

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

1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

PRESENTED BY:

RICK BROWN
Commercial Broker
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DISCLAIMER

1011 EAST MAIN AVENUE



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EXECUTIVE SUMMARY

1011 EAST MAIN AVENUE



OFFERING SUMMARY

LEASE RATE:	\$20.00-\$22.00/SF/YR + NNN
AVAILABLE SF:	3,723 - 3,880
LEASE TERM:	3-5 yrs
BUILDING SF:	46,775
YEAR BUILT:	1989
RENOVATED:	1998
BUILDING CLASS:	A
FLOORS:	4
HVAC:	Gas HVAC
PARKING:	Surface
PARKING RATIO:	3.36
ZONING:	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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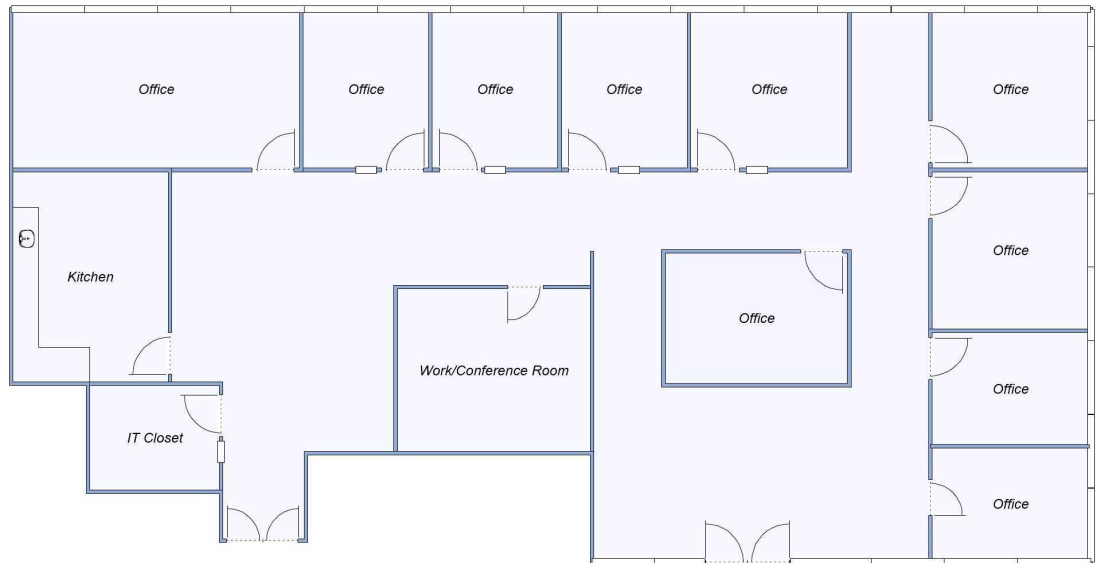
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AVAILABLE SPACES

1011 EAST MAIN AVENUE



FOR LEASE



Available Spaces

Suite	Size	Rate	Term	Type	Available
Suite 208	3,723	\$22.00 / SF / YR + NNN	3 - 5 Years	NNN	Now

