

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
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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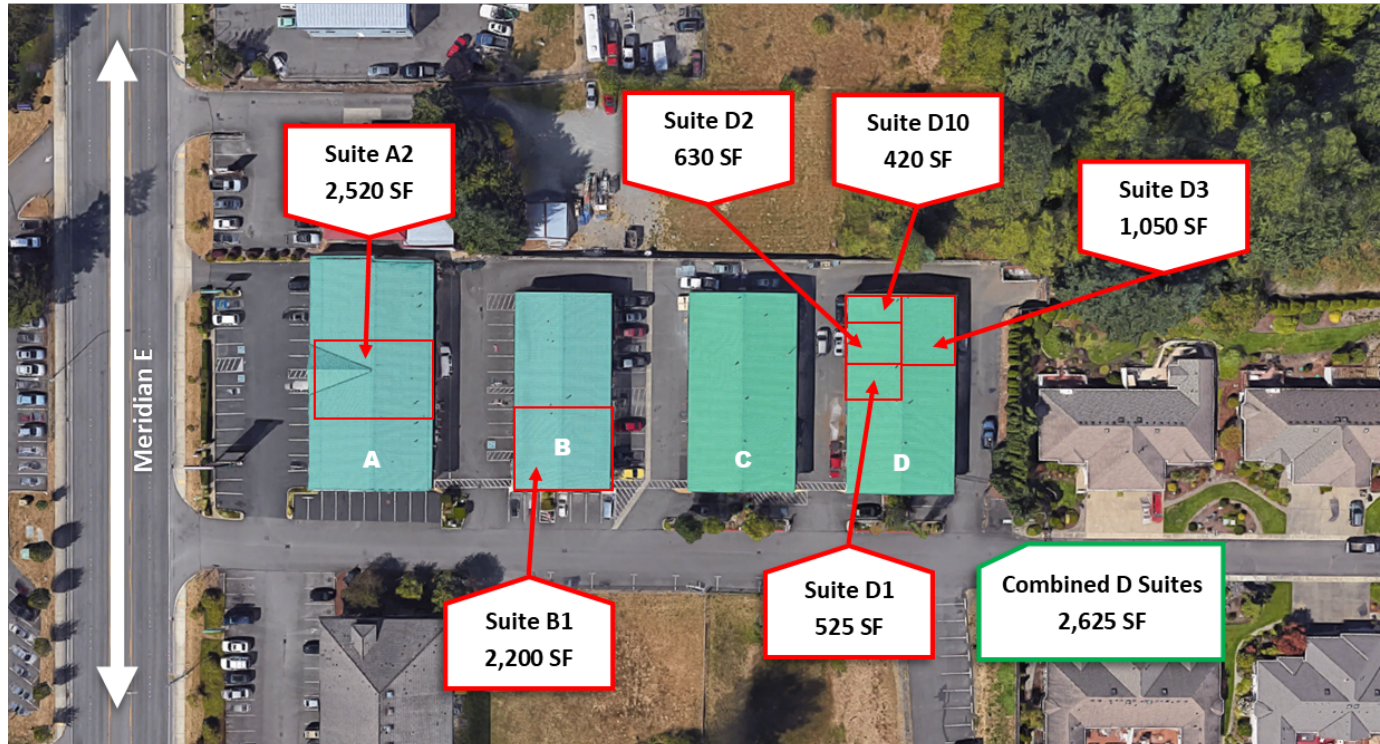
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AVAILABLE SPACES

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FOR LEASE



Available Spaces

Suite	Size	Rate	Term	Type	Available
A2	2,520	\$27.00 /sf/yr	3 - 5 years	NNN	Now
B1	2,200	\$22.00 /sf/yr	3 - 5 years	NNN	09/01/26
D1	525	\$20.00 /sf/yr	3 - 5 years	NNN	Now
D2	630	\$20.00 /sf/yr	3 - 5 years	NNN (Sub-Lease)	Now
D3	1,050	\$20.00 /sf/yr	3 - 5 years	NNN (Sub-Lease)	Now
D10	420	\$20.00 /sf/yr	3 - 5 years	NNN	Now

