABLE SF:	793 - 2,378
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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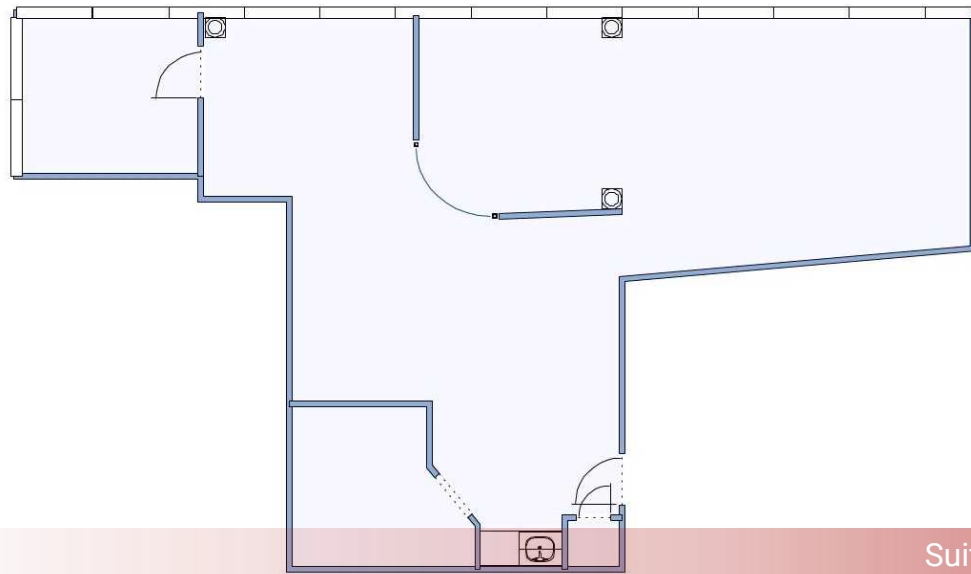
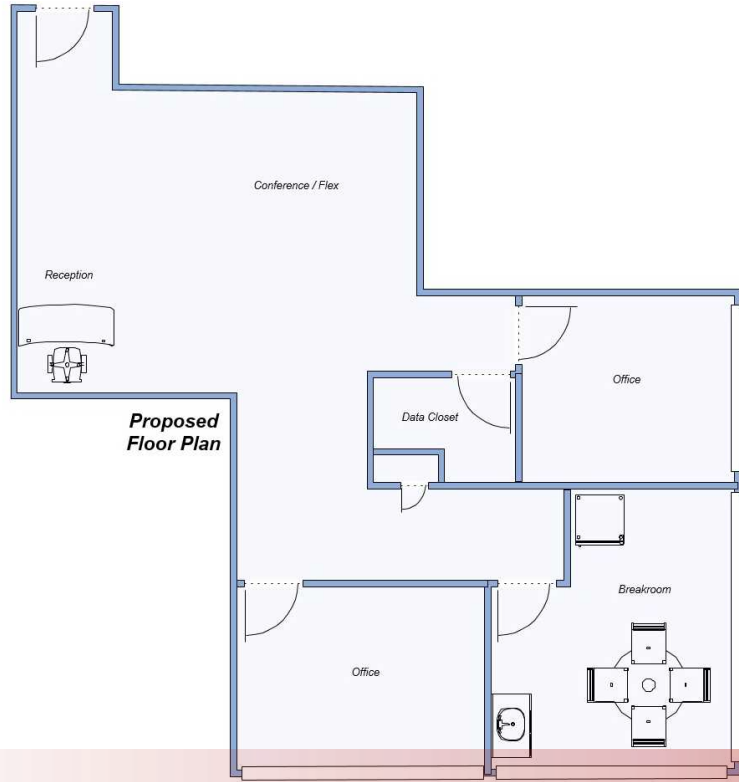
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AVAILABLE SPACES

929 EAST MAIN AVENUE



FOR LEASE



Available Spaces

Suite	Size	Rate	Term	Available
210	1,301	\$22.00 / SF / YR + NNN	3 - 5 Years	Now
220	1,250	\$22.00 / SF / YR + NNN	3 - 5 Years	01/01/2026 or Sooner