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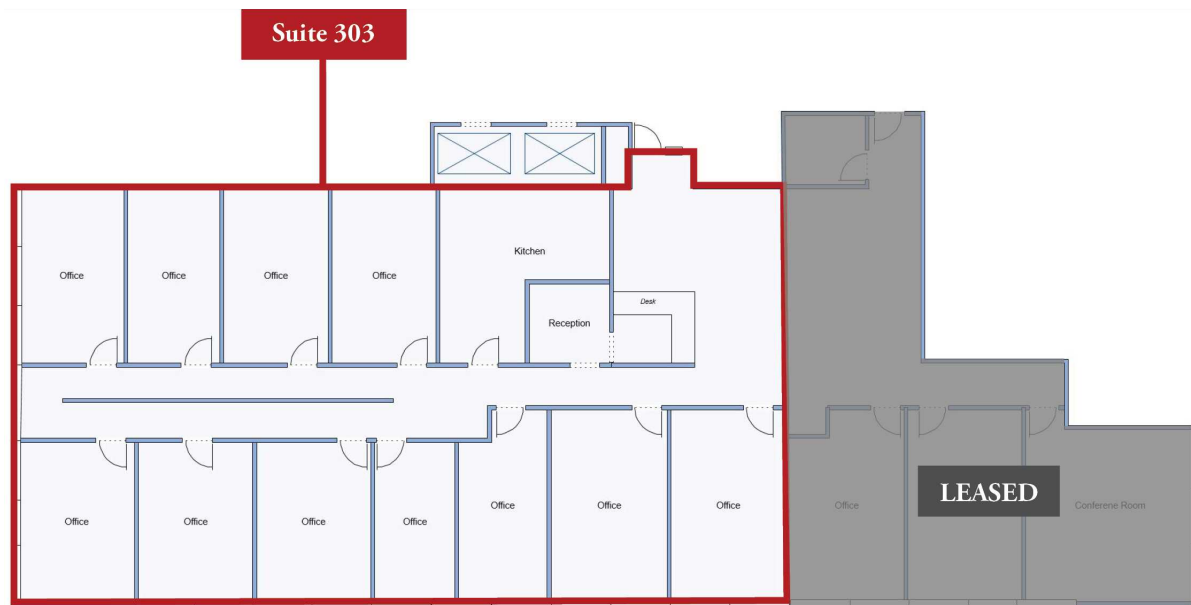
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AVAILABLE SPACES

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Available Spaces

Suite	Size	Rate	Term	Type	Available
Suite 303	3,880	\$20.00 /sf/yr	3-5 yrs	NNN	09/01/2024

Suite Description

Suite 303: Large suite with multiple private offices, each with a view of the Puyallup River. Direct elevator access. Conference room, storage, kitchen, and formal reception area.

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LOCATION & HIGHLIGHTS

1011 EAST MAIN AVENUE



LOCATION INFORMATION

Building Name: PEP - 1011 Building
Street Address: 1011 East Main Avenue
City, State, Zip: Puyallup, WA 98372
County: Pierce
Market: Puyallup / Sumner
Sub-market: Puyallup



LOCATION OVERVIEW

Located in Puyallup's premium business neighborhood. Walking distance to restaurants and shops. Close to freeway access, transit and services.

PROPERTY HIGHLIGHTS

- 2 Elevators
- On Site Cafe
- Riverwalk Trail Access
- Easy Access to Freeways
- Beautiful Views of Mt. Rainier & the Puyallup River
- Outside Balcony Access from Select Suites
- NNN Include Janitorial
- Minutes from Sounder Train Station
- Close to Local Services



