

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:

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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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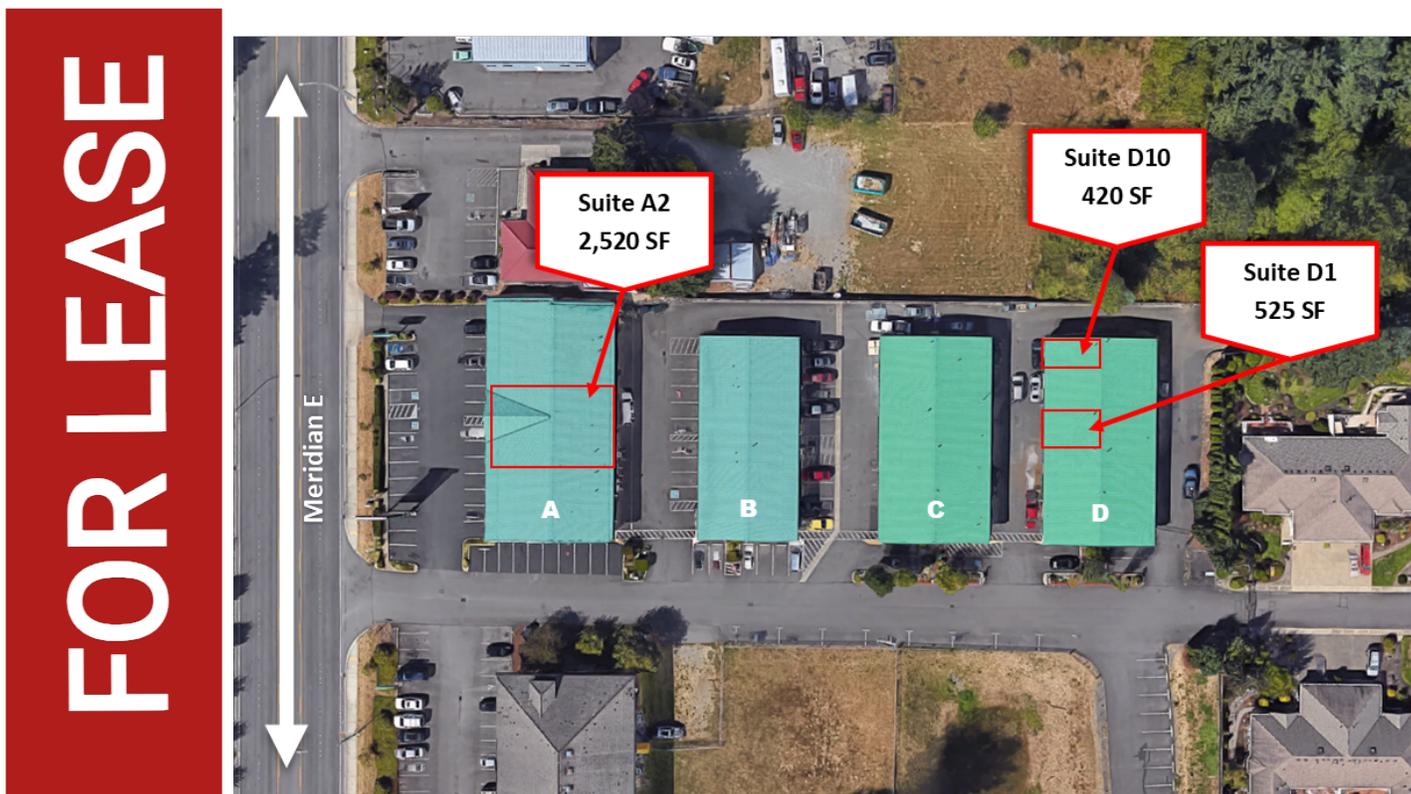
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AVAILABLE SPACES

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Available Spaces

Suite	Size	Rate	Term	Type	Available
A2	2,520	\$27.00 /sf/yr	3 - 5 years	NNN	04/01/26
D1	525	\$20.00 /sf/yr	3 - 5 years	Triple Net	03/01/26
D10	420	\$20.00 /sf/yr	3 - 5 years	Triple Net	03/01/26

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 April 2026.

