

OFFICE FOR LEASE

## 2222 MERIDIAN OFFICE

2222 MERIDIAN AVENUE EAST, EDGEWOOD, WA 98371



FOR LEASE

**KELLER WILLIAMS COMMERCIAL**

1011 E Main, Suite 420  
Puyallup, WA 98372



Each Office Independently Owned and Operated

*PRESENTED BY:*

**MARCUS BRITTAIN**

O: (253) 840-5574

C: (253) 312-8492

[mbrittain@kwcommercial.com](mailto:mbrittain@kwcommercial.com)

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# EXECUTIVE SUMMARY

2222 MERIDIAN AVENUE EAST



## OFFERING SUMMARY

|                        |                     |
|------------------------|---------------------|
| <b>LEASE RATE:</b>     | \$23.00/SF/YR + NNN |
| <b>LEASE TERM:</b>     | 3 - 5 Years         |
| <b>BUILDING SF:</b>    | 5,572               |
| <b>AVAILABLE SF:</b>   | 932                 |
| <b>YEAR BUILT:</b>     | 2000                |
| <b>BUILDING CLASS:</b> | B                   |
| <b>FLOORS:</b>         | 2                   |
| <b>NNN:</b>            | \$3.00/SF/YR        |
| <b>ZONING:</b>         | TC - Town Center    |

## PROPERTY OVERVIEW

Quality office space available on Meridian in Edgewood, ideal location, with monument signage and amazing visibility. Suite D features 2 offices, with a meeting/common area. Space is available October 2024!



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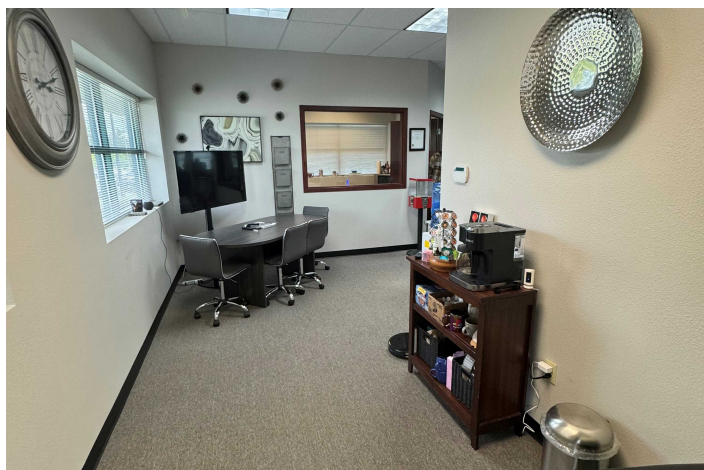
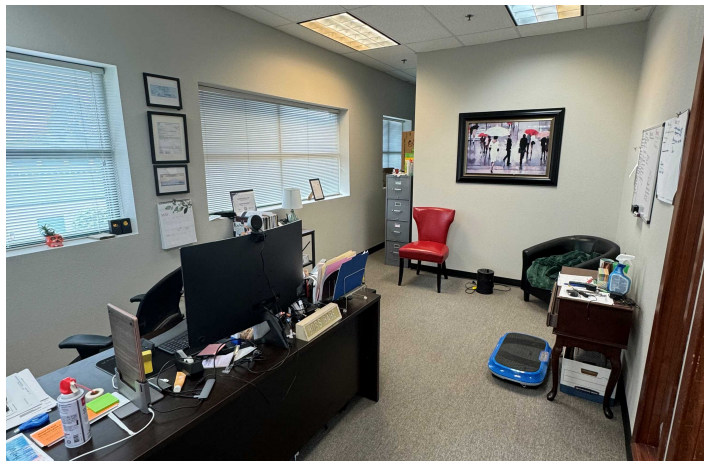


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# LOCATION & HIGHLIGHTS

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## LOCATION INFORMATION

Building Name: 2222 Meridian Office  
Street Address: 2222 Meridian Avenue East  
City, State, Zip: Edgewood, WA 98371  
County: WA - Pierce  
Market: Pierce County  
Sub-market: Edgewood

## LOCATION OVERVIEW

Office is across the street from Edgewood City Hall, Civic Center Park, 0.9 miles from Surprise Lake Square Shopping Center and 1.0 mile from Milton Plaza. Office building is connected to a self storage facility. Office is located street level on Washington 161/Meridian Ave E, with daily traffic counts exceeding 19,000 cars per day.



