

OFFICE FOR LEASE

2ND AVENUE OFFICE BUILDING

301 2ND AVENUE NORTHEAST, PUYALLUP, WA 98372



FOR LEASE

KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

PRESENTED BY:

RICK BROWN

Commercial Broker
O: (253) 840-5574
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Lic: 27026, WA

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301 2ND AVENUE NORTHEAST



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EXECUTIVE SUMMARY

301 2ND AVENUE NORTHEAST



OFFERING SUMMARY

LEASE RATE:	\$21.00/SF/YR + NNN
LEASE TERM:	60 Months
BUILDING SF:	4,598
AVAILABLE SF:	575
YEAR BUILT:	1981
RENOVATED:	2001
BUILDING CLASS:	B
FLOORS:	2
PARKING:	Surface
ZONING:	CBD - Central Business District

PROPERTY OVERVIEW

Quality built two story building in the heart of the Puyallup business district. Building is in excellent condition and provides ample parking.



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LOCATION & HIGHLIGHTS

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LOCATION INFORMATION

Building Name: 2nd Avenue Office Building
Street Address: 301 2nd Avenue Northeast
City, State, Zip: Puyallup, WA 98372
County: WA - Pierce
Market: Pierce County
Sub-market: Puyallup



LOCATION OVERVIEW

Prime location in downtown Puyallup. Walking distance to restaurants, shopping, amenities and a variety of services. Easy access to freeways. Minutes from the Sound Transit Station. Excellent signage opportunities for Tenants.



PROPERTY HIGHLIGHTS

- 2 story quality built office building
- 575 SF second floor suite available

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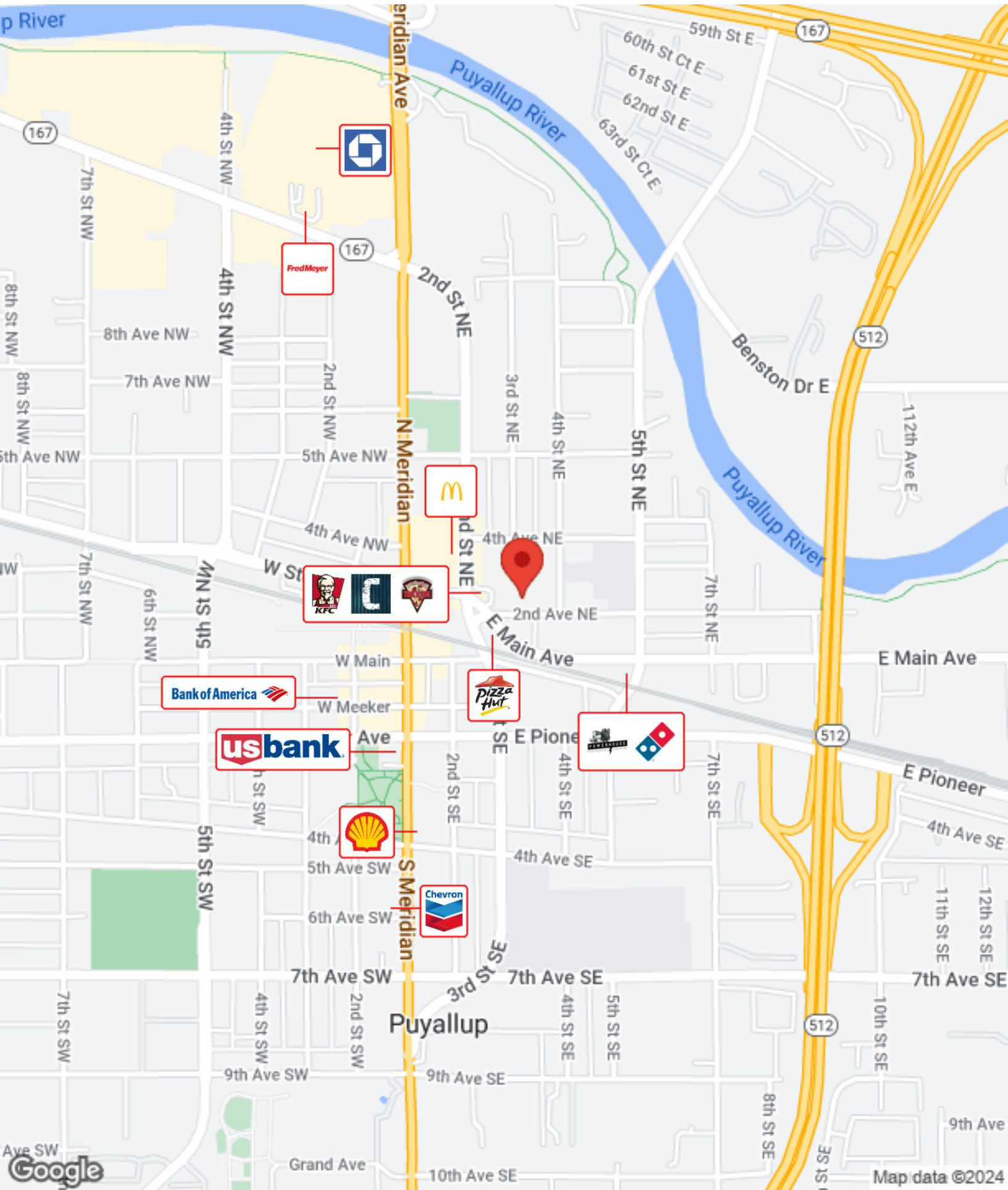


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BUSINESS MAP

301 2ND AVENUE NORTHEAST



DEMOGRAPHICS

301 2ND AVENUE NORTHEAST



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	3,891	28,151	71,988	Median	\$40,089	\$58,559	\$61,228
Female	4,383	29,452	76,135	< \$15,000	585	1,880	3,958
Total Population	8,274	57,603	148,123	\$15,000-\$24,999	366	1,814	4,596
				\$25,000-\$34,999	529	2,325	5,432
Age				\$35,000-\$49,999	812	3,923	9,104
Ages 0-14	1,391	10,695	28,807	\$50,000-\$74,999	514	4,698	11,697
Ages 15-24	940	7,515	20,209	\$75,000-\$99,999	423	3,187	8,928
Ages 25-54	3,163	22,221	56,324	\$100,000-\$149,999	327	3,767	9,637
Ages 55-64	1,044	7,473	18,576	\$150,000-\$199,999	114	1,195	2,916
Ages 65+	1,736	9,699	24,207	> \$200,000	N/A	485	1,422
				Housing			
Race				Total Units	4,393	25,917	62,987
White	7,598	51,073	126,019	Occupied	4,008	24,107	59,010
Black	48	654	2,885	Owner Occupied	1,961	14,614	37,337
Am In/AK Nat	37	241	711	Renter Occupied	2,047	9,493	21,673
Hawaiian	7	166	733	Vacant	385	1,810	3,977
Hispanic	539	4,160	11,423				
Multi-Racial	1,110	8,470	23,978				

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