

OFFICE FOR LEASE

## PEP - 1011 BUILDING

1011 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

**EDWARD YU**

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

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1011 EAST MAIN AVENUE



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# EXECUTIVE SUMMARY

1011 EAST MAIN AVENUE



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$22 - \$25/SF/YR + NNN
<b>LEASE TERM:</b>	3-5 yrs
<b>BUILDING SF:</b>	46,775
<b>YEAR BUILT:</b>	1989
<b>RENOVATED:</b>	1998
<b>BUILDING CLASS:</b>	A
<b>FLOORS:</b>	4
<b>HVAC:</b>	Gas HVAC
<b>PARKING:</b>	Surface
<b>PARKING RATIO:</b>	3.36
<b>ZONING:</b>	CG - General Commercial

## PROPERTY OVERVIEW

Class A office building in downtown Puyallup. Quality constructed building offers many amenities, including locker room and showers, immediate occupancy and on-site property management.



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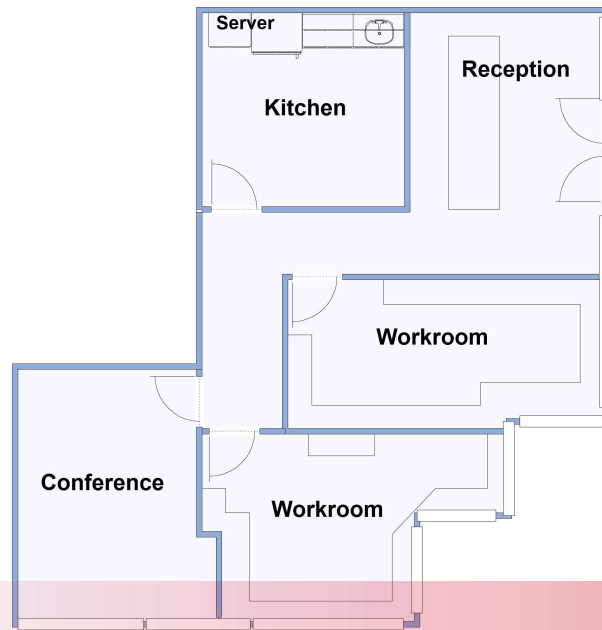
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# AVAILABLE SPACES

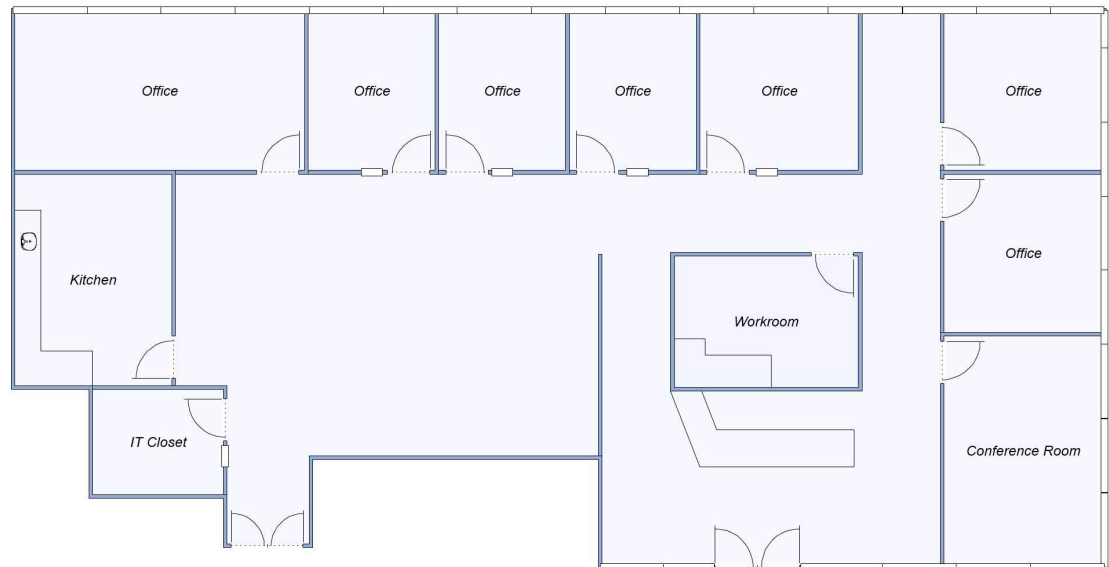
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**FOR LEASE**



