

OFFICE FOR LEASE

GLENMAR PARK OFFICE BUILDING

13921 MERIDIAN AVENUE EAST, PUYALLUP, WA 98373



FOR LEASE

KW COMMERCIAL | TACOMA

7525 28th Street West
University Place, WA 98466



Each Office Independently Owned and Operated

PRESENTED BY:

MICHAEL ARMANIOUS

Managing Director
O: (253) 460-8640
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marmanious@kw.com

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13921 MERIDIAN AVENUE EAST



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EXECUTIVE SUMMARY

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Property Description

Private 2nd floor office space available for lease. Conveniently located in South Hill Puyallup within minutes of 512. Suites are accessible through the front entrance and up a staircase and a side staircase leading directly outside. Enjoy the privacy of your own suite and the convenience of the shared spaces including 2 bathrooms, kitchenette and elevator.

Ask about other spaces available.

Spaces ranging from 192sf -790sf.

Property Overview

Private Office Suites
Easy 2nd floor access with elevator
Convenient common area spaces with kitchenette

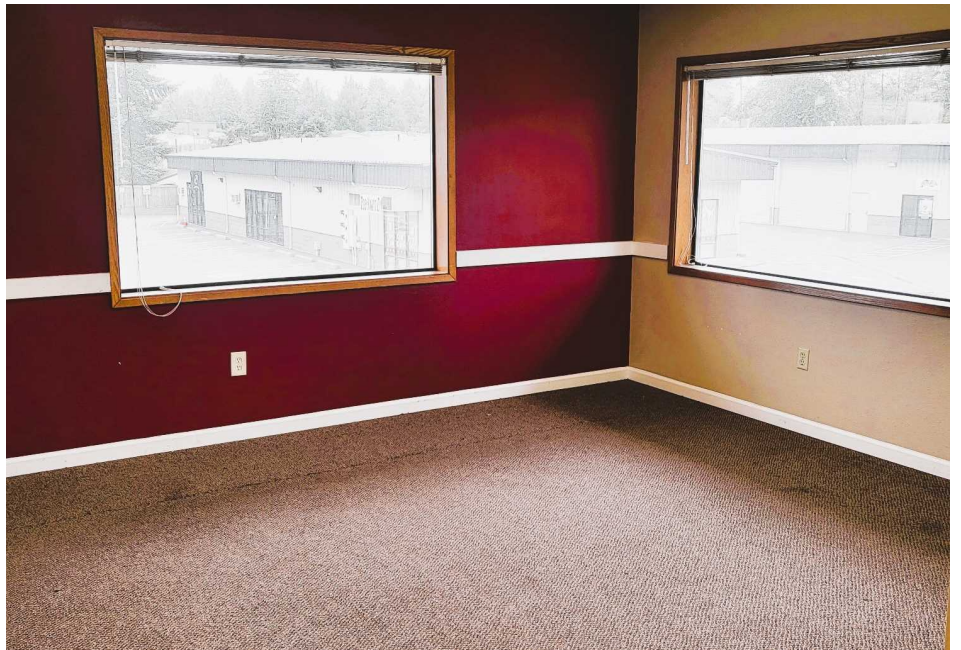


PROPERTY PHOTOS

13921 MERIDIAN AVENUE EAST

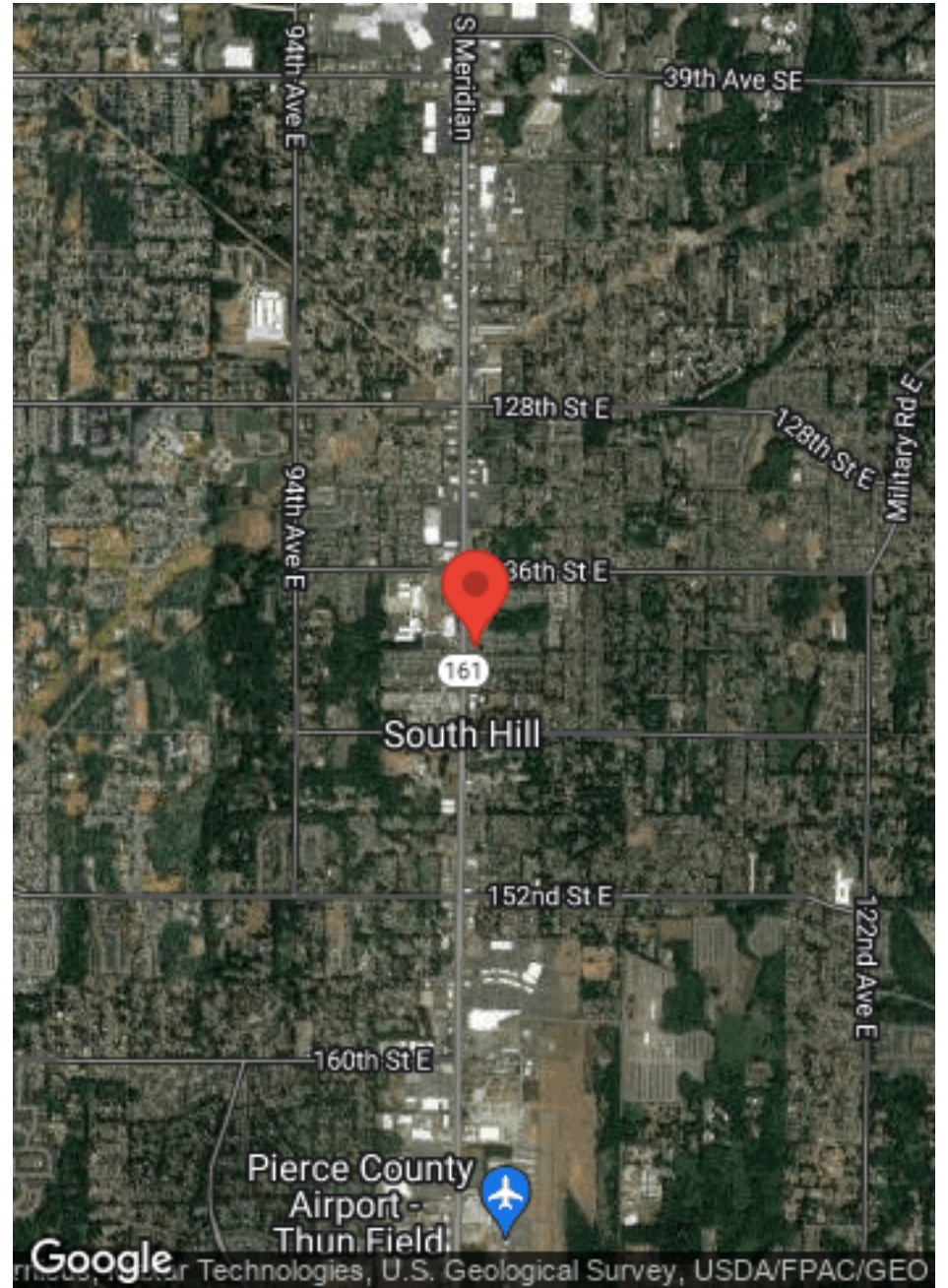
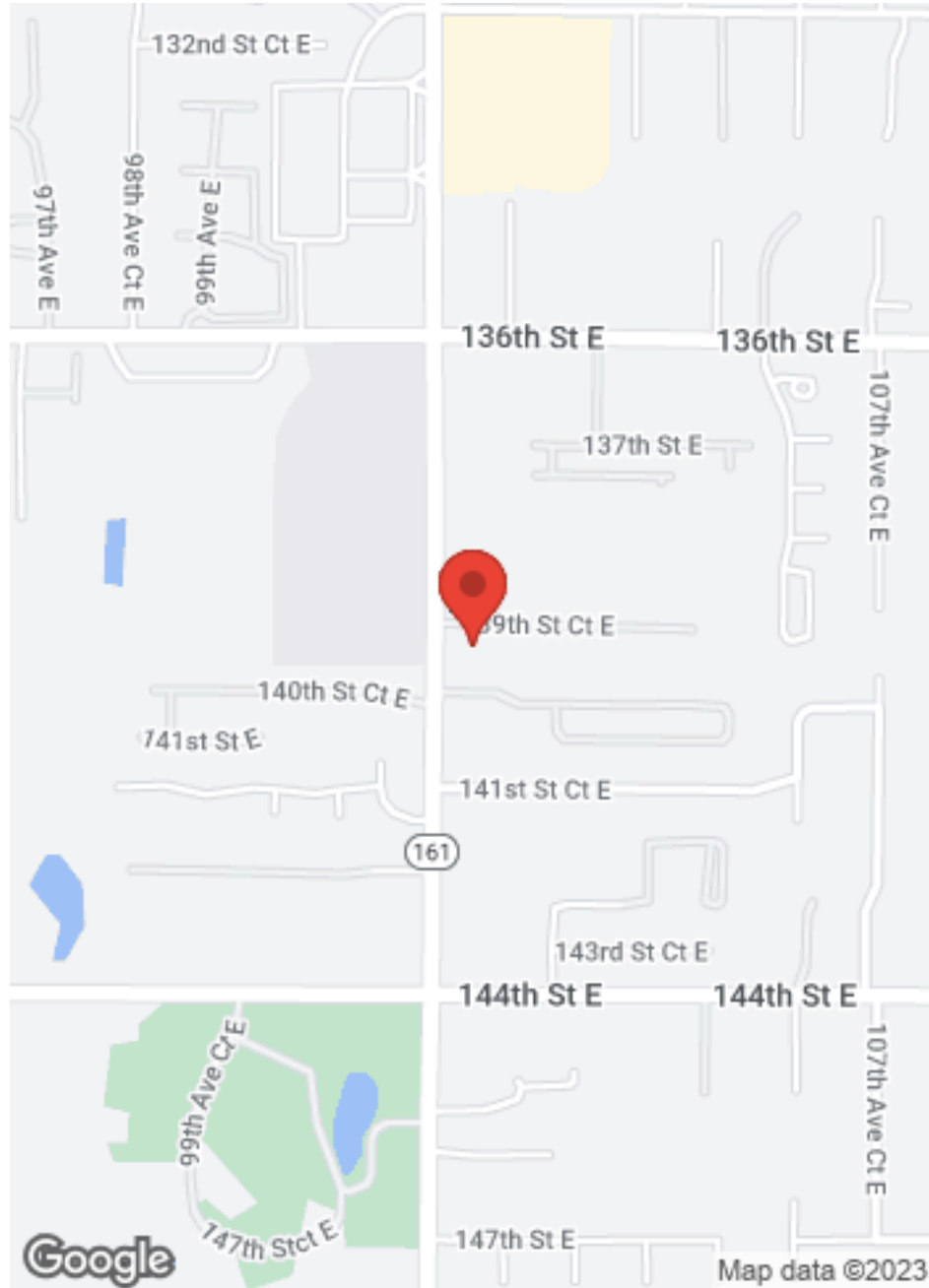