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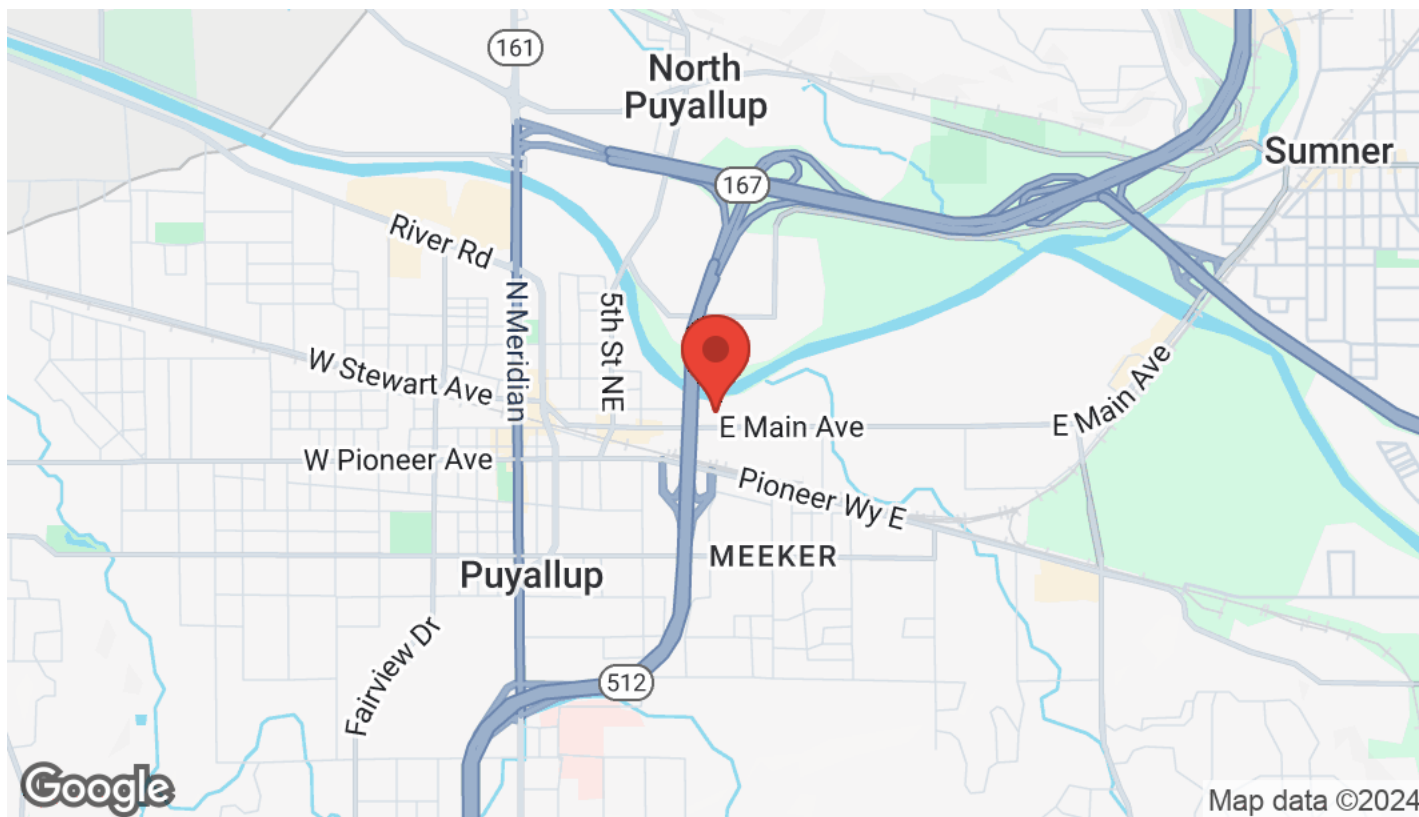