Suite 206



Suite 208

## Available Spaces

Suite	Size	Rate	Term	Type	Available
Suite 206	1,010	\$25.00 / SF / YR + NNN	3 - 5 Years	NNN	Now
Suite 208	3,723	\$25.00 / SF / YR + NNN	3 - 5 Years	NNN	October 1st

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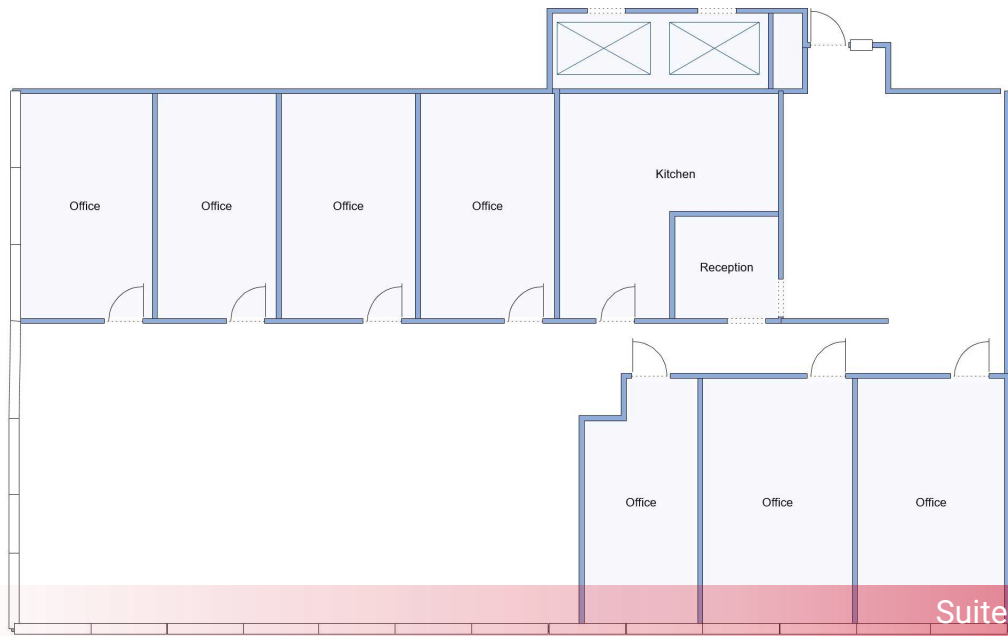
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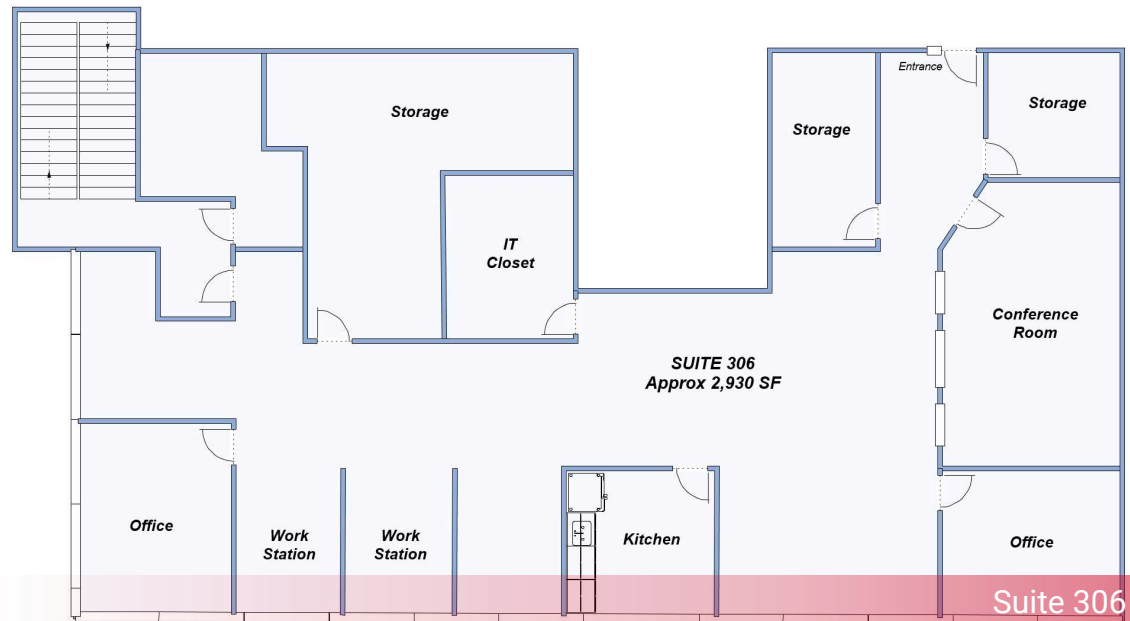
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**FOR LEASE**