D1: Garage style suite that is ideal for light manufacturing. The 525 SF suite has tall ceilings, a large roll-up door & man door, and is very open.

D10: Garage style suite that is ideal for light manufacturing. The 420 SF suite has tall ceilings, a large roll-up door & man door, and is very open.

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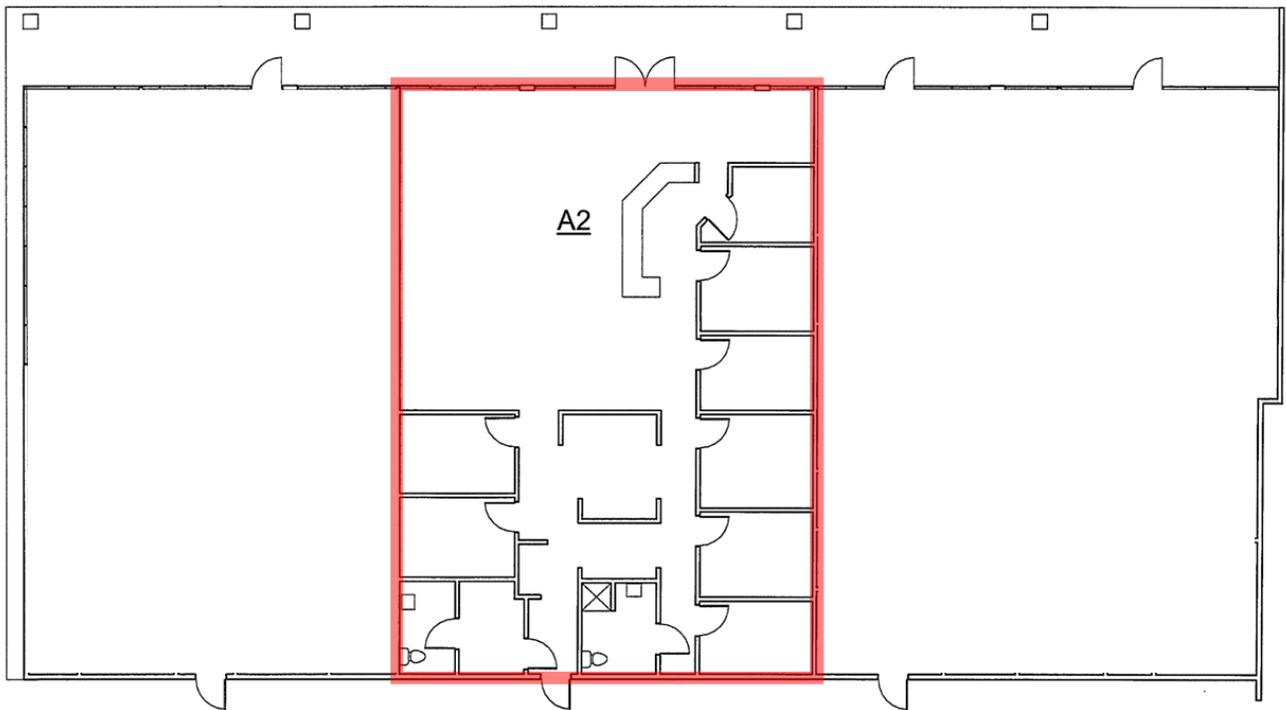
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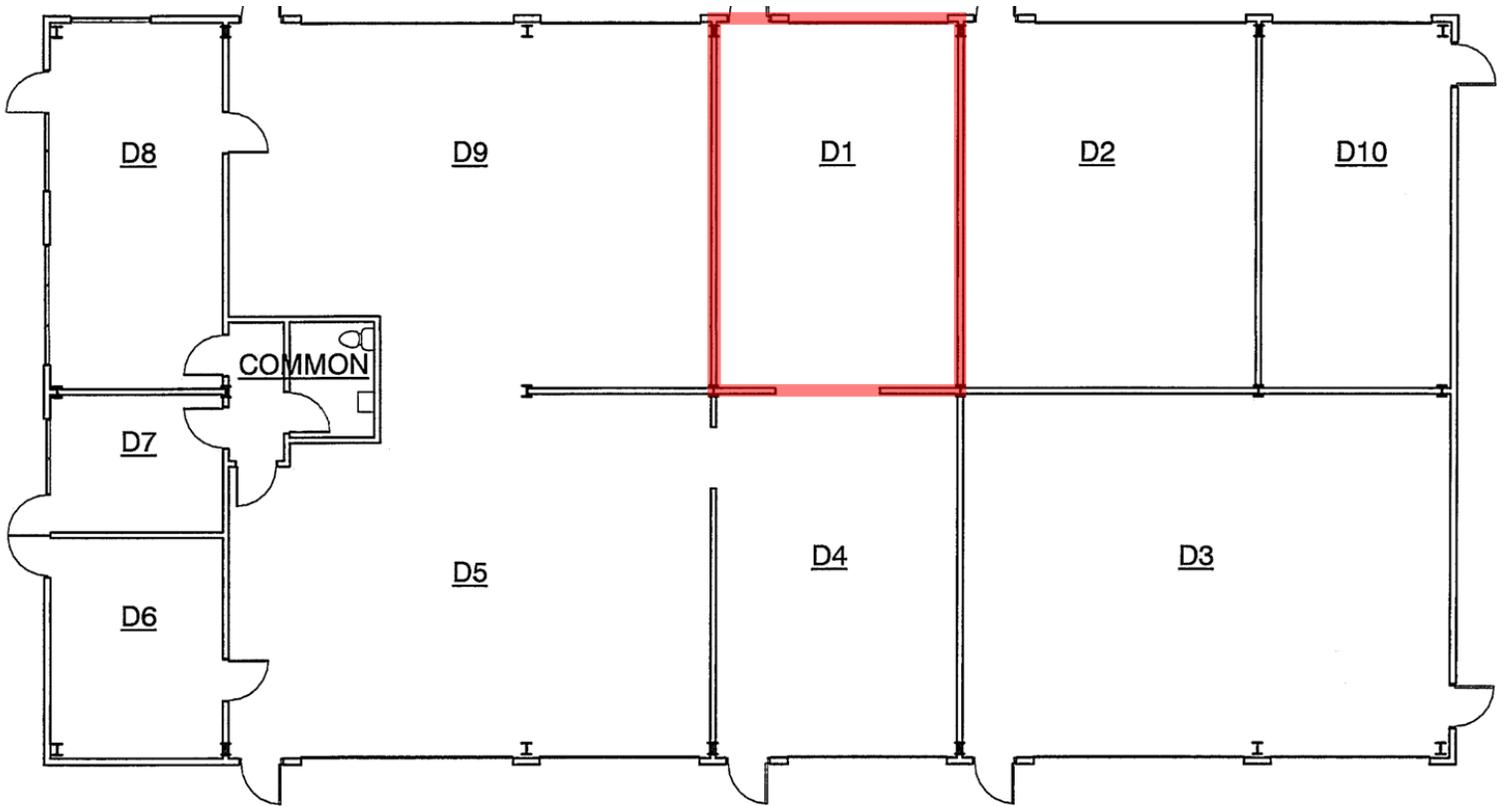
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FLOOR PLANS

