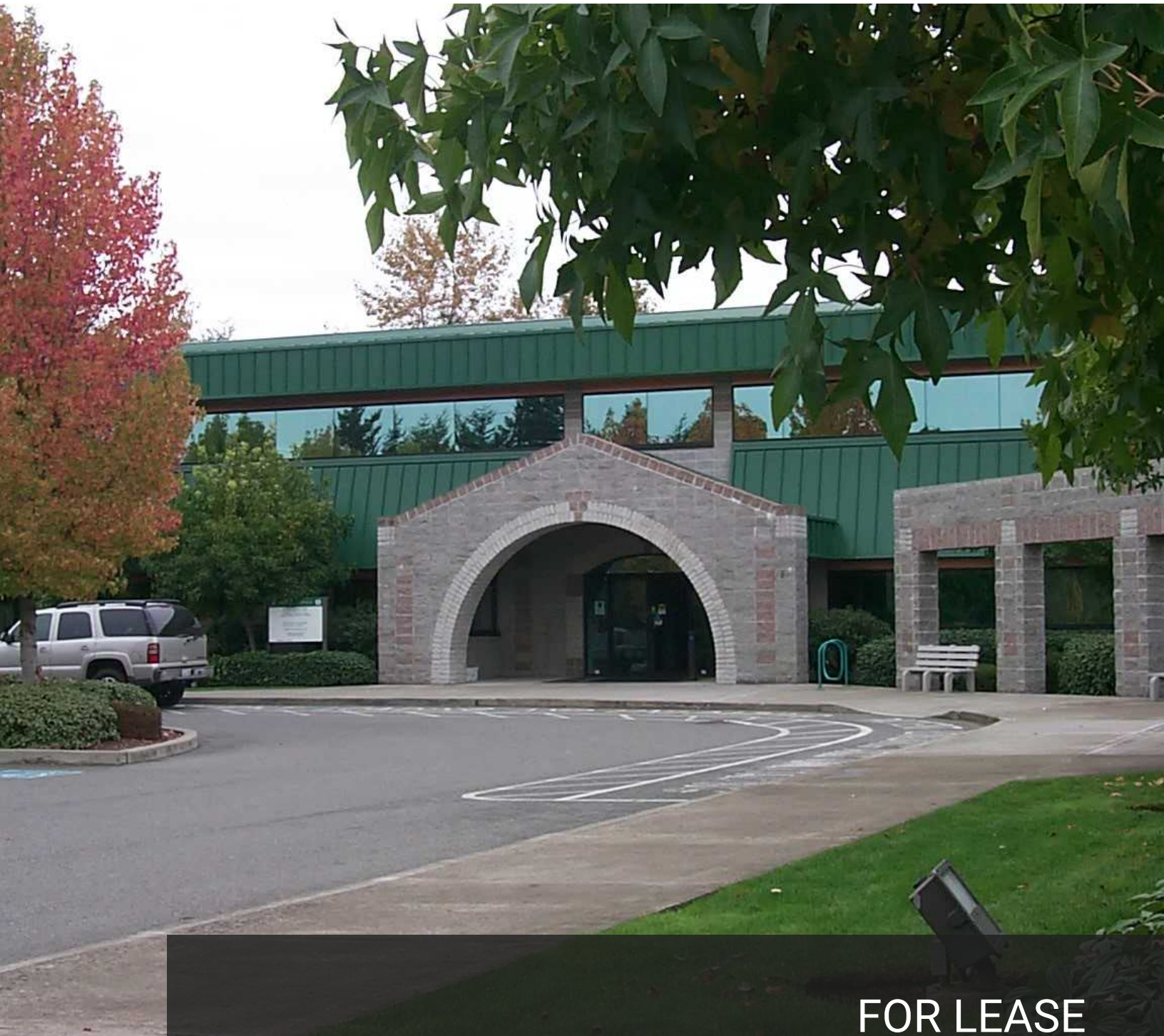


OFFICE FOR LEASE

MERIDIAN PROFESSIONAL CENTER

16515 MERIDIAN EAST, PUYALLUP, WA 98375



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

EDWARD YU

Commercial Property Manager
O: (253) 880-2048
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edwardyu@kw.com
24020496, WA