Suite 303



SUITE 306  
Approx 2,930 SF

Suite 306

## Available Spaces

Suite	Size	Rate	Term	Type	Available
Suite 303	3880	\$22.00 / SF / YR + NNN	3 - 5 Years	NNN	Sublease
Suite 306	2,930	\$22.00 / SF / YR + NNN	3 - 5 Years	NNN	Now

( 303 & 306 can be combined into one suite )

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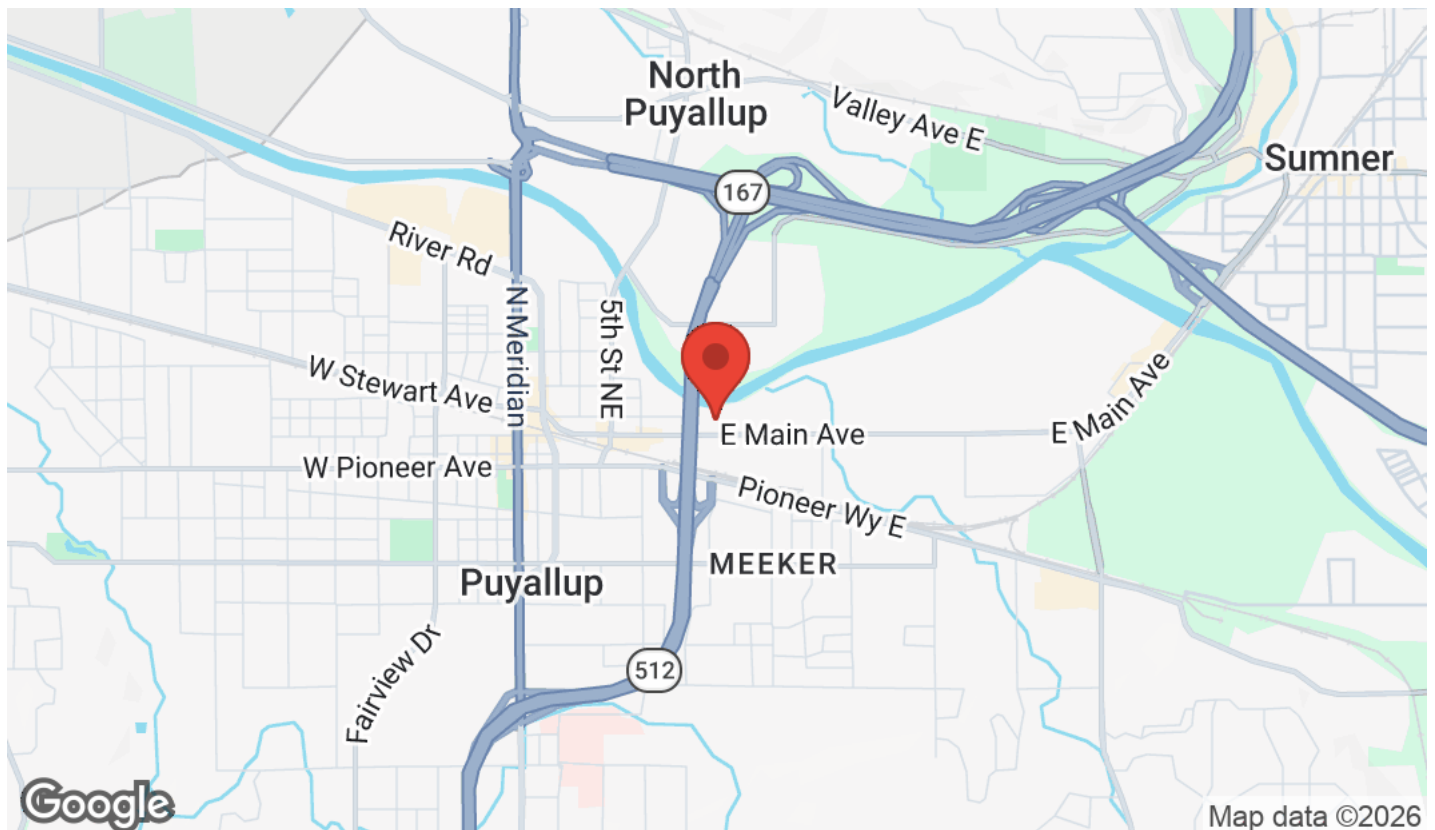
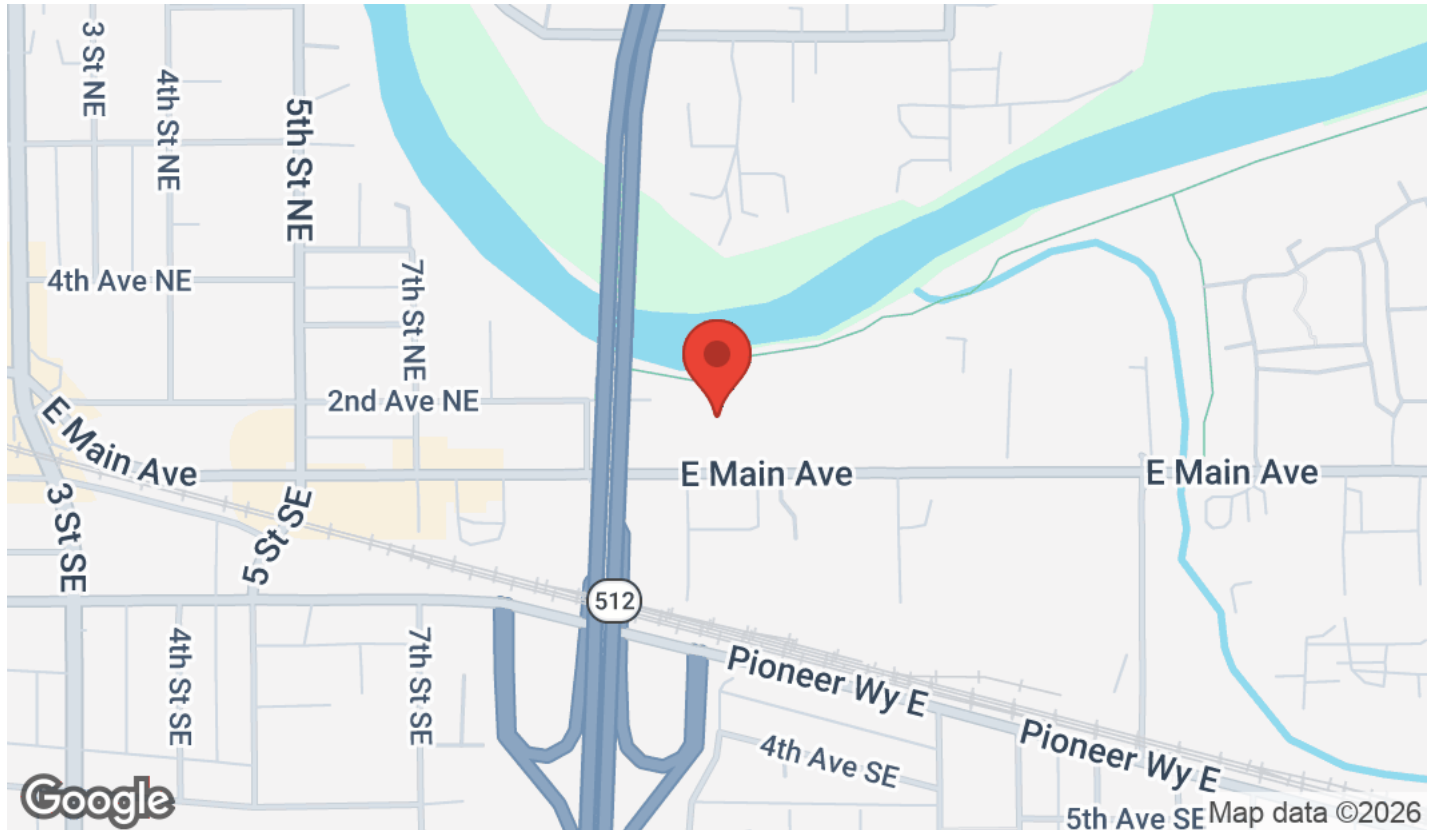
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# LOCATION MAPS