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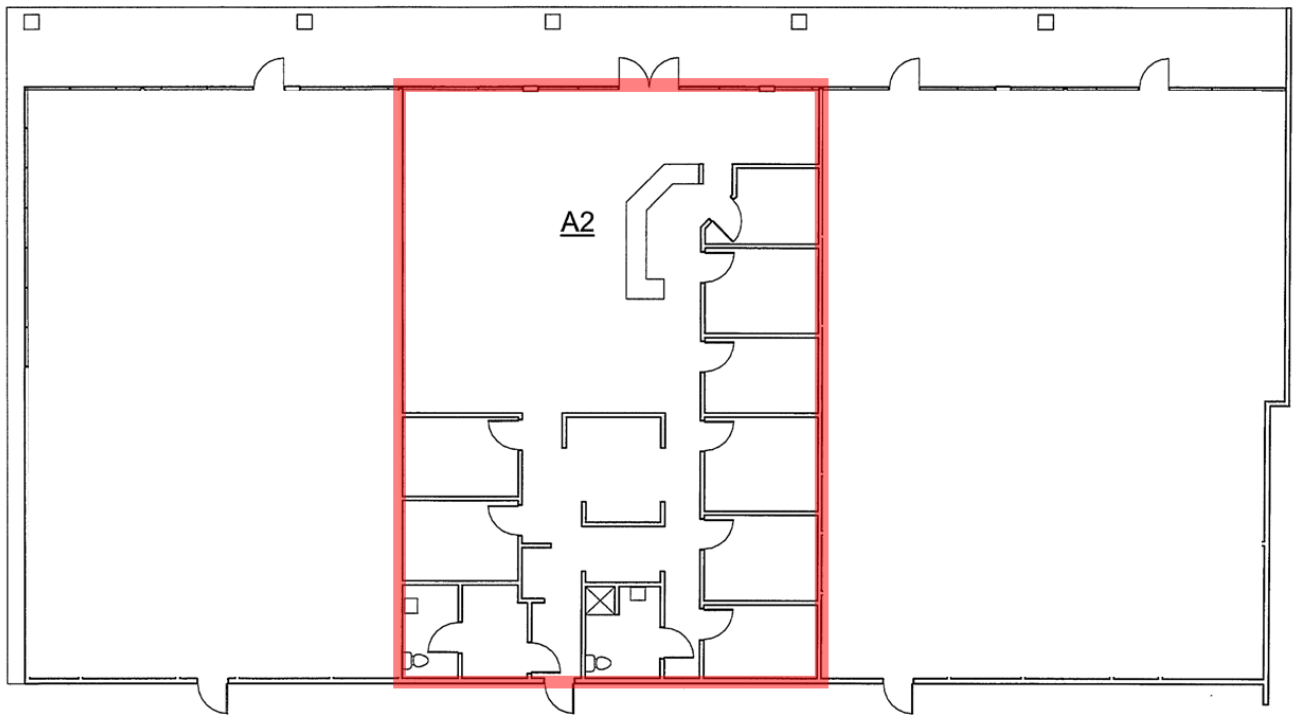
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