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Disclaimer

16515 MERIDIAN EAST



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EXECUTIVE SUMMARY

16515 MERIDIAN EAST

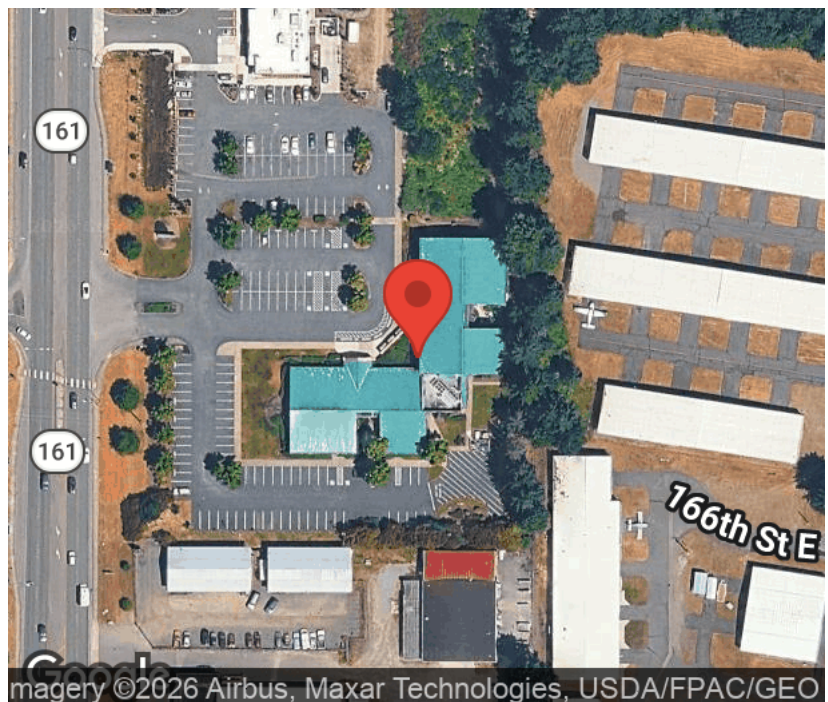


OFFERING SUMMARY

LEASE RATE:	\$30.00/SF/YR + NNN
LEASE TERM:	60 Months
BUILDING SF:	29,306
AVAILABLE SF:	4,157
YEAR BUILT:	1992
RENOVATED:	1998
BUILDING CLASS:	B
FLOORS:	2
PARKING:	Surface
PARKING RATIO:	6.80/1,000
ZONING:	EC

PROPERTY OVERVIEW

The Meridian Professional Center is a highly recognizable, Class B Medical/Dental Campus in South Hill, Puyallup. Located in a picturesque setting with excellent visibility from Meridian E.



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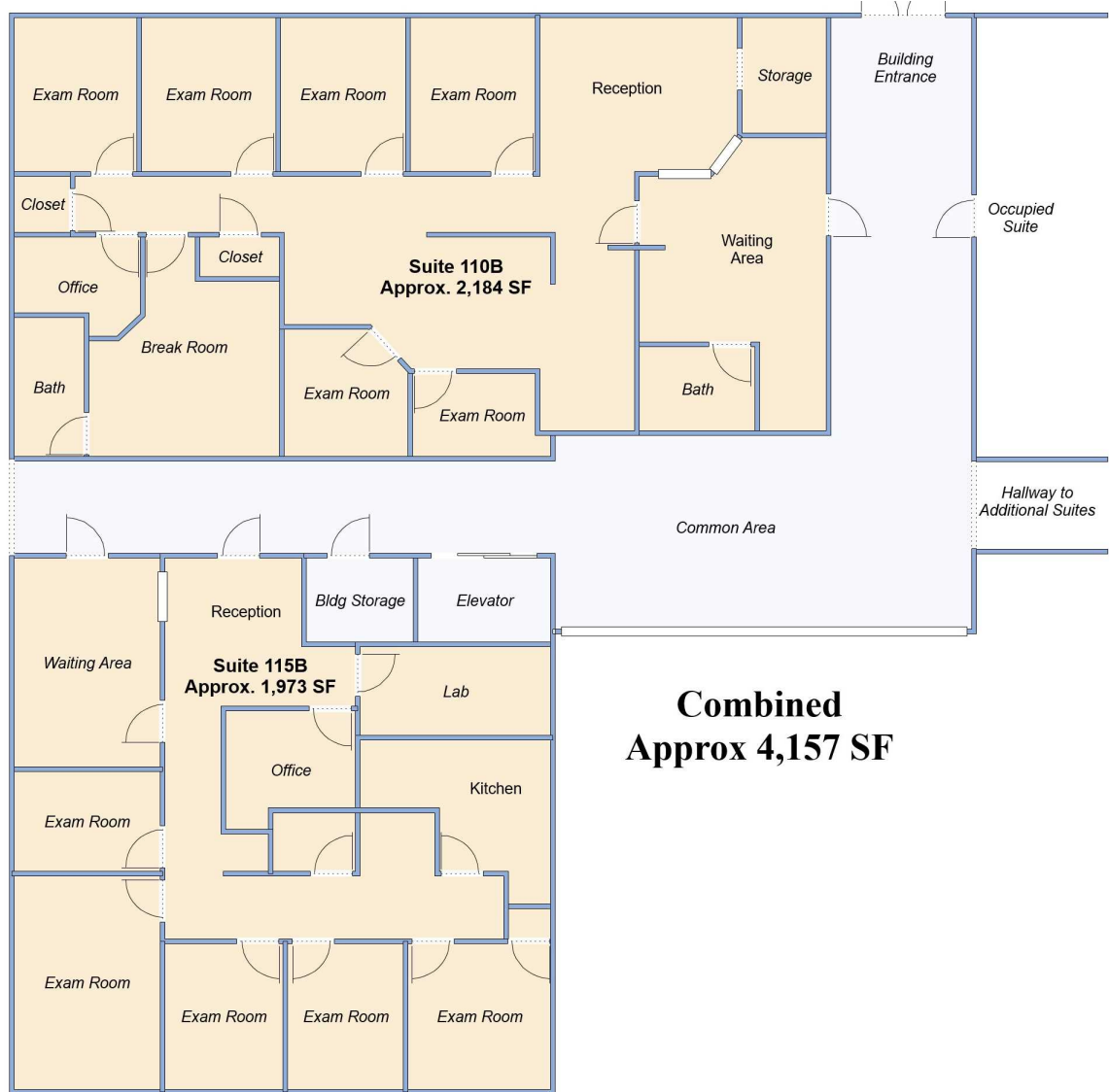
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AVAILABLE SPACES