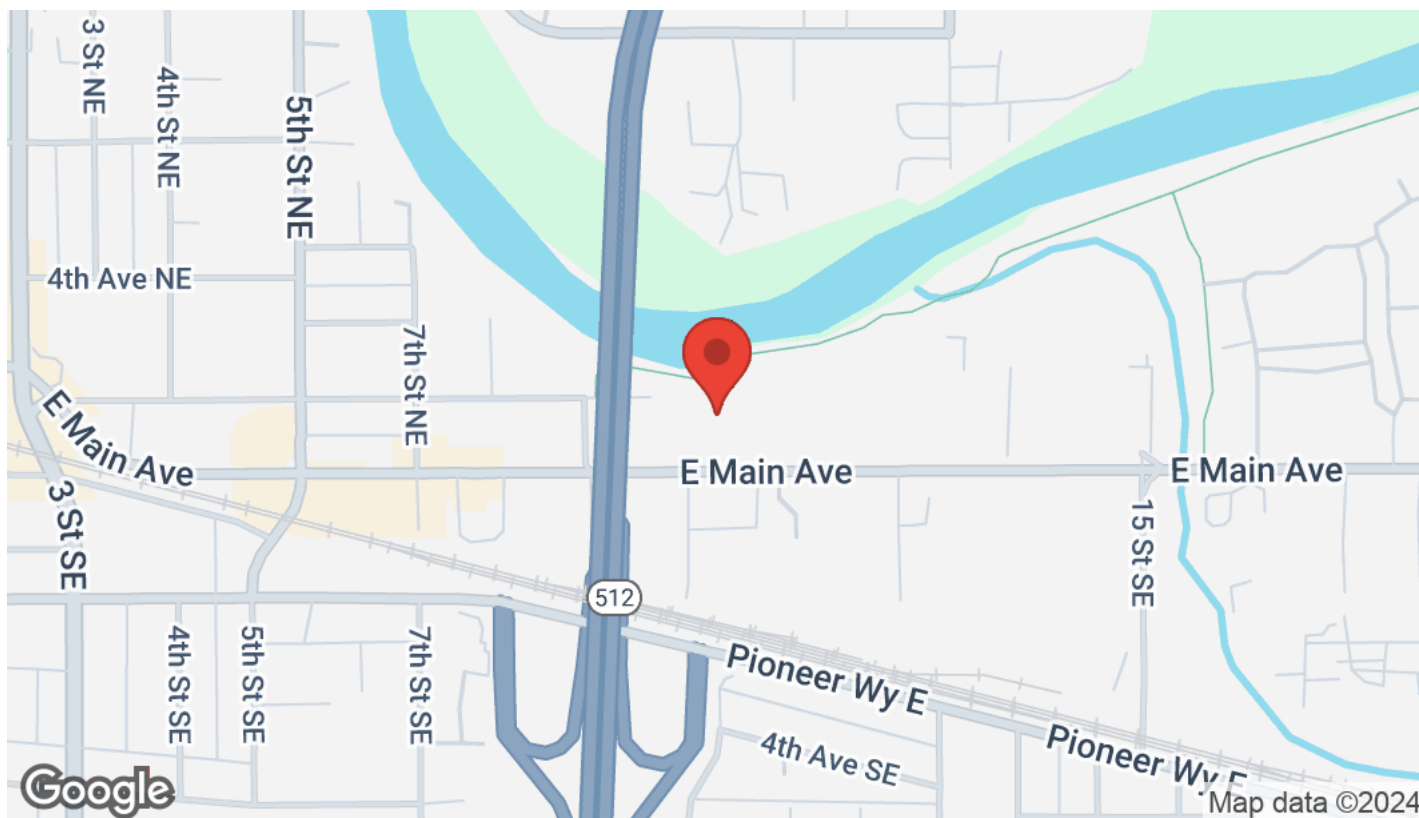
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LOCATION MAPS