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BUILDING A



BUILDING D

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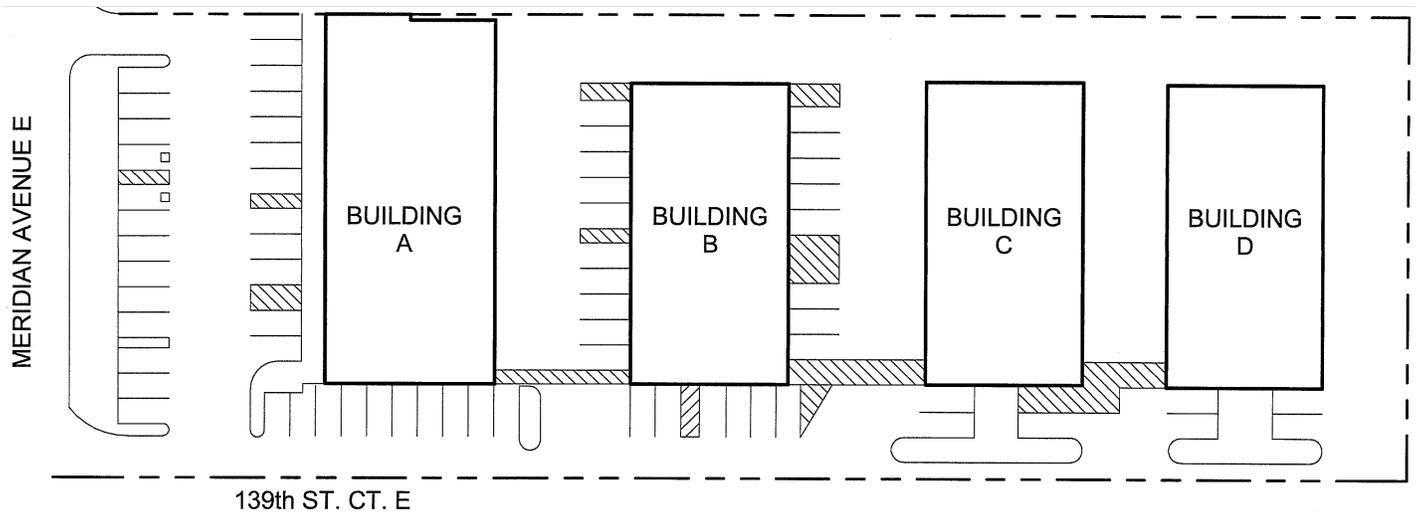
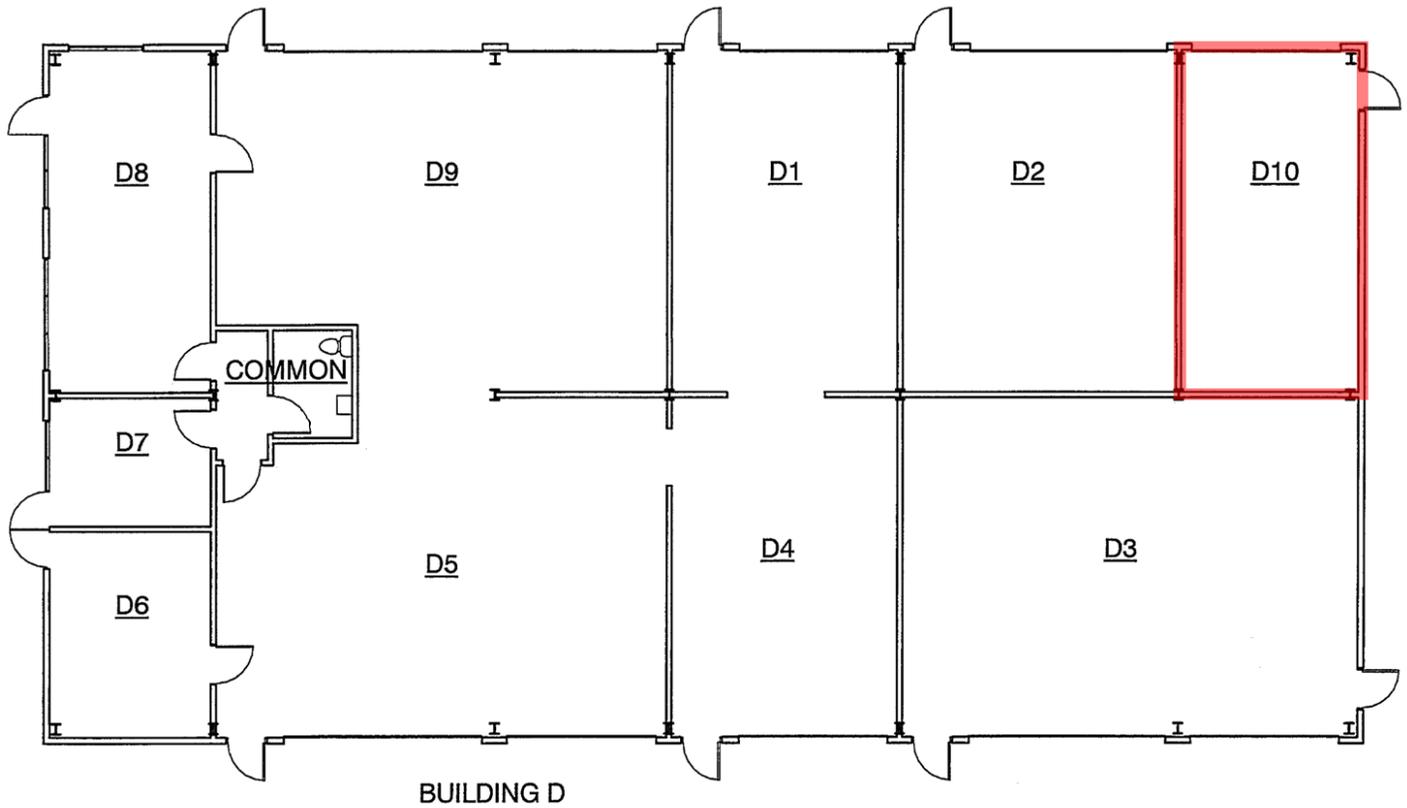
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LOCATION & HIGHLIGHTS