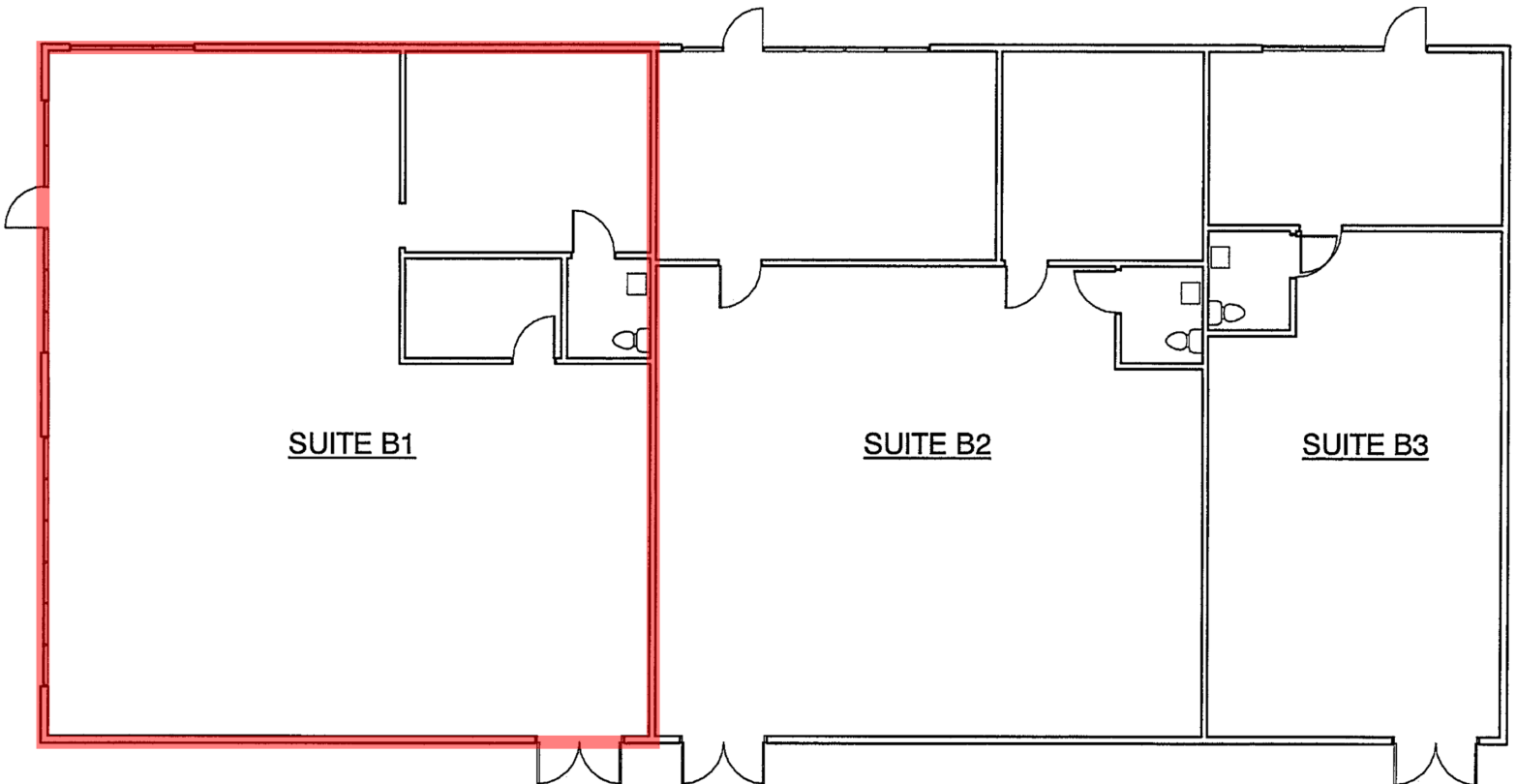
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FLOOR PLANS