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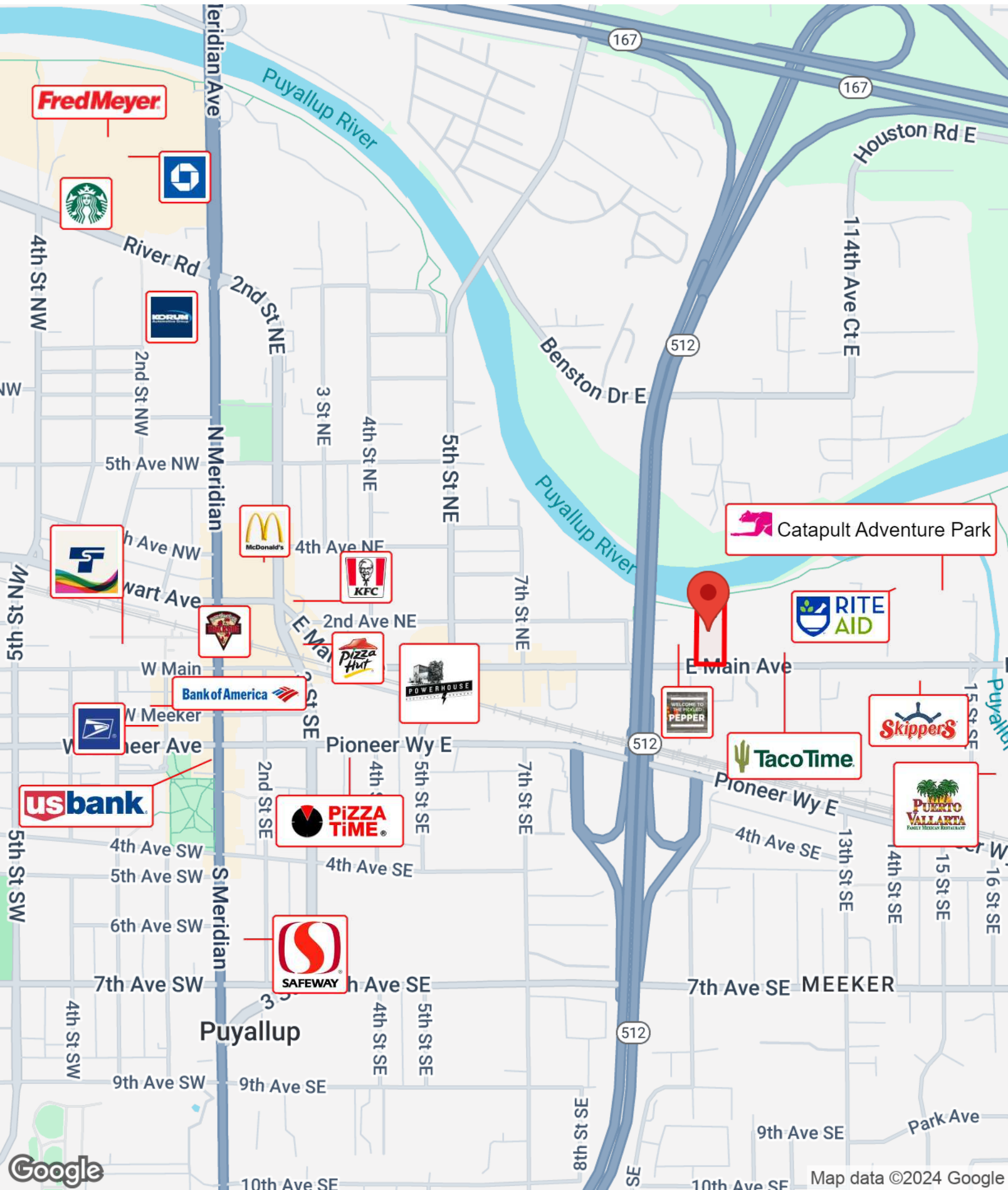
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BUSINESS MAP