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LOCATION INFORMATION

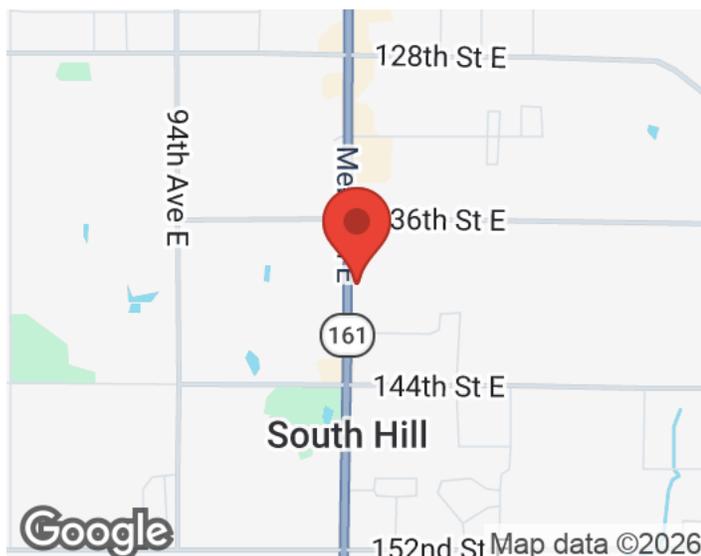
Building Name: Arabella Business Park
Street Address: 13909 Meridian Avenue East
City, State, Zip: South Hill, WA 98374
County: Pierce
Market: Puyallup
Sub-market: South Hill
Cross Streets: 139th St Ct E