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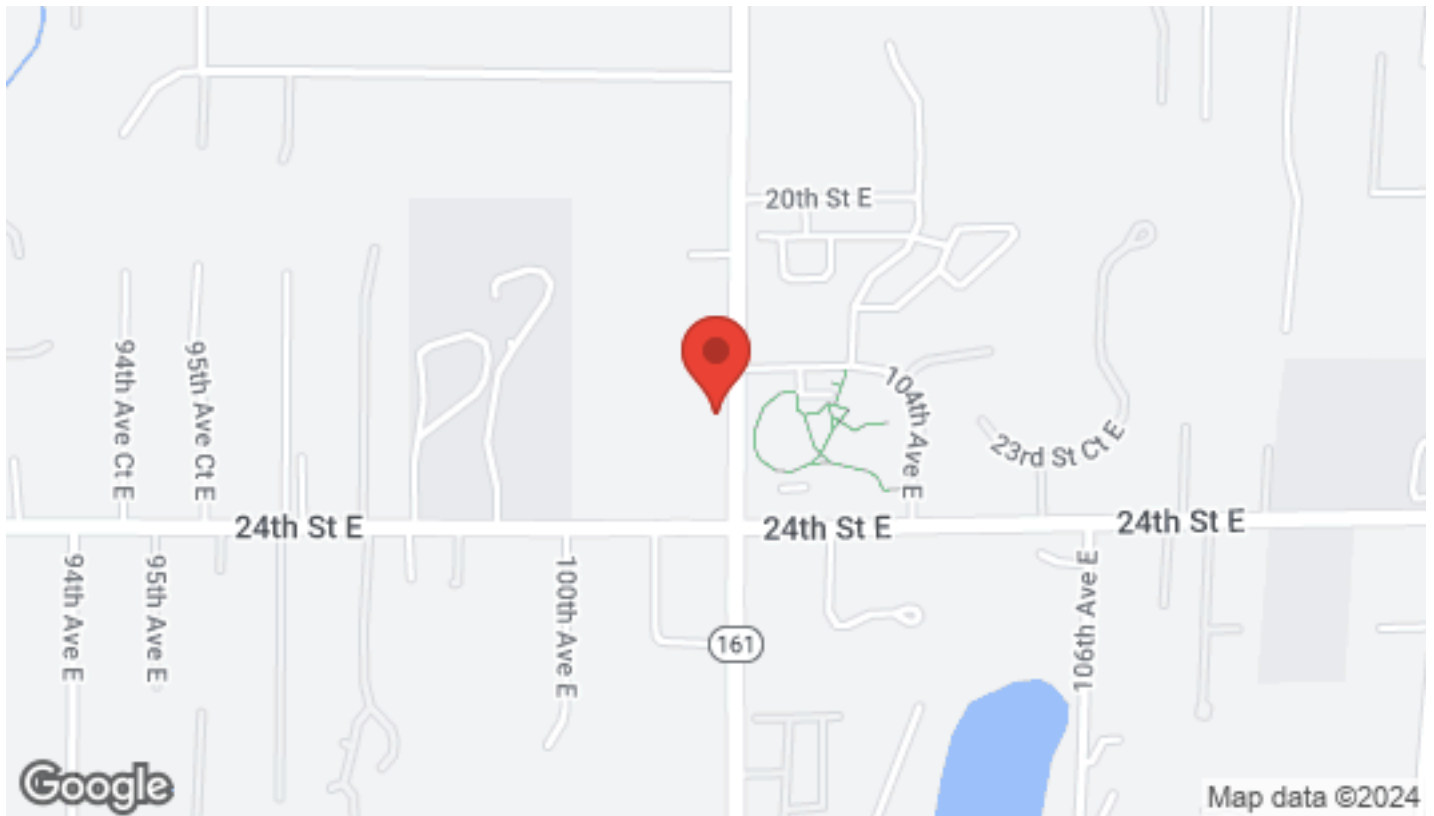