1011 EAST MAIN AVENUE



Fred Meyer



Bank of America



usbank

PIZZA TIME



SAFeway

Catapult Adventure Park



RITE AID



WELCOME TO THE PICKLED PEPPER

TacoTime



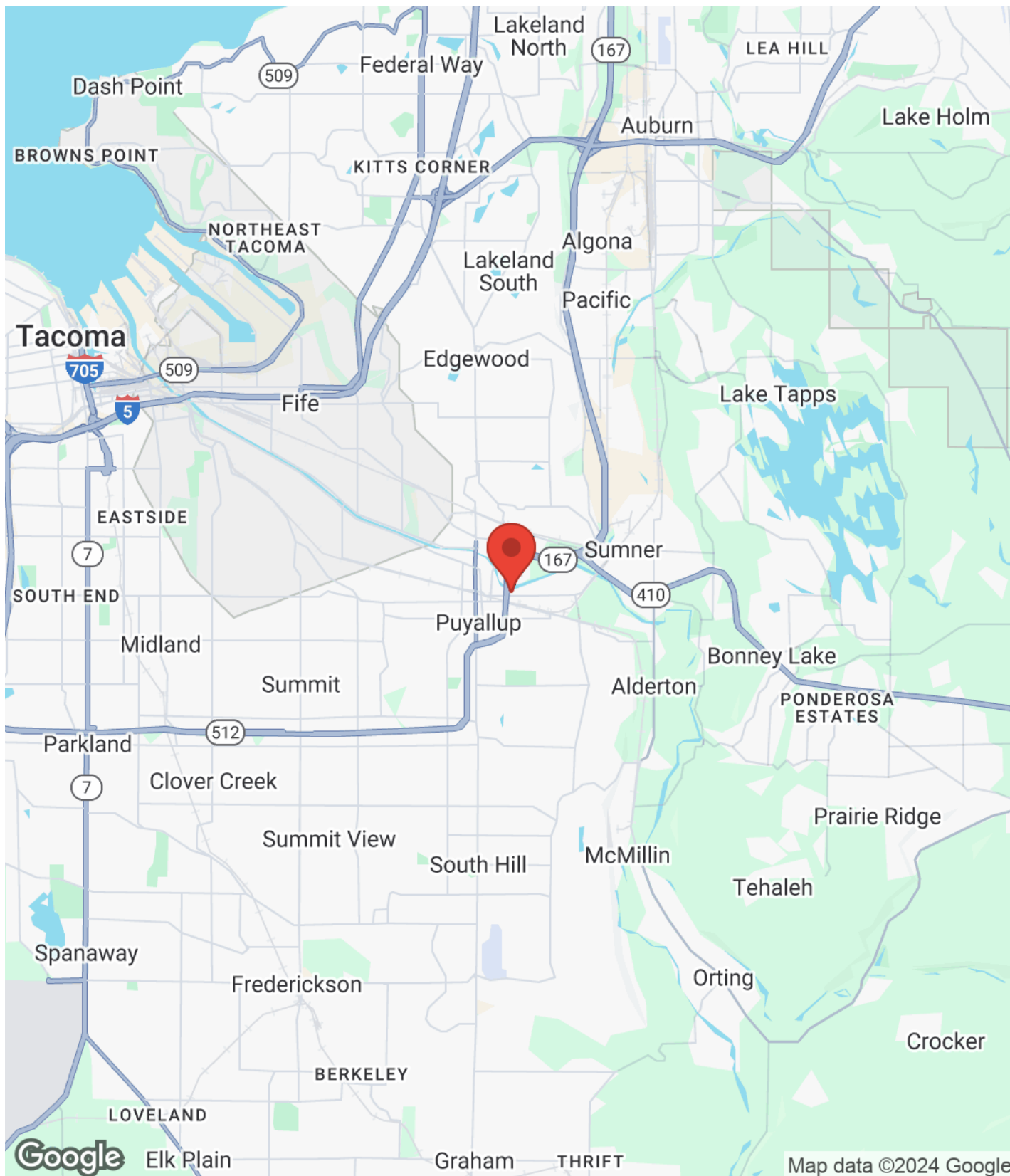
Skippers



PUERTO VALLARTA
FAMILY MEXICAN RESTAURANT

REGIONAL MAP

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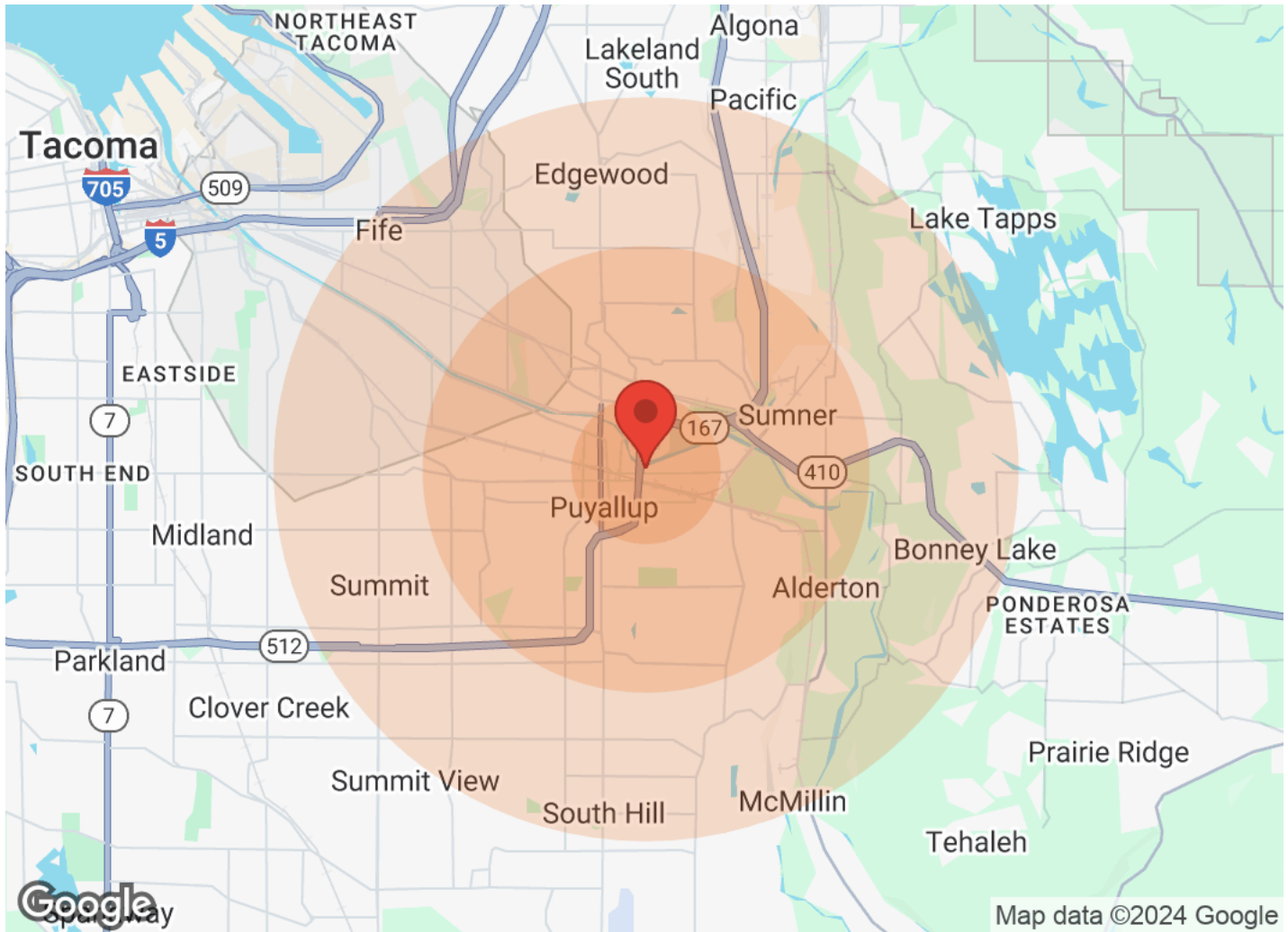
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	4,407	30,788	75,739
Female	4,842	32,703	79,406
Total Population	9,249	63,491	155,145

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,586	12,097	30,243
Ages 15-24	1,044	8,433	21,370
Ages 25-54	3,751	24,498	58,594
Ages 55-64	1,121	7,968	19,541
Ages 65+	1,747	10,495	25,397

Race	1 Mile	3 Miles	5 Miles
White	8,286	56,220	131,318
Black	84	666	3,068
Am In/AK Nat	48	228	705
Hawaiian	34	167	747
Hispanic	688	4,914	12,060
Multi-Racial	1,398	9,668	25,322

Income	1 Mile	3 Miles	5 Miles
Median	\$40,089	\$58,107	\$61,205
< \$15,000	546	2,141	4,100
\$15,000-\$24,999	346	1,953	4,757
\$25,000-\$34,999	532	2,640	5,601
\$35,000-\$49,999	1,016	4,301	9,268
\$50,000-\$74,999	632	4,885	12,237
\$75,000-\$99,999	522	3,448	9,245
\$100,000-\$149,999	401	4,214	10,376
\$150,000-\$199,999	75	1,312	3,196
> \$200,000	N/A	608	1,619

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,907	28,288	65,465
Occupied	4,340	26,294	61,362
Owner Occupied	1,915	15,694	38,933
Renter Occupied	2,425	10,600	22,429
Vacant	567	1,994	4,103

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