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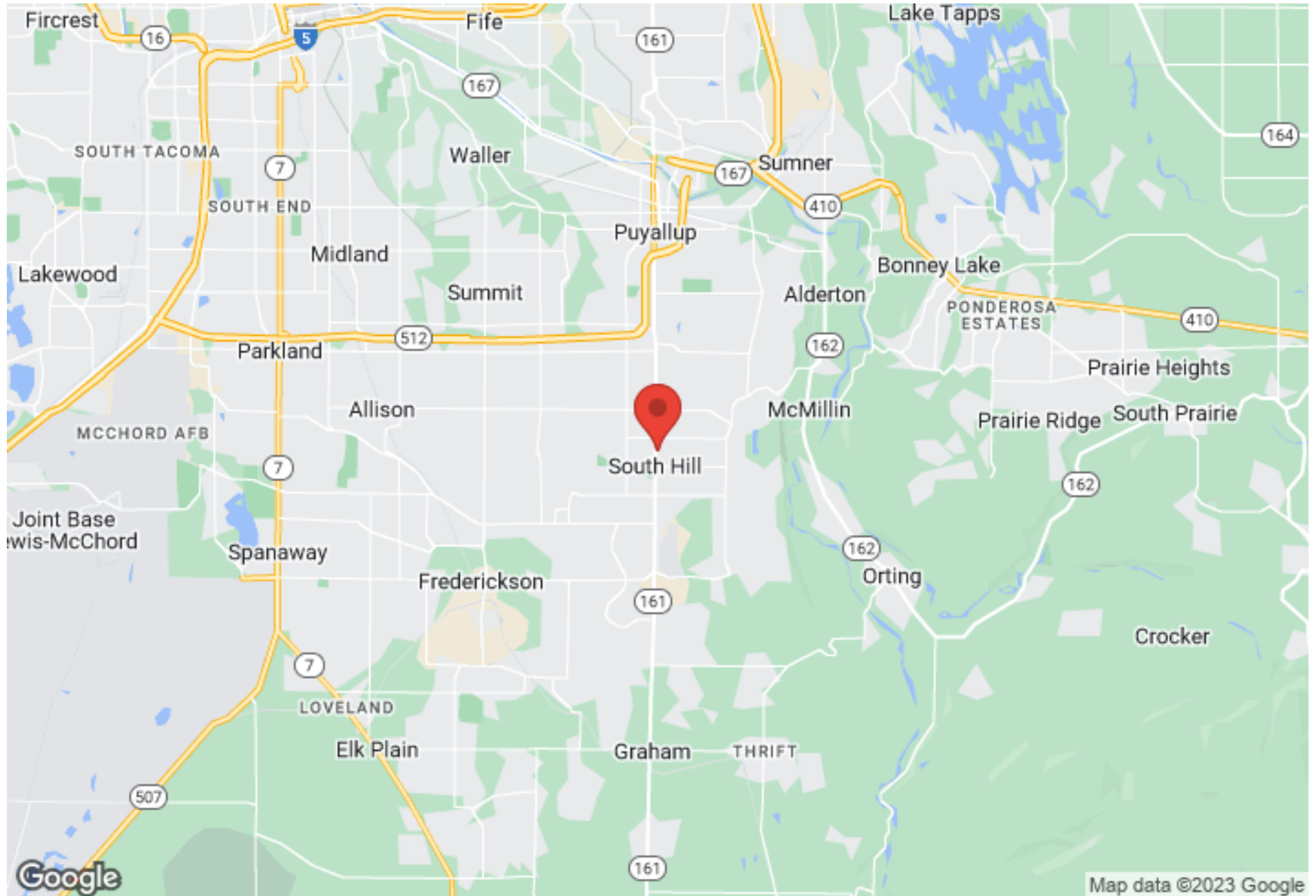
LOCATION MAPS