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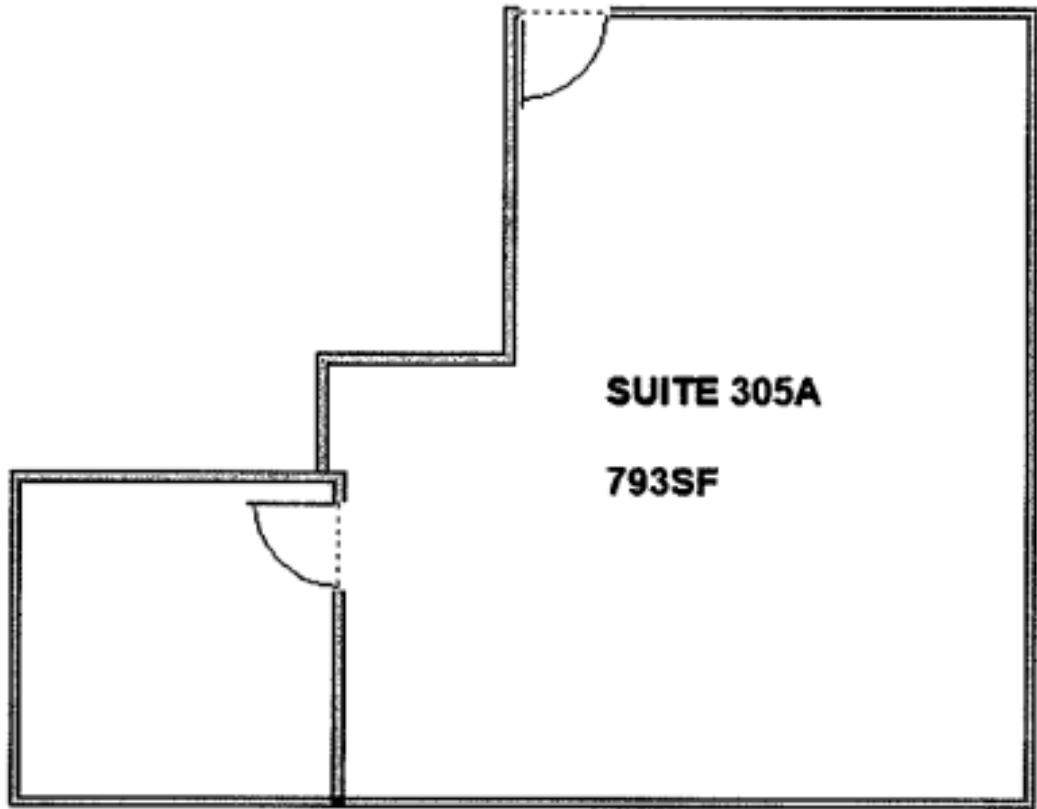
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AVAILABLE SPACES

929 EAST MAIN AVENUE



FOR LEASE



Suite 305A

Available Spaces

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

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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
- Riverwalk Trail Access
- Easy Access to Freeways
- Beautiful View of Mt. Rainier & the Puyallup River
- NNN Include Janitorial
- Minutes to the Sounder Train Station
- Close to Local Services