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BUILDING A



BUILDING B

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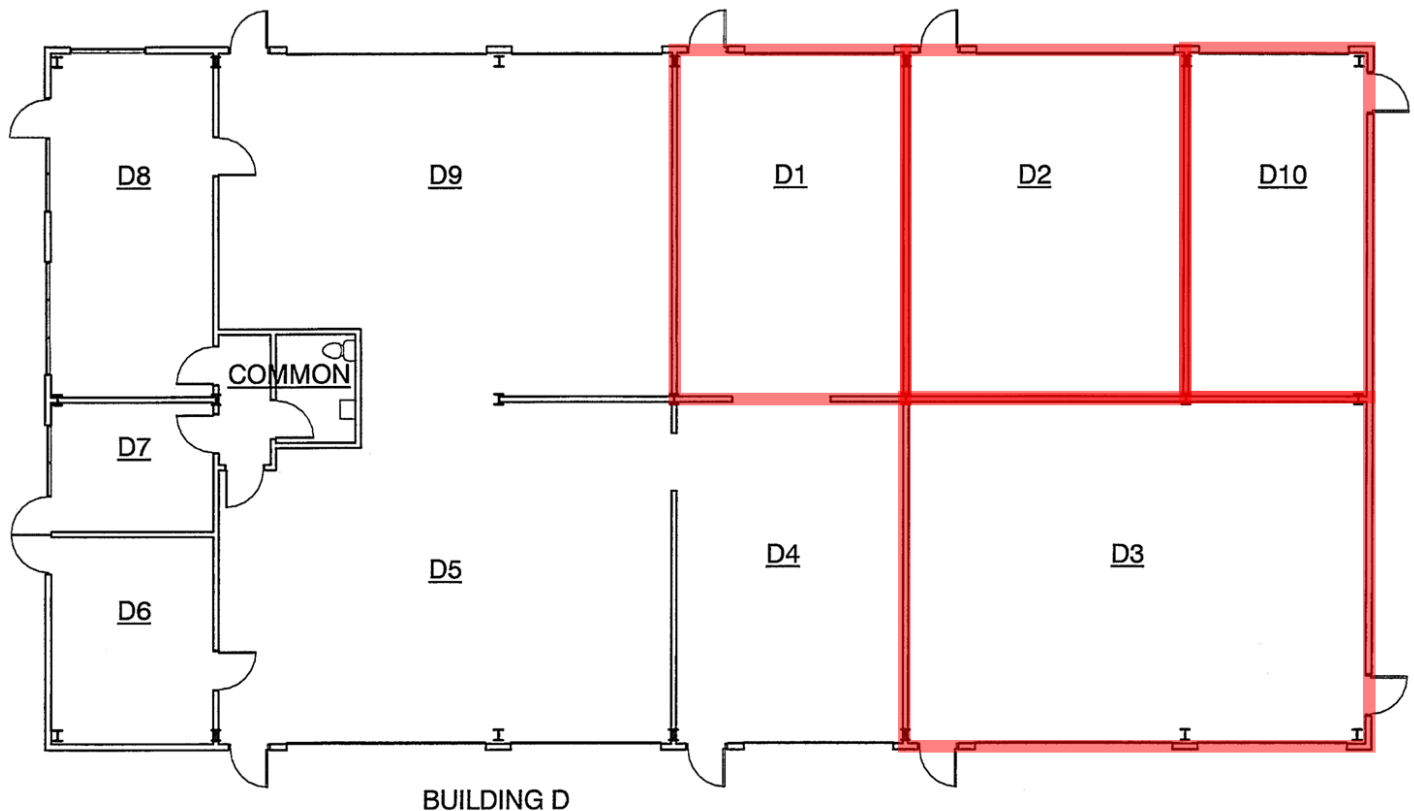
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Property Description

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. There are 7 private exam rooms, 2 bathrooms, a large open space at the front of the suite, and a formal reception desk.

B1: Excellent location in the Arabella Business Park. Located on the southern half of the B Building, this suite is primarily open plan with large windows and abundant natural light. There is a private bathroom and a smaller office sized space.

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

D2: Garage style suite that is ideal for light manufacturing. The 630 SF suite has tall ceilings, a large roll-up door, a man door, and is very open. There is also a loft space.

D3: Garage style suite that is ideal for light manufacturing. The 1,055 SF suite has tall ceilings, 2 large roll-up doors, 2 man doors, and is very open. There is also a loft space.

D4: Garage style suite that is ideal for light manufacturing. The 523 SF suite has tall ceilings, a large roll-up door, a man door, and is very open. There is also a loft space.

D10: Garage style, corner suite with 1 roll-up door and 1 man sized door. Approximately 420 SF.

