

FOR LEASE

903 40th Avenue SW
Puyallup, WA 98373



PREMIER MEDICAL | PROFESSIONAL OFFICE



94TH AVE. PROFESSIONAL BUILDING

Michael Olson

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

94TH AVENUE PROFESSIONAL BUILDING

The recently completed building showcases an impressive and prominently visible presence. It offers convenient accessibility to major transportation routes, including SR 512 and I-5, as well as proximity to public transportation and an array of desirable amenities. Notably, nearby establishments such as Costco, The South Hill Mall, grocery stores, and a variety of restaurants enhance the overall appeal of the location.

Furthermore, the strategic positioning of this building establishes a valuable synergy within the healthcare sector. Good Samaritan Hospital, a renowned healthcare institution, is a mere five-minute drive away. Additionally, the proximity to the Meridian medical corridor further amplifies the potential for referral business and fosters a collaborative healthcare environment.

903 40TH AVENUE SW:

1,165 SF \$21.50 PSF PLUS NNN

- Suite 106: 1,165 SF
- NNN: \$7.95 SF
- Space is ready for your specific buildout and Landlord has provided material and supplies for your construction!
- Potential Users: Healthcare, Insurance, Attorney, Chiropractor, Therapist, Dental Appliances, General Office



Population



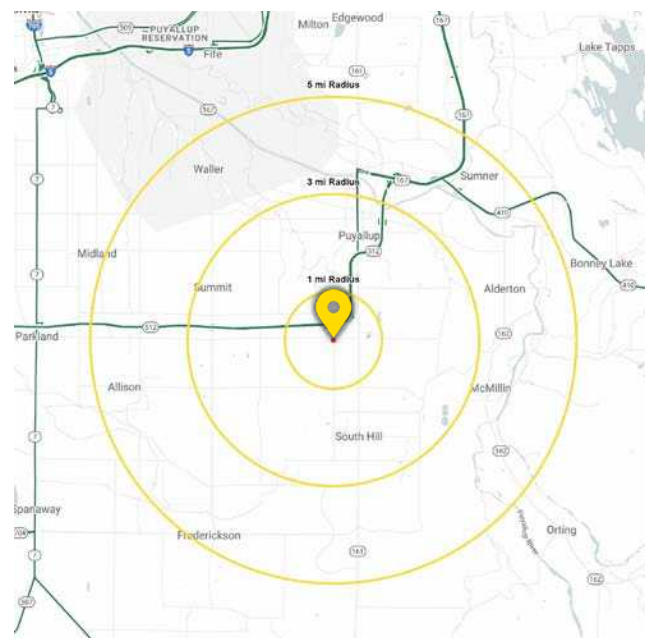
Average HH Income



Daytime Population

Regis - 2023

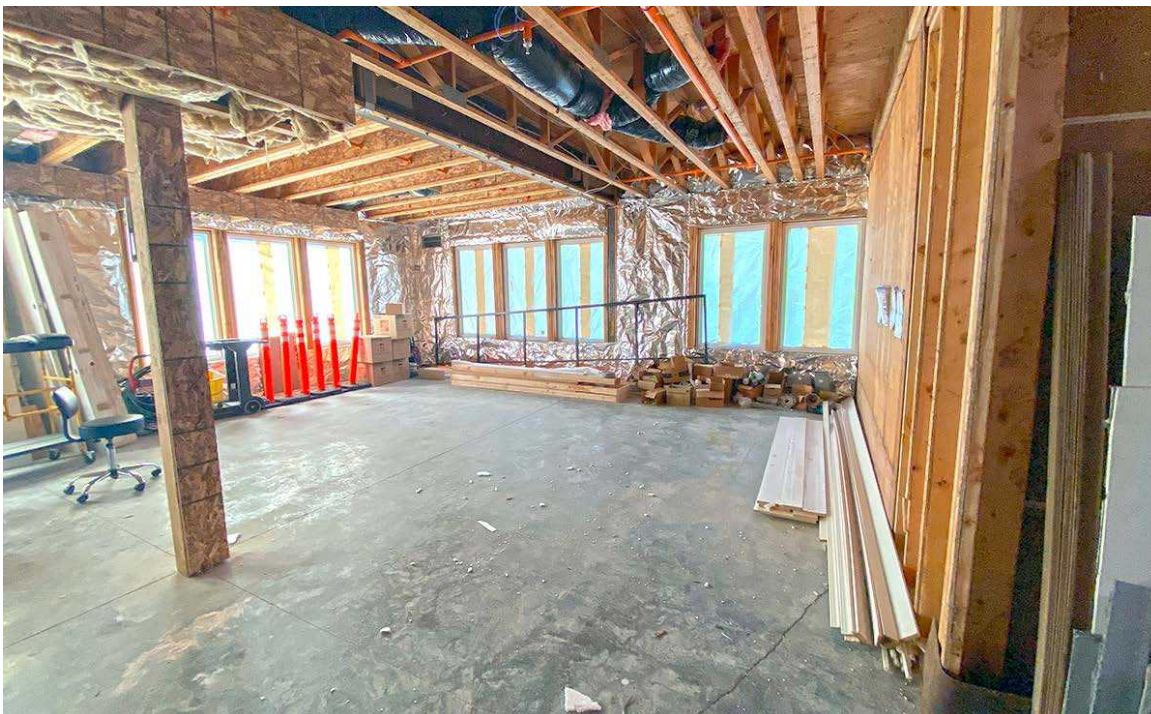
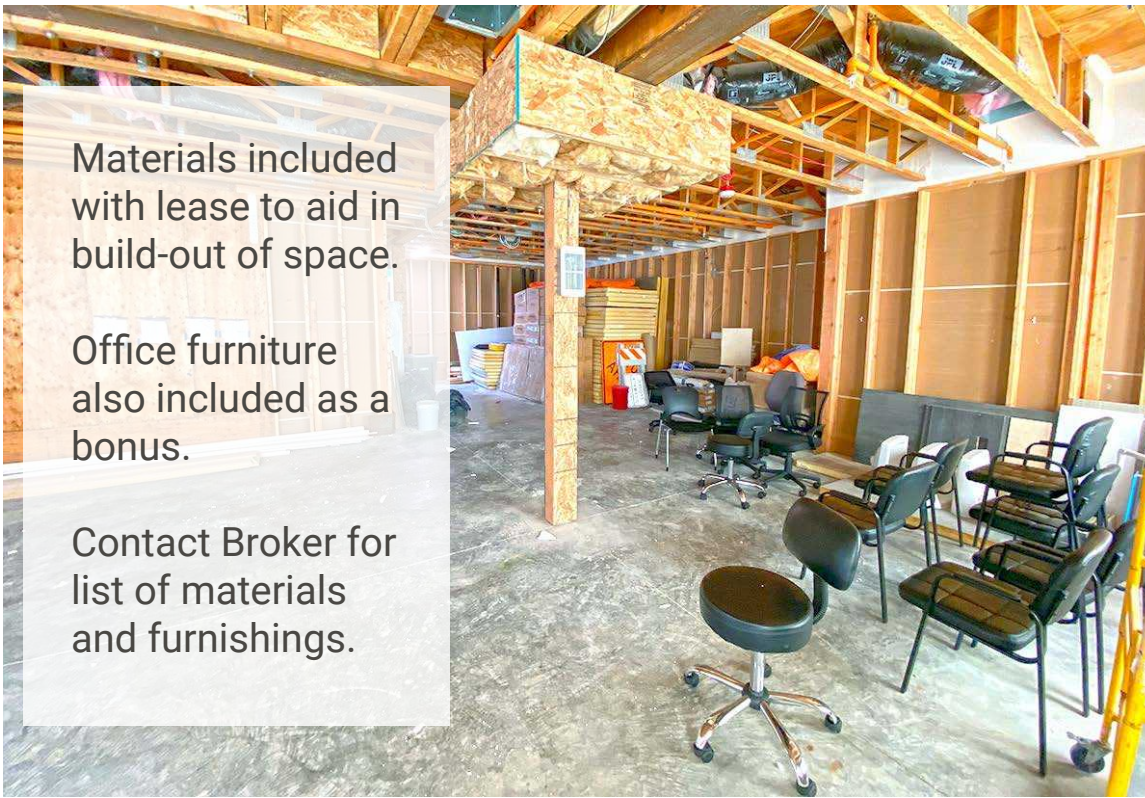
	Population	Average HH Income	Daytime Population
Mile 1	10,214	\$99,063	6,999
Mile 3	90,328	\$124,167	27,057
Mile 5	184,898	\$126,041	49,796



Materials included with lease to aid in build-out of space.

Office furniture also included as a bonus.

Contact Broker for list of materials and furnishings.



LOCATION AERIAL



Washington
STATE FAIR

MEDICAL
MultiCare

MEDICAL
MEDICAL
MEDICAL
MEDICAL
Mary Bridge
Children's
MultiCare

512

512

512

161

Walmart

South Hill
MALL

at home
Money Market

LOWE'S

PIERCE COLLEGE

COSTCO
WHOLESALE

Office DEPOT
Office Max
TJ-MAXX

BED BATH &
ROSS
BEST BUY

the Y
Michael's

161

N

CITY SUMMARY



PUYALLUP, WA is just 35 miles south of Seattle situated at the foot of scenic Mount Rainier. Puyallup plays host to the Washington State Fair, where over one million people attend each September. The city has a rich agricultural past but there is much more to Puyallup than meets the eye. The retail shopping centers, dining opportunities and a modern regional medical center are just some of the many amenities appreciated by residents and visitors.

TACOMA | KIRKLAND | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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