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# LOCATION MAPS

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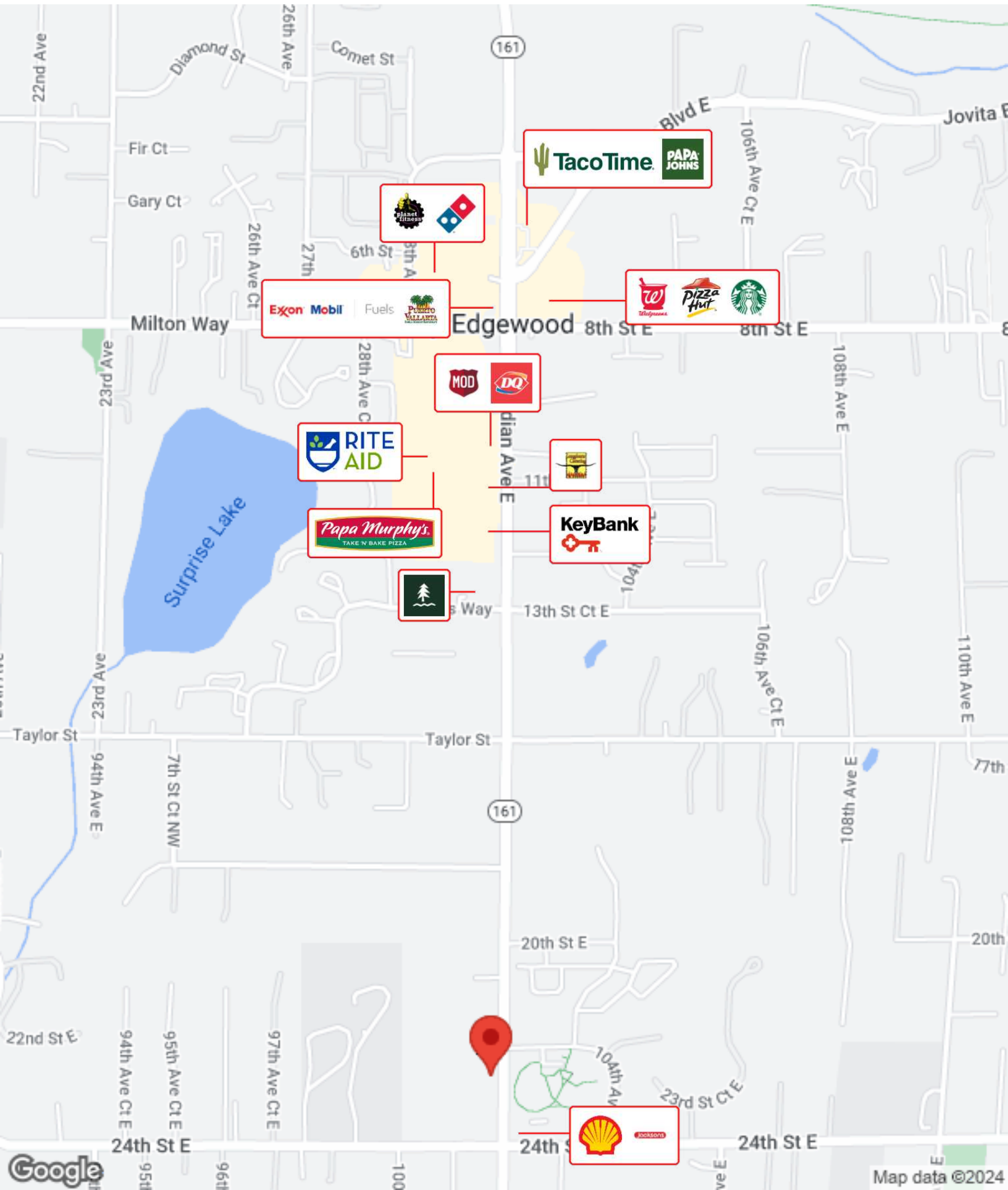