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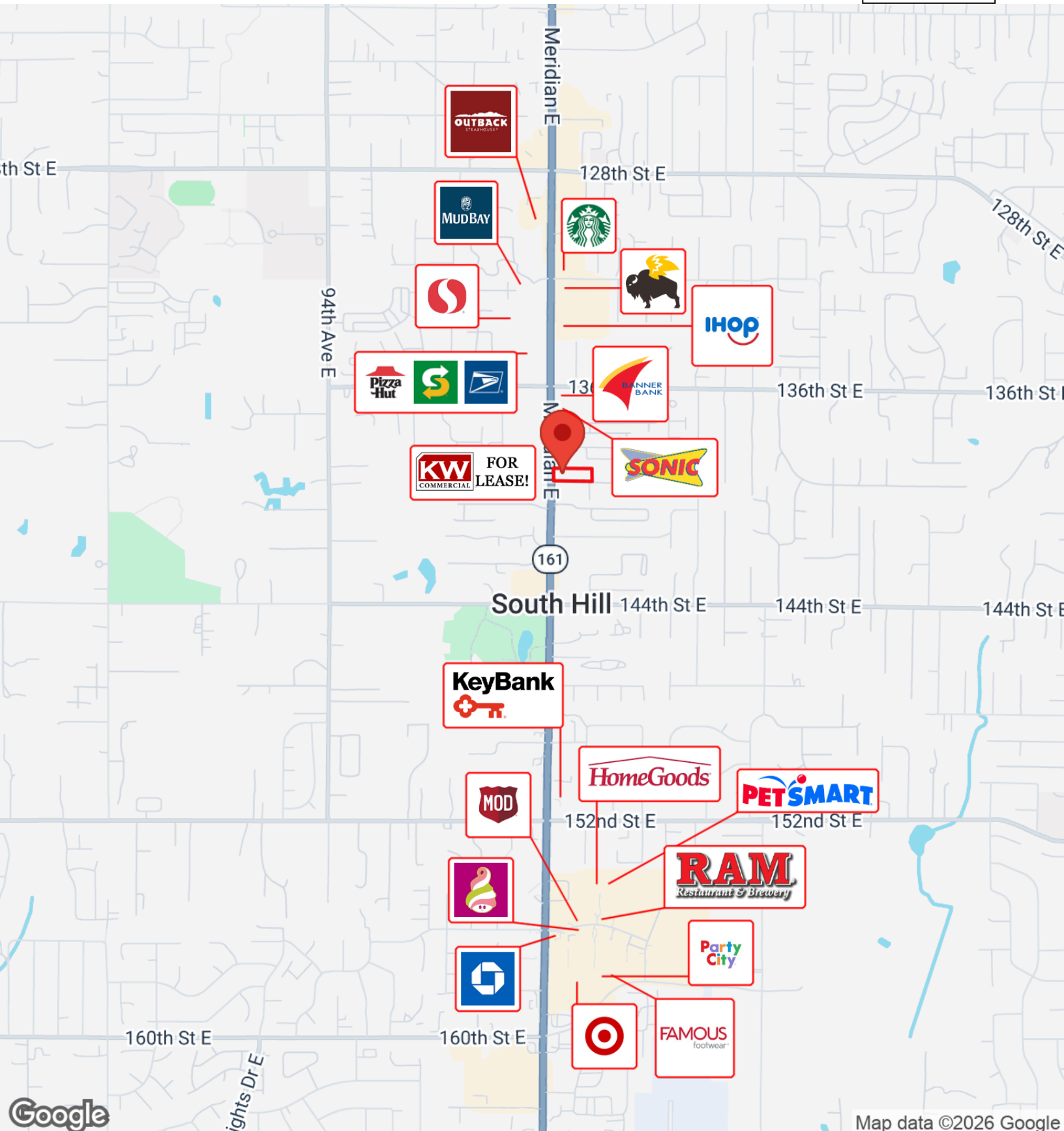
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BUSINESS MAP