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

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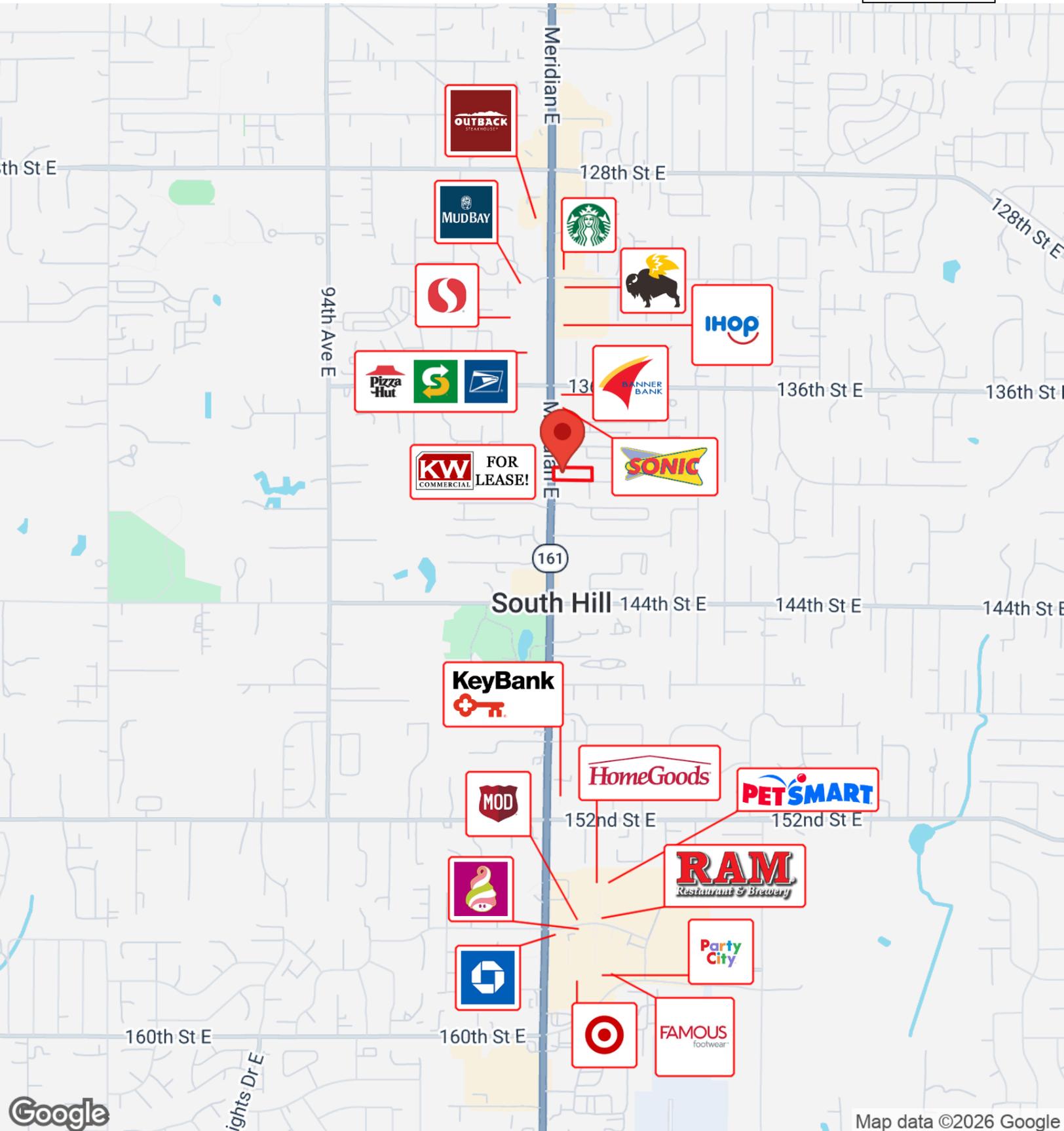
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BUSINESS MAP