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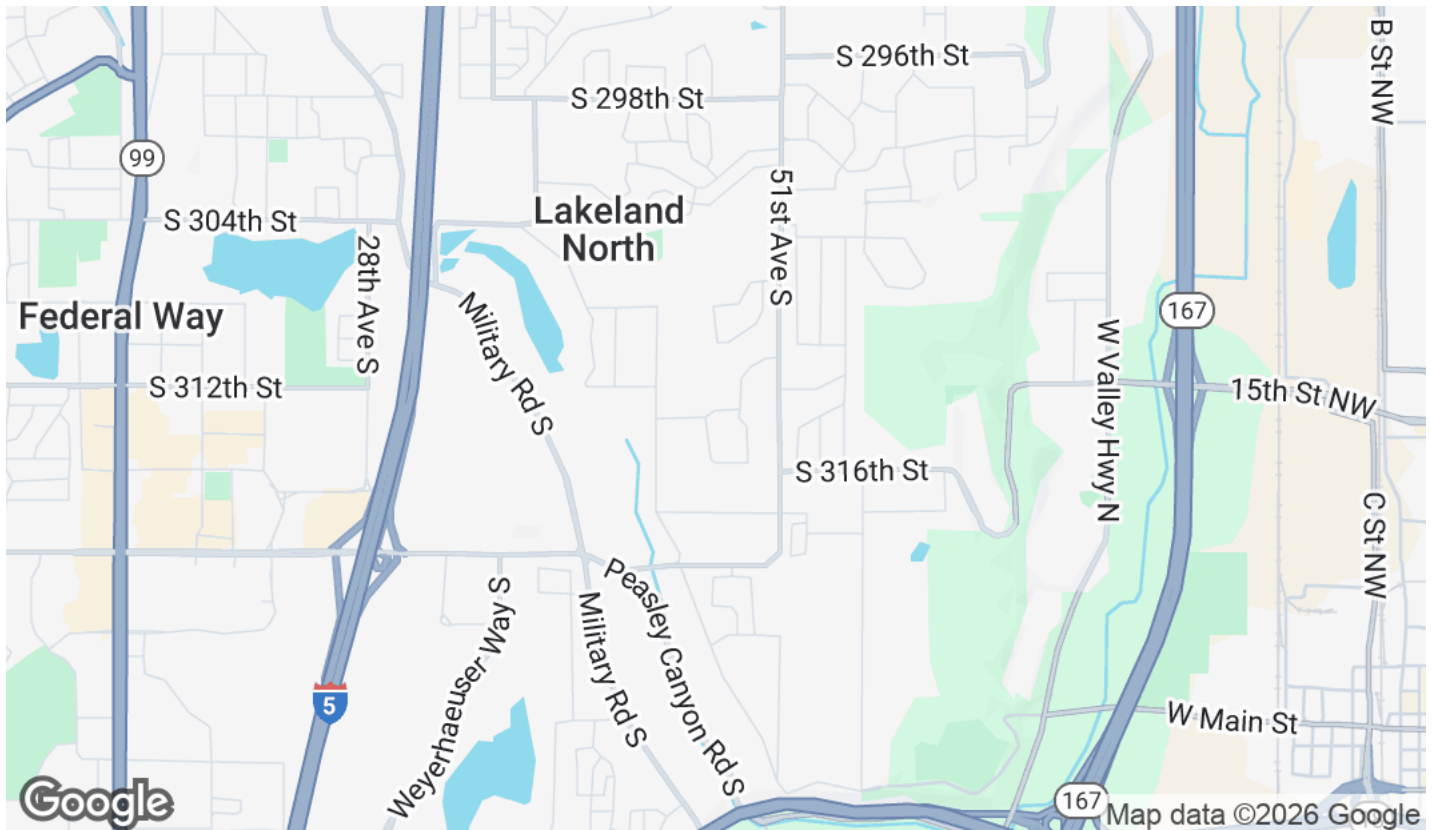