16515 MERIDIAN EAST



FOR LEASE



**Combined
Approx 4,157 SF**

AVAILABLE SUITES

Suite	Size	Rate	Term	Use	Available
110B	2,184	\$30.00 /sf/yr	3-5 years	Medical	8/1
115B	1,973	\$30.00 /sf/yr	3-5 years	Medical	8/1

Suite Description

Two medical office suites available. Each has a dedicated waiting room and reception area, multiple exam rooms, private office, and kitchen / breakroom. They can be combined.

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LOCATION & HIGHLIGHTS

16515 MERIDIAN EAST



LOCATION INFORMATION

Building Name: Meridian Professional Center

Street Address: 16515 Meridian East

City, State, Zip Puyallup, WA 98375

County: WA - Pierce

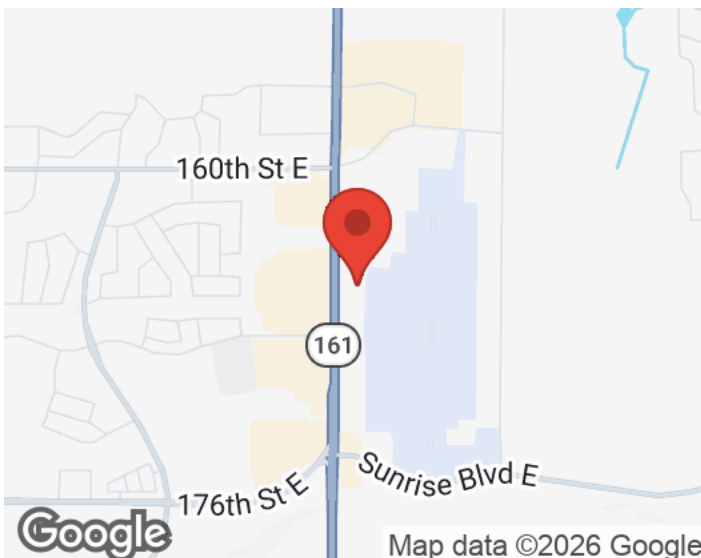
Market: Pierce County

Sub-market: Puyallup



LOCATION OVERVIEW

This building is ideally placed in the Sunrise area which is home to some of South Hill's most recent developments. It has over 300 feet of frontage on Meridian E giving the property excellent visibility. Nearby businesses include Walmart, Fred Meyer, the Sunrise Village Shopping Center, and the Sunrise Clinic & Urgent Care, among others.