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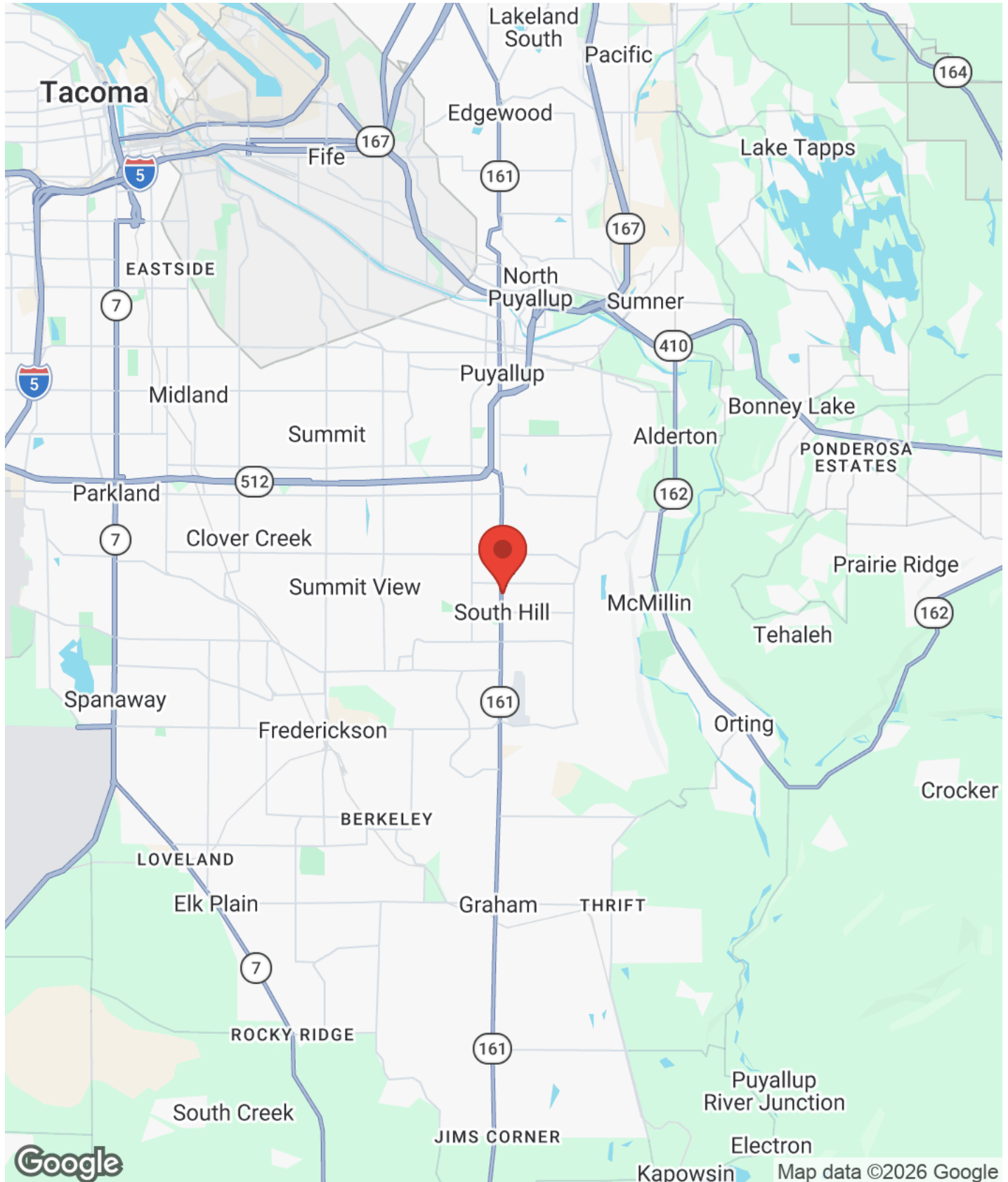
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Map data ©2026 Google