13921 MERIDIAN AVENUE EAST



REGIONAL MAP

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AERIAL MAP

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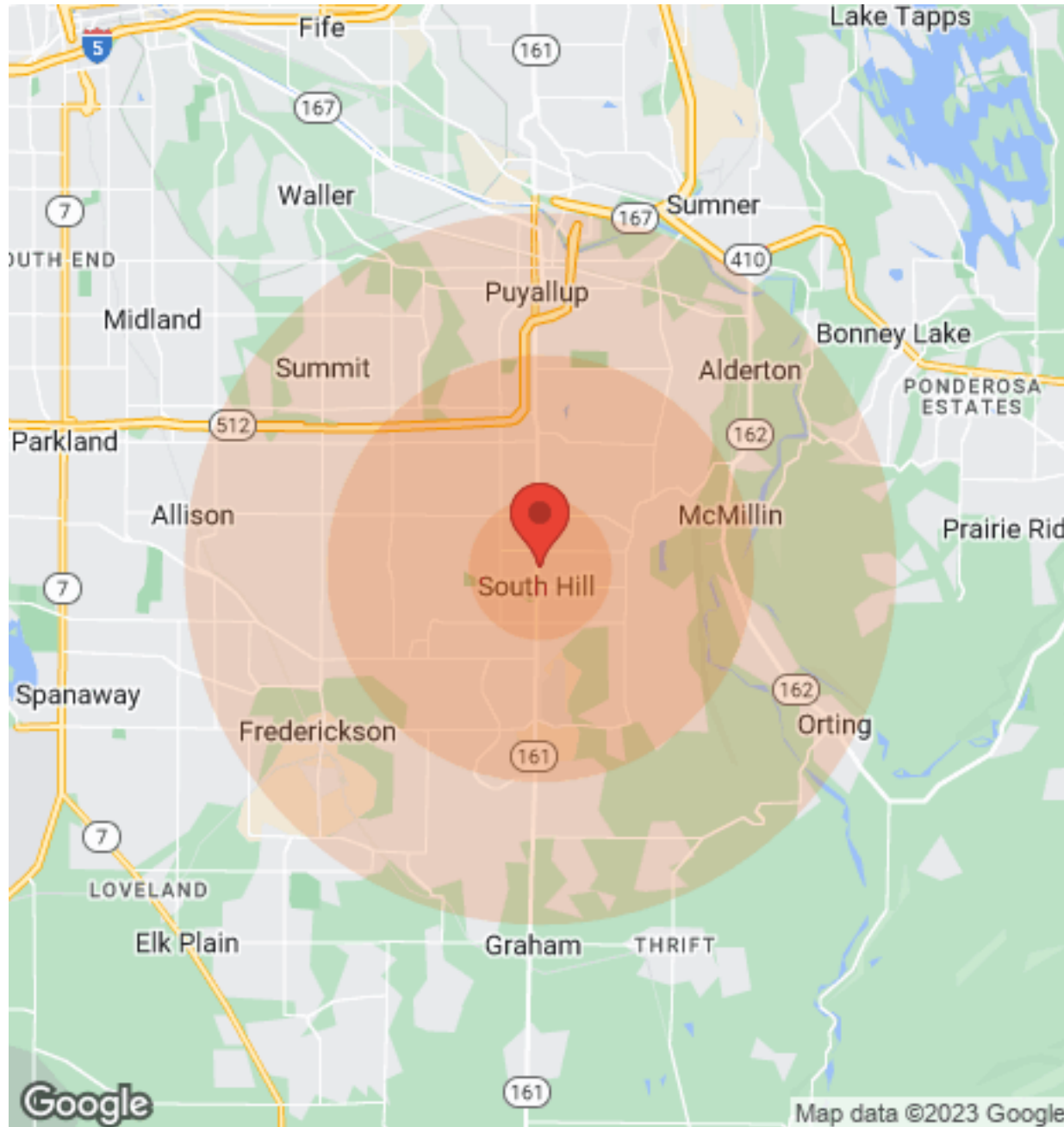


Google

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	7,875	40,685	80,052
Female	8,124	41,760	82,063
Total Population	15,999	82,445	162,115

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,545	18,210	34,557
Ages 15-24	2,471	12,918	24,491
Ages 25-54	6,444	31,385	61,891
Ages 55-64	1,846	9,406	18,951
Ages 65+	1,693	10,526	22,225

Race	1 Mile	3 Miles	5 Miles
White	13,007	67,047	135,294
Black	576	2,641	4,747
Am In/AK Nat	75	255	589
Hawaiian	156	553	1,051
Hispanic	1,384	7,072	12,679
Multi-Racial	3,100	15,860	28,670