PROPERTY HIGHLIGHTS

- Quiet Campus Setting
- Abundant Parking
- Professionally Managed
- Glass Enclosed Mezzanine Entry

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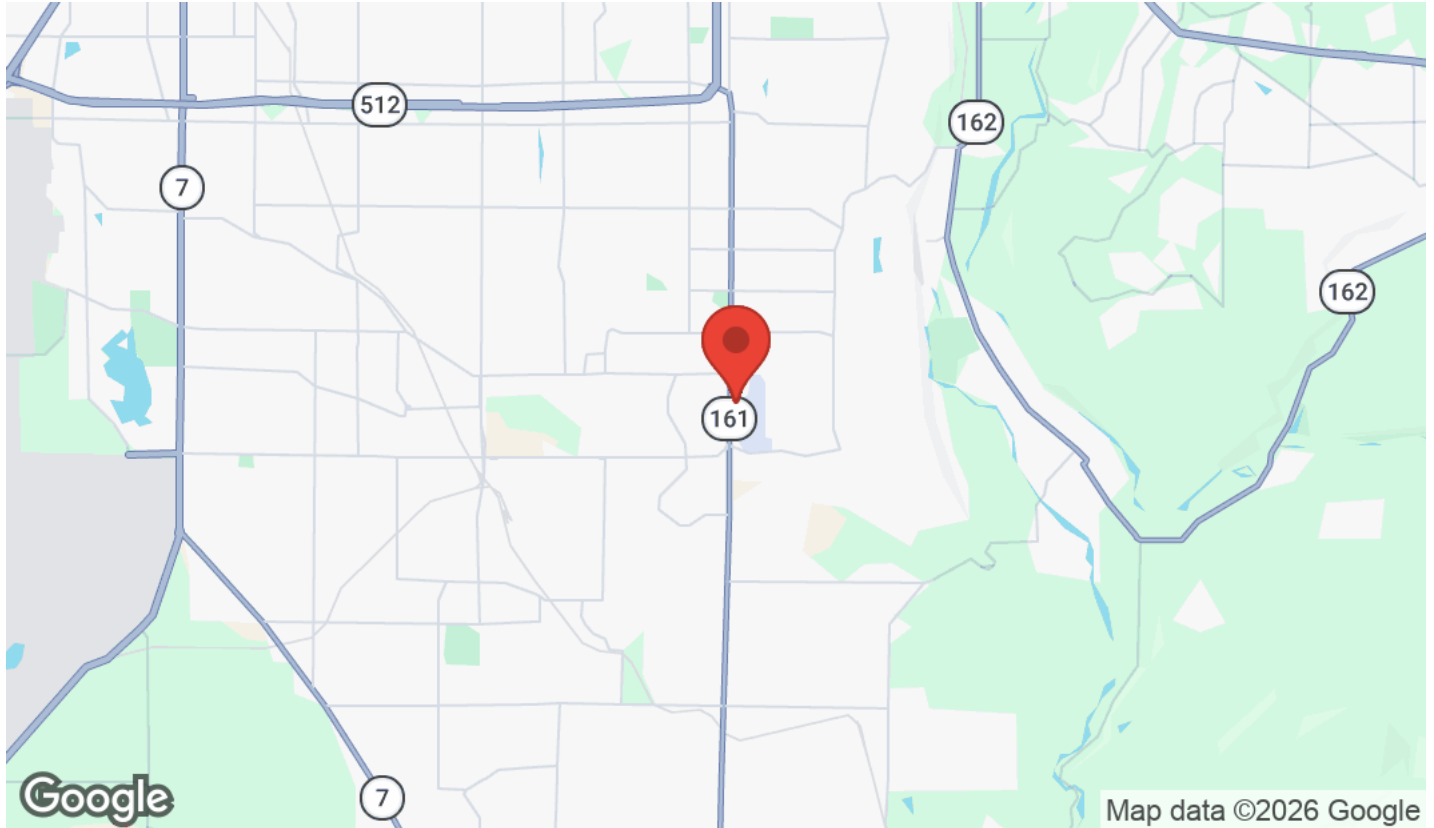
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LOCATION MAPS