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LOCATION MAPS

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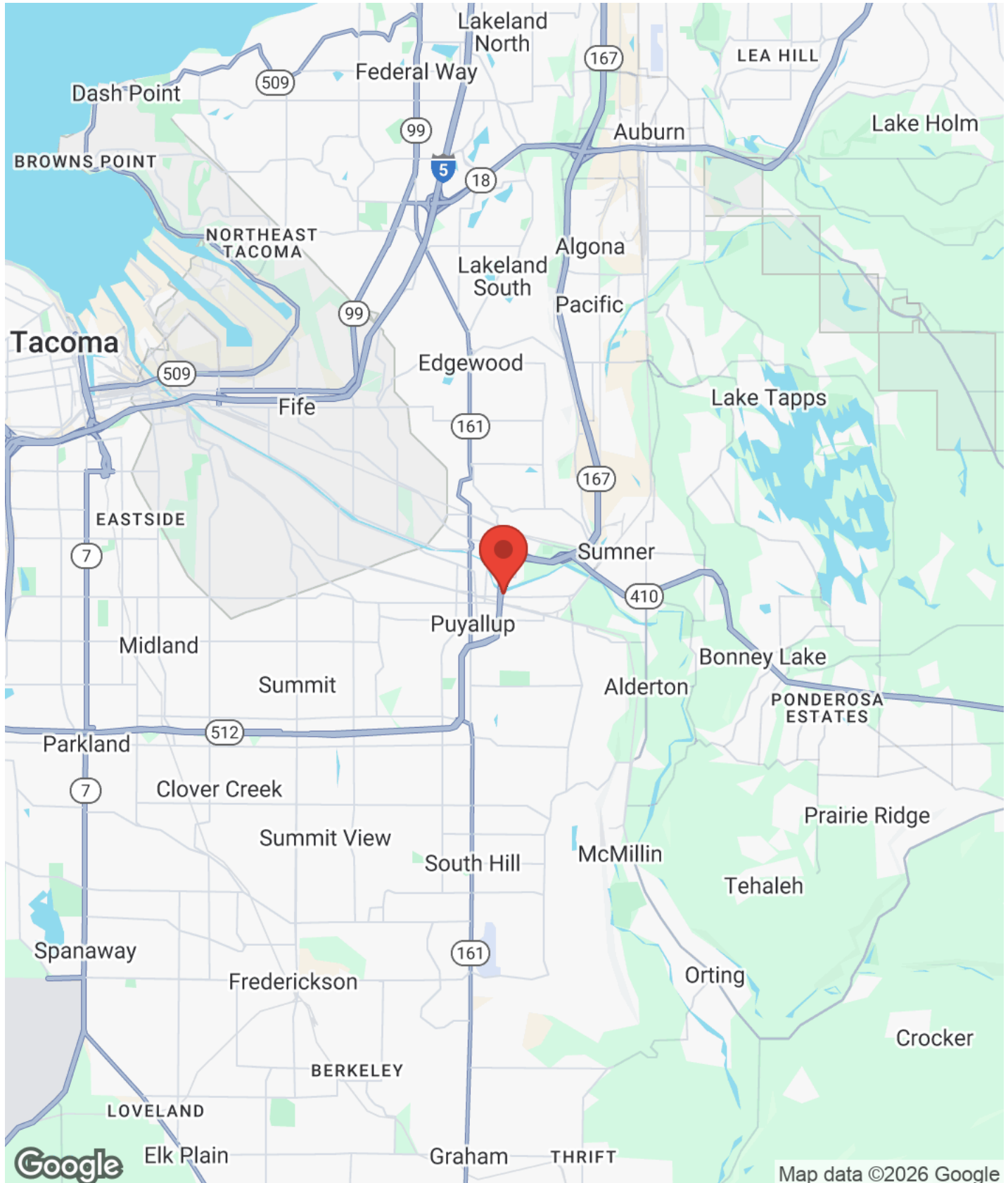
BUSINESS MAP