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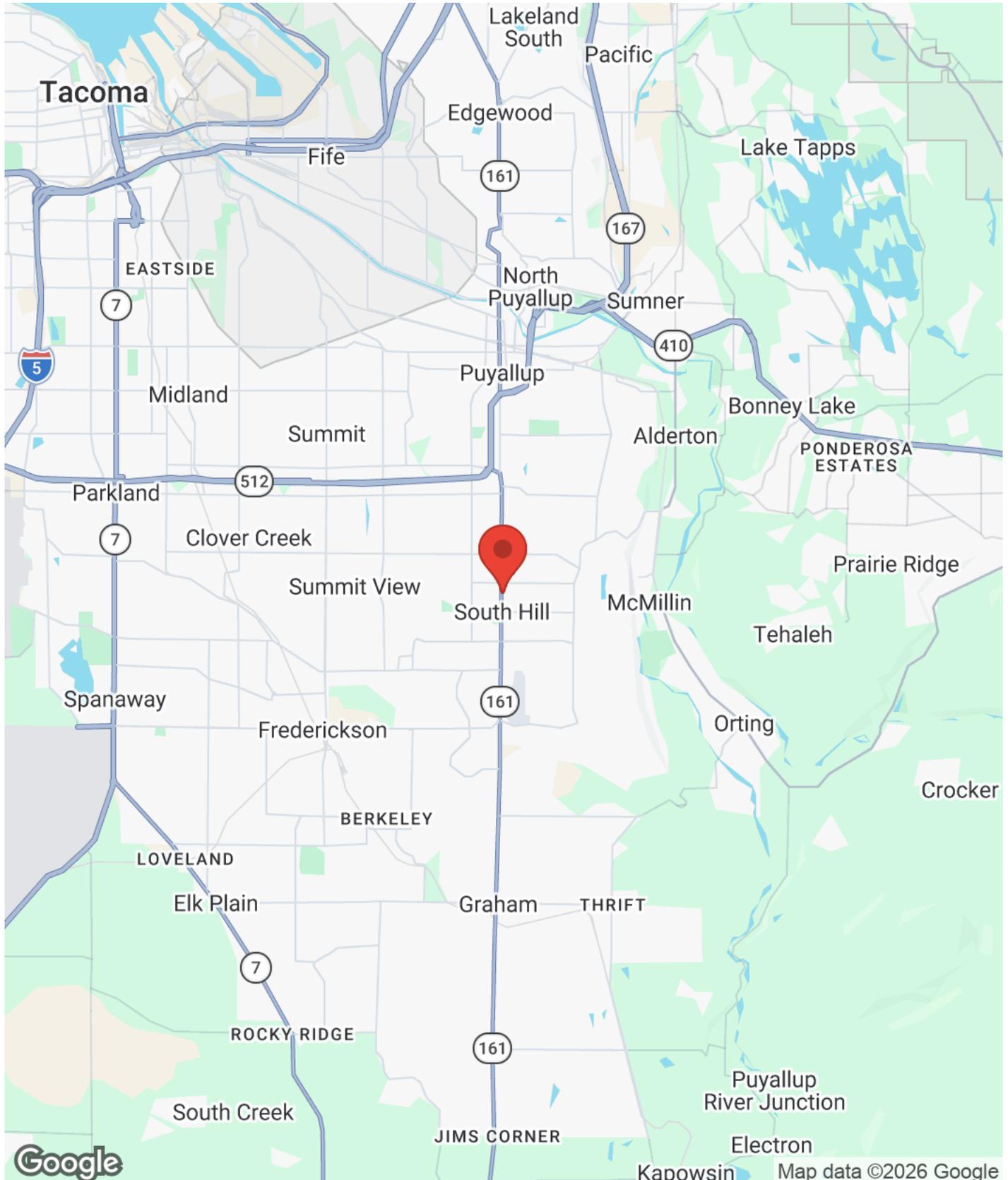
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REGIONAL MAP