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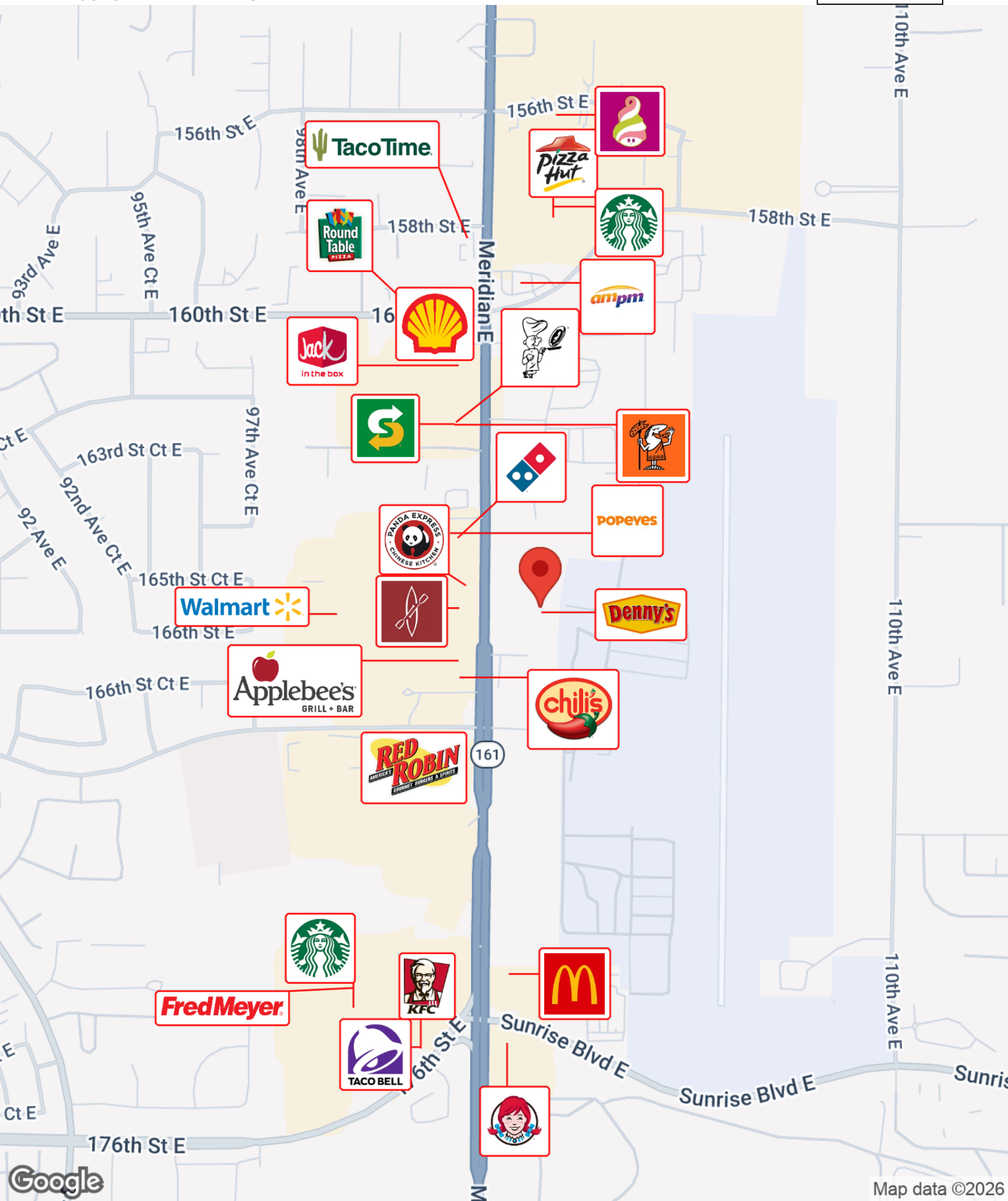
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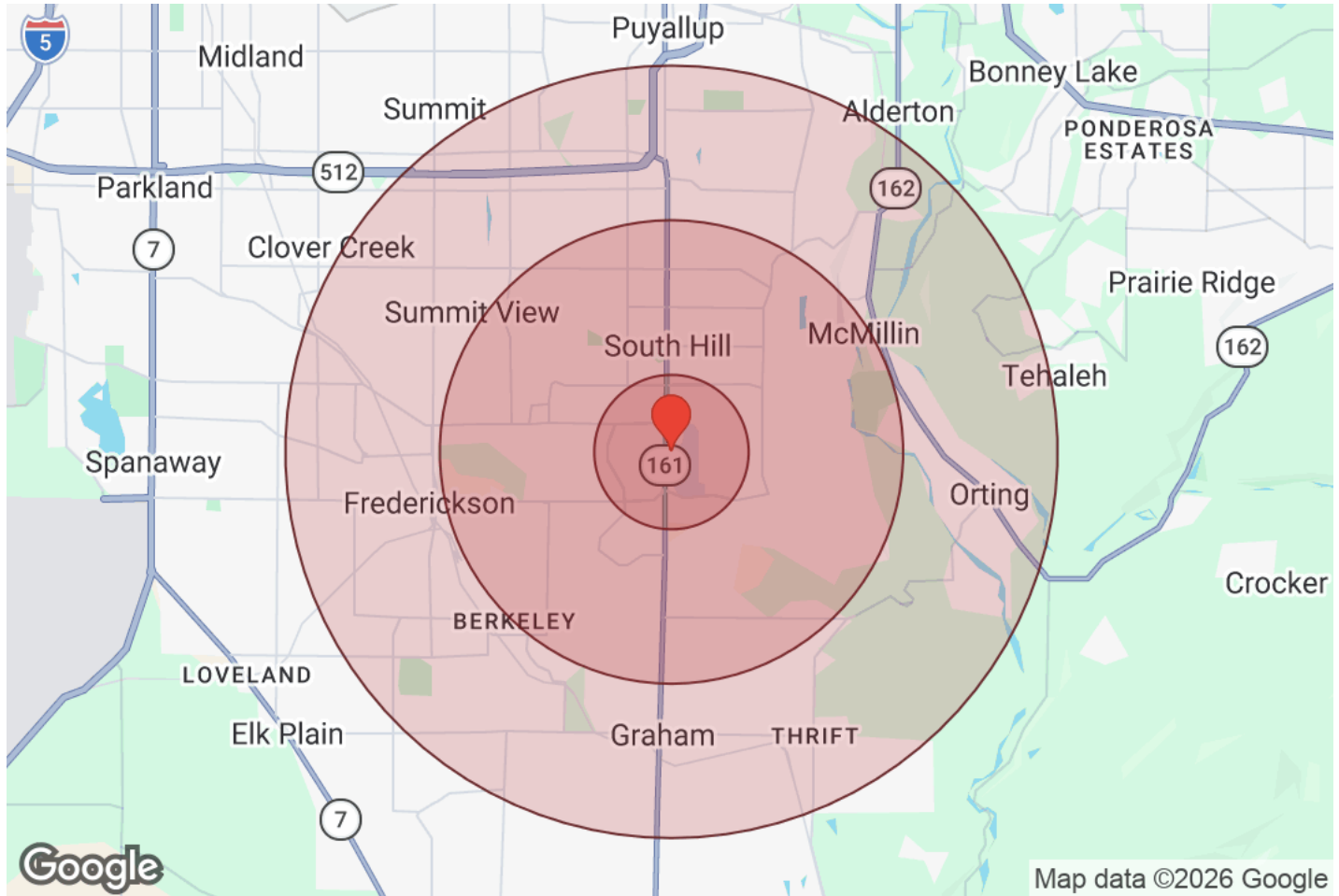
BUSINESS MAP