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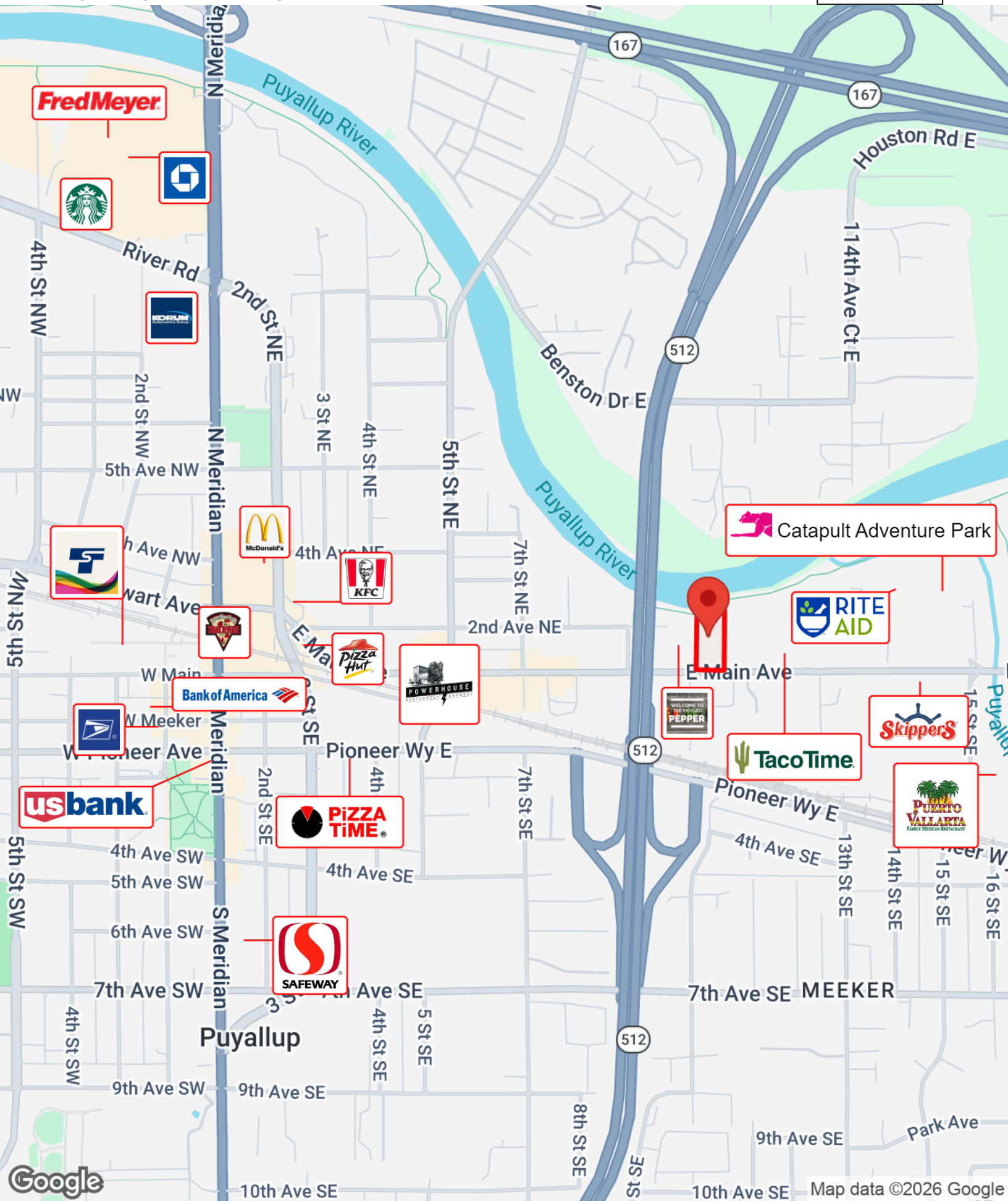
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# BUSINESS MAP