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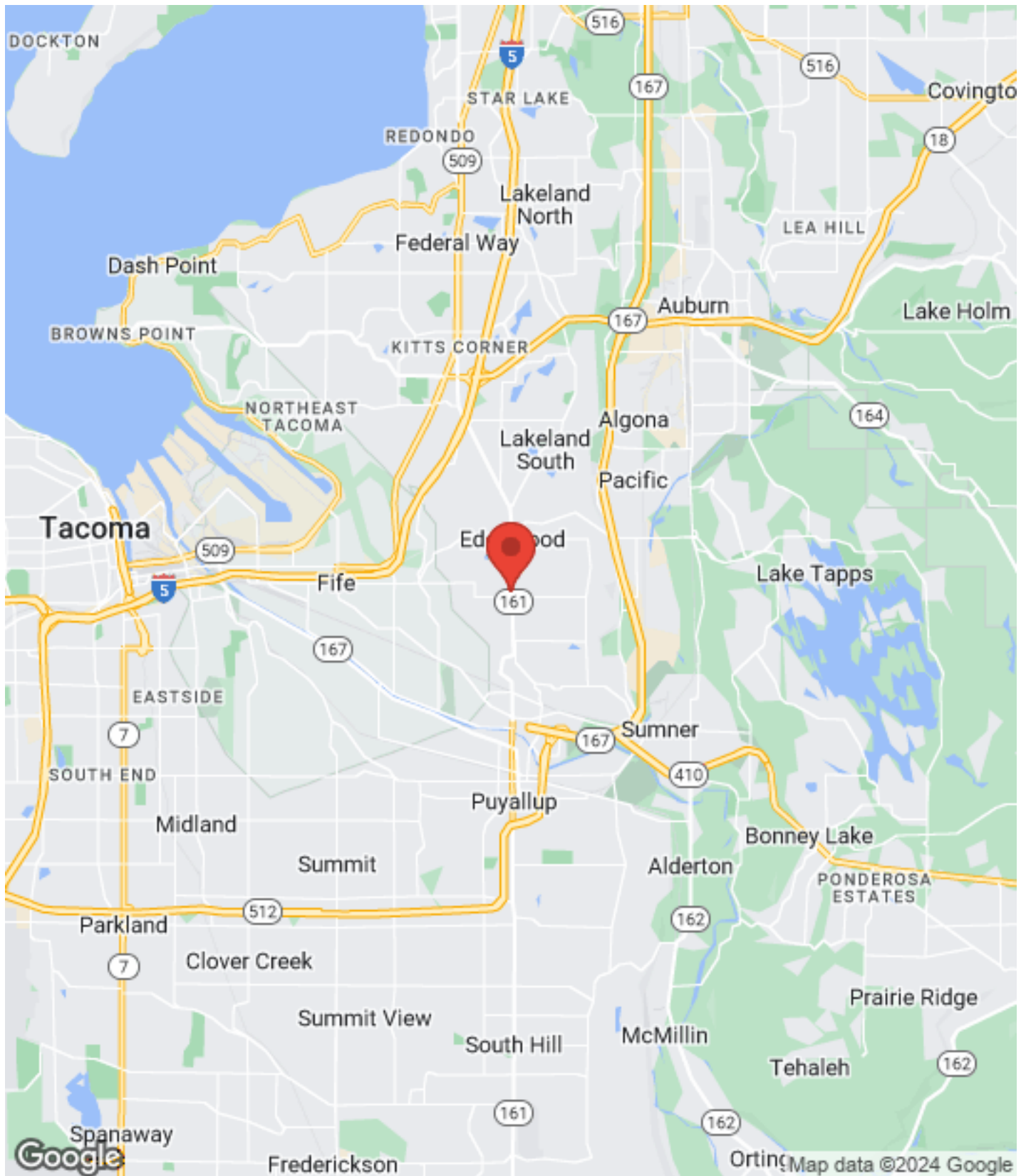
# BUSINESS MAP