929 EAST MAIN AVENUE



REGIONAL MAP

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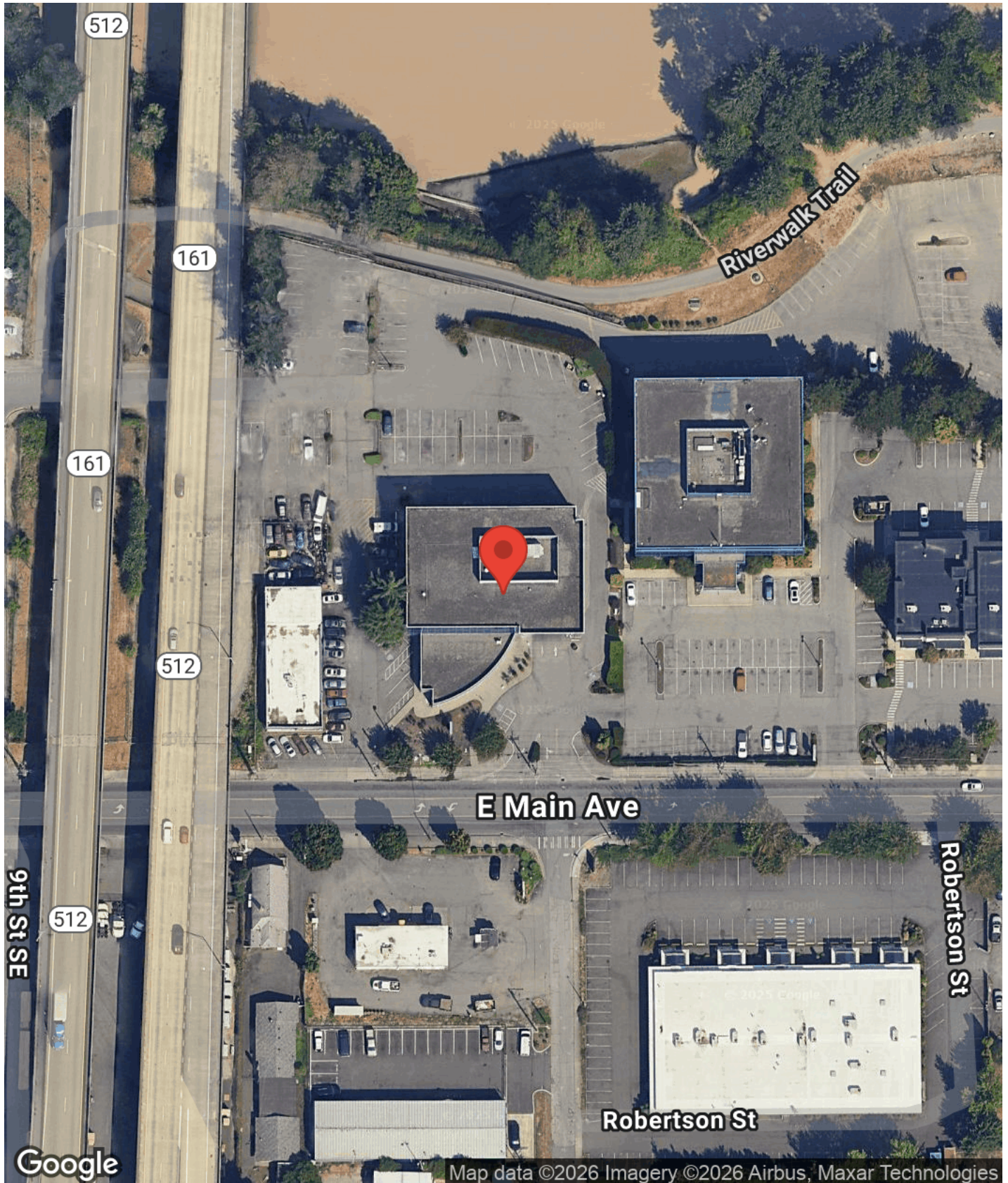
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AERIAL MAP