REGIONAL MAP

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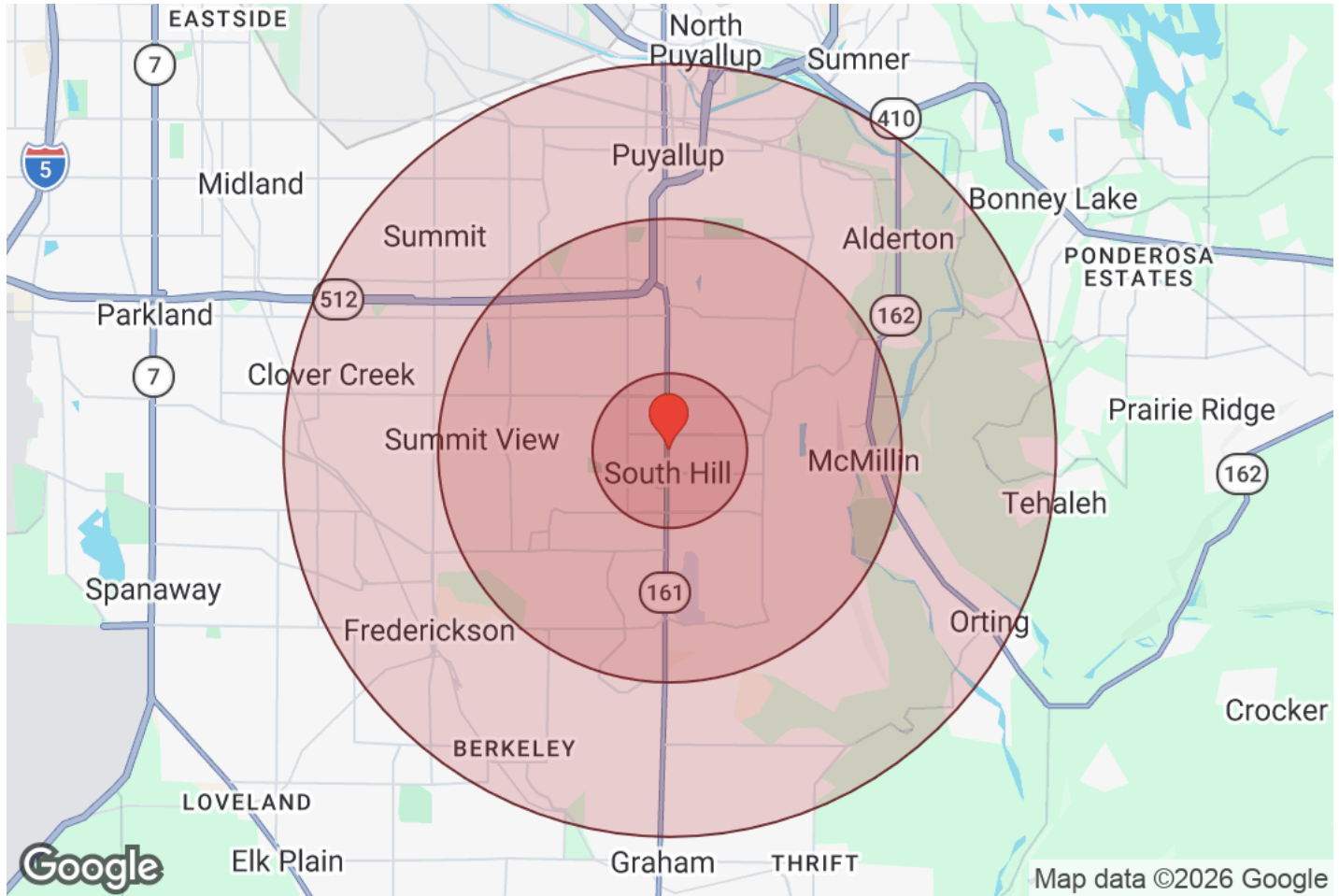
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	7,070	46,592	95,523
Female	7,389	47,922	96,700
Total Population	14,460	94,514	192,223

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	8,834	58,041	121,735
Black	1,124	6,890	12,821
Am In/AK Nat	107	633	1,365
Hawaiian	241	1,314	2,614
Hispanic	1,951	12,230	24,297
Asian	1,115	8,043	14,340
Multiracial	1,056	7,136	14,474
Other	32	227	577

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,698	36,498	74,649
Occupied	5,377	34,456	70,323
Owner Occupied	2,927	22,764	47,516
Renter Occupied	2,450	11,692	22,807
Vacant	322	2,042	4,326

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	3,006	19,265	38,984
Ages 15 - 24	1,860	11,629	23,083
Ages 25 - 54	6,403	40,743	82,462
Ages 55 - 64	1,383	9,810	20,659
Ages 65+	1,807	13,066	27,035

Income	1 Mile	3 Miles	5 Miles
Median	\$98,673	\$113,637	\$113,183
Under \$15k	180	1,557	2,676
\$15k - \$25k	162	772	1,865
\$25k - \$35k	164	1,246	2,484
\$35k - \$50k	352	2,188	4,474
\$50k - \$75k	1,001	4,342	8,530
\$75k - \$100k	876	4,352	9,678
\$100k - \$150k	1,382	8,052	16,970
\$150k - \$200k	641	5,488	10,854
Over \$200k	619	6,460	12,792

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