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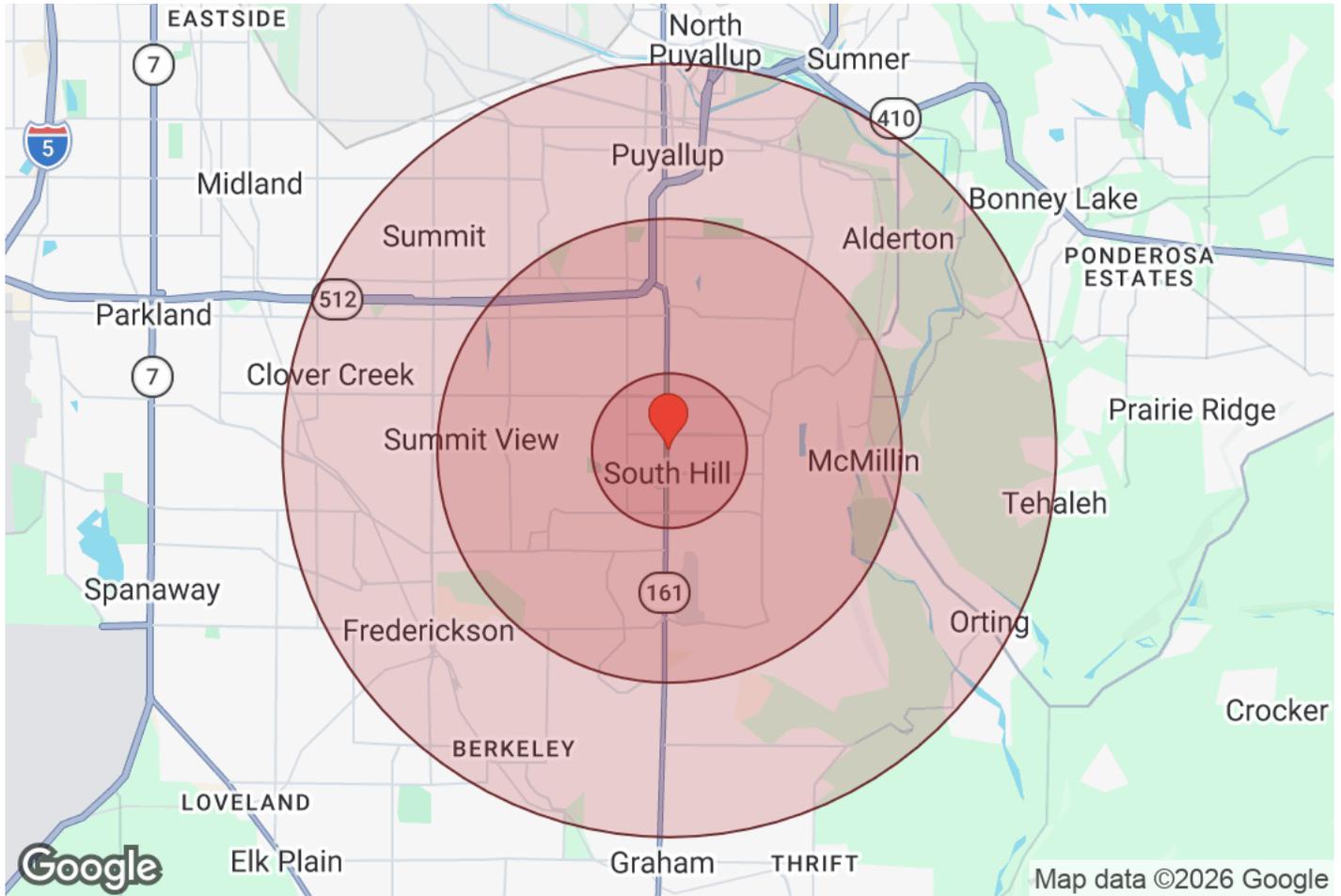
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

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

Race / Ethnicity	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
Multiracial	1,060	7,403	14,459
Other	33	233	575

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

Age	1 Mile	3 Miles	5 Miles
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

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

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