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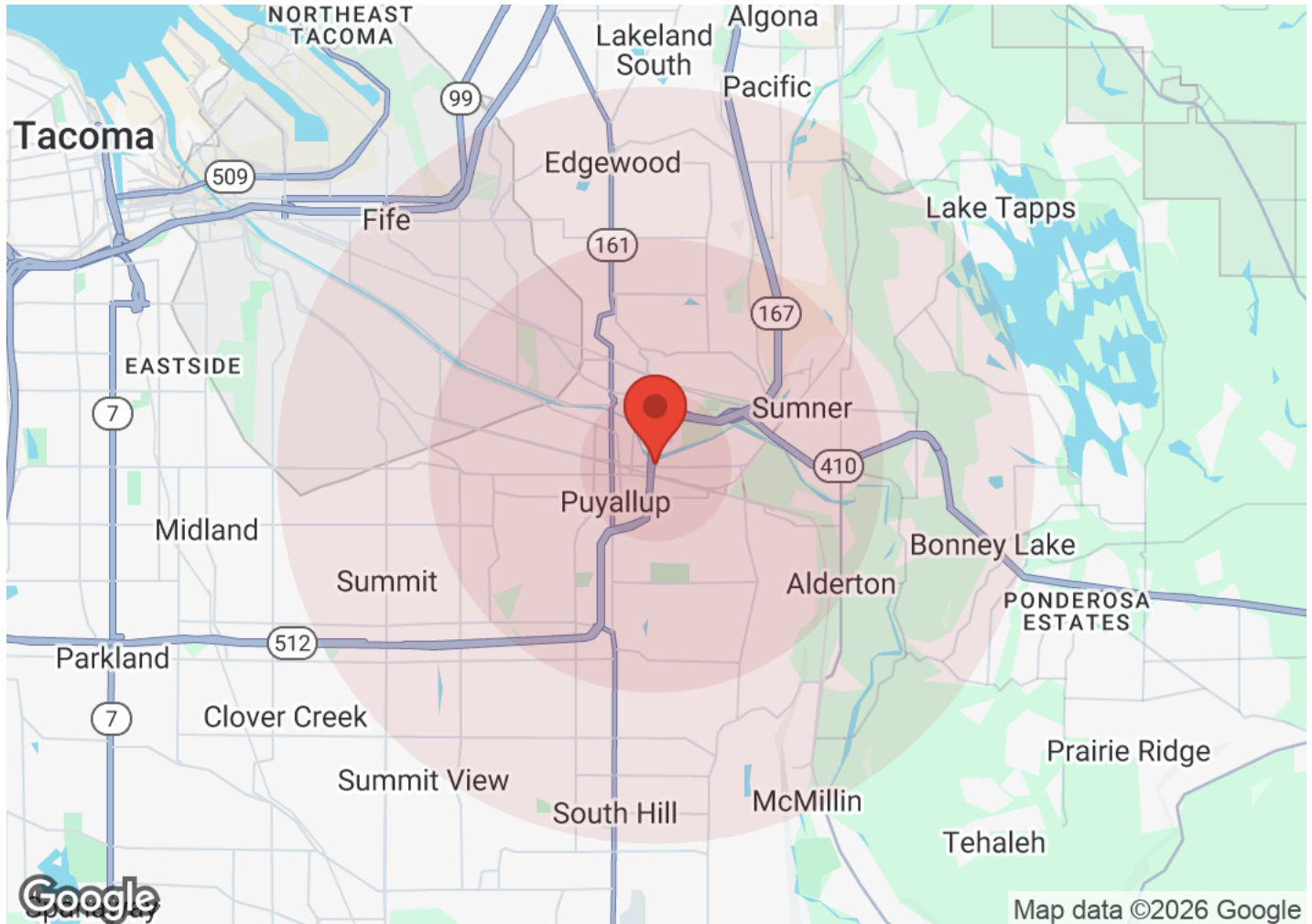


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	5,522	33,168	84,017
Female	5,246	33,558	84,391
Total Population	10,768	66,726	168,408

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,677	11,917	31,477
Ages 15-24	1,068	7,484	19,390
Ages 25-54	4,671	27,412	70,831
Ages 55-64	1,323	8,140	19,868
Ages 65+	2,028	11,772	26,842

Race	1 Mile	3 Miles	5 Miles
White	7,485	45,607	110,223
Black	444	3,049	9,044
Am In/AK Nat	121	514	1,314
Hawaiian	108	641	2,021
Hispanic	1,233	7,860	20,276
Asian	597	4,224	12,934
Multi-Racial	721	4,504	11,839
Other	59	334	758

Income	1 Mile	3 Miles	5 Miles
Median	\$83,726	\$101,095	\$105,277
< \$15,000	197	1,025	2,669
\$15,000-\$24,999	266	1,431	2,473
\$25,000-\$34,999	314	1,172	2,649
\$35,000-\$49,999	508	2,005	4,354
\$50,000-\$74,999	778	3,345	8,433
\$75,000-\$99,999	930	4,454	10,238
\$100,000-\$149,999	1,290	6,409	14,595
\$150,000-\$199,999	278	3,056	8,519
> \$200,000	216	4,293	11,285

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,190	29,192	69,688
Occupied	4,777	27,192	65,216
Owner Occupied	2,145	15,499	39,810
Renter Occupied	2,632	11,693	25,406
Vacant	414	2,000	4,473

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