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Fred Meyer



Bank of America



us bank



SAFeway

Catapult Adventure Park



Taco Time



PUERTO VALLARTA  
FAMILY MEXICAN RESTAURANT

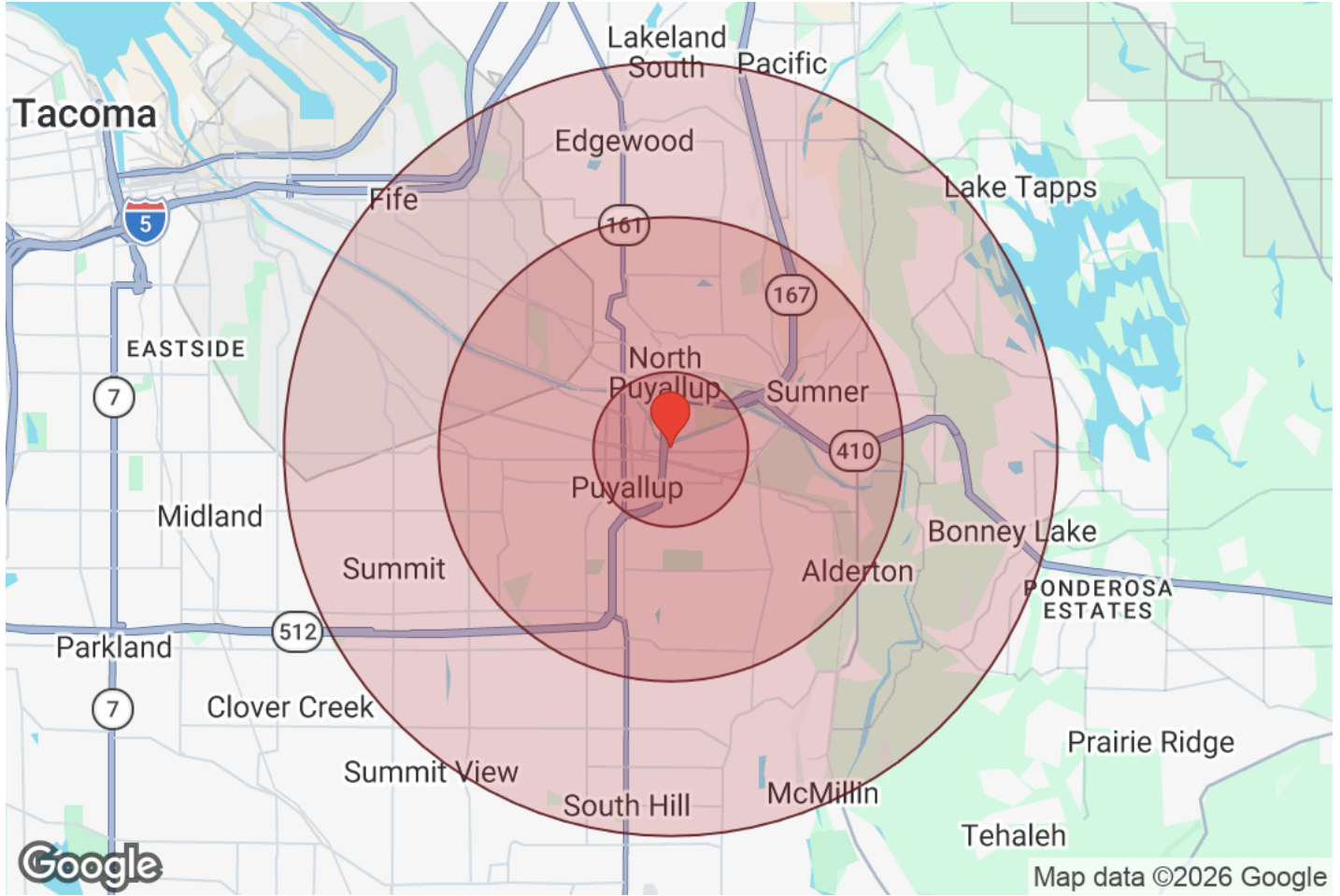


WELCOME TO THE PICKLED PEPPER



# DEMOGRAPHICS

1011 EAST MAIN AVENUE



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,466	32,494	84,068
Female	5,193	32,815	84,418
Total Population	10,659	65,309	168,486

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	7,413	44,678	110,257
Black	439	2,958	9,031
Am In/AK Nat	118	509	1,314
Hawaiian	109	620	2,005
Hispanic	1,219	7,687	20,252
Asian	591	4,128	13,041
Multiracial	711	4,402	11,828
Other	58	327	775

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,182	28,751	70,261
Occupied	4,785	26,844	65,887
Owner Occupied	2,153	15,460	40,226
Renter Occupied	2,632	11,384	25,661
Vacant	397	1,907	4,375

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,659	11,650	31,502
Ages 15 - 24	1,068	7,323	19,376
Ages 25 - 54	4,606	26,879	70,961
Ages 55 - 64	1,309	7,993	19,834
Ages 65+	2,016	11,464	26,813

Income	1 Mile	3 Miles	5 Miles
Median	\$82,594	\$103,701	\$107,147
Under \$15k	206	1,097	2,742
\$15k - \$25k	290	1,106	2,133
\$25k - \$35k	335	1,145	2,627
\$35k - \$50k	494	2,049	4,800
\$50k - \$75k	852	3,270	8,624
\$75k - \$100k	712	4,202	9,523
\$100k - \$150k	1,200	6,225	14,660
\$150k - \$200k	289	2,970	8,635
Over \$200k	407	4,779	12,143

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