Income	1 Mile	3 Miles	5 Miles
Median	\$76,527	\$76,527	\$67,136
< \$15,000	238	1,513	3,482
\$15,000-\$24,999	495	2,293	3,901
\$25,000-\$34,999	543	1,858	4,385
\$35,000-\$49,999	836	3,595	8,727
\$50,000-\$74,999	960	5,984	13,002
\$75,000-\$99,999	1,263	5,471	9,835
\$100,000-\$149,999	1,035	6,001	10,936
\$150,000-\$199,999	200	1,673	2,982
> \$200,000	106	811	1,282

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,979	30,445	62,582
Occupied	5,605	28,714	58,613
Owner Occupied	3,588	20,230	41,335
Renter Occupied	2,017	8,484	17,278
Vacant	374	1,731	3,969

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Map data ©2023 Google

PROFESSIONAL BIO

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Michael Armanious, CCIM, joined Keller Williams Commercial in 2009 as a Managing Director. As a continual top producer in his field, Mike has been recognized for his work on numerous occasions, including being a perennial top producer within Keller Williams Commercial. He has also been honored as one of the market's top deal makers for several years in a row. He has most recently been honored by being nominated by the Commercial Leadership Council (CLC) as a top producer within Keller Williams Commercial – a global distinction. Over the course of his career, Mike has been retained by many of the clients he started out with decades ago and has represented repeat investors and property owners for multiple investments and leasing assignments. In addition, he has represented numerous clients in more complex real estate transaction negotiations.

As an investment sales broker, Mike has negotiated over 350 successful sales and leasing transactions throughout Washington State; including industrial building properties in the South King County/Pierce County areas, as well, including the sale of a 7-acre, 3-parcel, 90,000 + sq. foot retail anchored center in Gig Harbor; the sale of a 34,000 sq. foot retail building in Federal Way; the sale of a 14,000 sq. foot retail center in Puyallup; the sale of a 16,000 sq. foot office complex in Lakewood; as well as the sale of a 6,500 sq. foot industrial building in Seattle. Mike has also been involved in a myriad of multifamily transactions over his career. He also has experience on the development side, acquiring land and seeing it through the engineering process. As a member of several Limited Liability Companies, he has overseen the engineering, development, and marketing of multiple commercial pieces of land and the rehabbing of many multi-family units in Tacoma as well.

For Mike, one of the highlights of his position as an investment specialist is advocating for his clients. He views himself more as a consultant than a broker, supplies candid advice to his clients, and appreciates that a handshake is a bond – it represents a mutual trust between himself, his team, and his clients; something that seems to be lacking in the commercial real estate industry. With an inherent desire to continually improve, Mike understands the importance of being a certified expert in his field and goes well beyond normal protocol to gain industry insight that he can leverage when devising creative solutions for his clients. Another key to Mike's success is – and always has been – his deeply ingrained determination to take ownership over his actions and to lead by example. A former film producer in Hollywood, Mike learned to value these qualities when he became a producer before age 30. He also credits his father with instilling in him exacting standards and integrity and genuinely believes in what his father taught him, "When you tell the truth, you don't need to remember what you said – you always say the same thing." Appraisers, lenders, and attorneys have consulted and relied on his expertise in these areas when verifying comparable market information.

Mike is also a licensed real estate broker in California and serves on the Washington State CCIM Chapter Board and was the past President of the Washington State CCIM Chapter. He also served as the Regional Vice President for Region 1 (Alaska, Idaho, Oregon, Washington & Montana) for the CCIM Institute. He has completed the JW Levine Leadership Development Academy and serves as a member of the National Board of Directors for CCIM. He graduated from the University of Washington with a Master of Science in Real Estate focusing on Finance/Investment and Commercial Real Estate Development and he also holds a Bachelor of Arts in Political Science; also, from The University of Washington in Seattle. He currently resides in Puyallup with his wife and children, and in his free time he enjoys watersports, snowboarding, and yoga. He used to manage a rock 'n' roll band and has been to over 400 concerts.