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# REGIONAL MAP

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# AERIAL MAP

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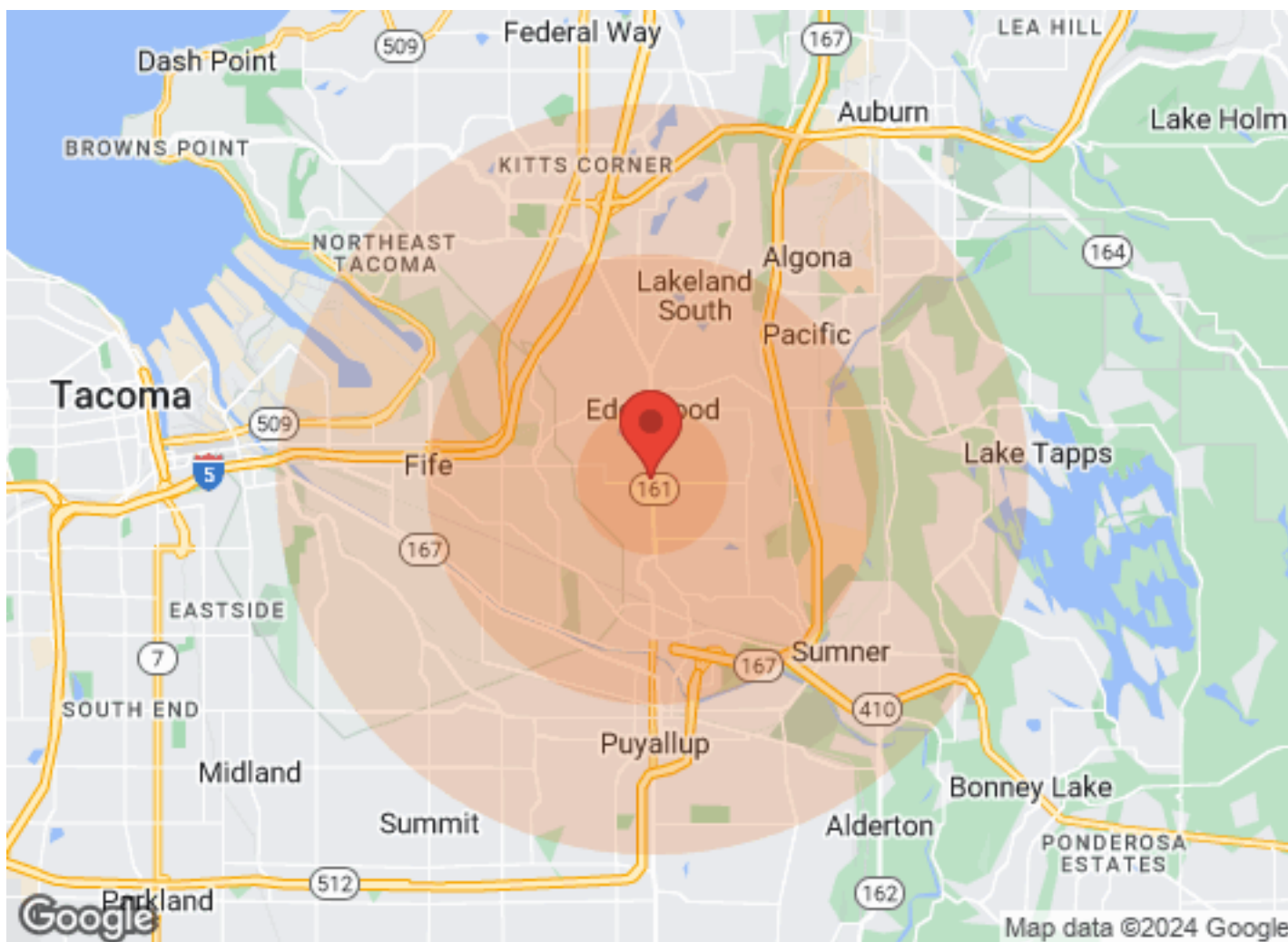
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# DEMOGRAPHICS

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|                   | 1 Mile | 3 Miles | 5 Miles |                     | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------|--------|---------|---------|---------------------|----------|----------|----------|
| <b>Population</b> |        |         |         | <b>Income</b>       |          |          |          |
| Male              | 2,170  | 24,161  | 73,439  | Median              | \$69,881 | \$65,828 | \$59,244 |
| Female            | 2,244  | 24,914  | 76,296  | < \$15,000          | 62       | 1,346    | 4,624    |
| Total Population  | 4,414  | 49,075  | 149,735 | \$15,000-\$24,999   | 71       | 1,444    | 4,275    |
|                   |        |         |         | \$25,000-\$34,999   | 177      | 2,043    | 5,977    |
| <b>Age</b>        |        |         |         | \$35,000-\$49,999   | 298      | 3,006    | 9,200    |
| Ages 0-14         | 811    | 9,372   | 30,197  | \$50,000-\$74,999   | 451      | 4,081    | 12,126   |
| Ages 15-24        | 588    | 6,691   | 20,652  | \$75,000-\$99,999   | 204      | 2,882    | 8,400    |
| Ages 25-54        | 1,772  | 18,671  | 57,301  | \$100,000-\$149,999 | 223      | 3,147    | 8,846    |
| Ages 55-64        | 562    | 6,391   | 18,844  | \$150,000-\$199,999 | 155      | 824      | 2,738    |
| Ages 65+          | 681    | 7,950   | 22,741  | > \$200,000         | 144      | 460      | 1,214    |
|                   |        |         |         | <b>Housing</b>      |          |          |          |
| <b>Race</b>       |        |         |         | Total Units         | 1,853    | 20,931   | 62,408   |
| White             | 3,835  | 39,221  | 114,711 | Occupied            | 1,754    | 19,721   | 58,311   |
| Black             | 111    | 1,202   | 4,779   | Owner Occupied      | 1,012    | 12,335   | 35,368   |
| Am In/AK Nat      | 9      | 311     | 1,074   | Renter Occupied     | 742      | 7,386    | 22,943   |
| Hawaiian          | 1      | 303     | 1,150   | Vacant              | 99       | 1,210    | 4,097    |
| Hispanic          | 256    | 4,570   | 17,199  |                     |          |          |          |
| Multi-Racial      | 566    | 9,072   | 31,910  |                     |          |          |          |

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