16515 MERIDIAN EAST



DEMOGRAPHICS

16515 MERIDIAN EAST



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	4,085	47,276	87,142
Female	4,202	48,087	88,213
Total Population	8,287	95,363	175,355

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	5,062	56,503	108,931
Black	557	7,743	12,678
Am In/AK Nat	49	610	1,157
Hawaiian	115	1,573	2,578
Hispanic	1,127	12,931	22,533
Asian	670	8,316	13,415
Multiracial	681	7,438	13,572
Other	26	248	473

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,028	34,679	65,827
Occupied	2,881	32,822	62,160
Owner Occupied	2,266	23,619	43,790
Renter Occupied	615	9,203	18,370
Vacant	147	1,856	3,667

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,711	20,580	36,507
Ages 15 - 24	990	12,079	21,442
Ages 25 - 54	3,682	42,257	75,748
Ages 55 - 64	874	9,216	18,453
Ages 65+	1,030	11,231	23,204

Income	1 Mile	3 Miles	5 Miles
Median	\$120,396	\$117,485	\$115,880
Under \$15k	153	1,325	2,284
\$15k - \$25k	52	597	1,434
\$25k - \$35k	85	1,039	1,967
\$35k - \$50k	142	1,912	3,677
\$50k - \$75k	314	3,875	7,436
\$75k - \$100k	294	4,170	8,189
\$100k - \$150k	802	8,199	15,347
\$150k - \$200k	511	5,631	10,336
Over \$200k	527	6,074	11,490

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