

OFFICE FOR LEASE

# MERIDIAN PROFESSIONAL CENTER

16515 MERIDIAN EAST, PUYALLUP, WA 98375



FOR LEASE

**KELLER WILLIAMS COMMERCIAL**

1011 E Main, Suite 420  
Puyallup, WA 98372



Each Office Independently Owned and Operated

*PRESENTED BY:*

**RICK BROWN**

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16515 MERIDIAN EAST



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# EXECUTIVE SUMMARY

16515 MERIDIAN EAST



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$32.00/SF/YR + NNN
<b>LEASE TERM:</b>	60 Months
<b>BUILDING SF:</b>	29,306
<b>AVAILABLE SF:</b>	2,985
<b>YEAR BUILT:</b>	1992
<b>RENOVATED:</b>	1998
<b>BUILDING CLASS:</b>	B
<b>FLOORS:</b>	2
<b>PARKING:</b>	Surface
<b>PARKING RATIO:</b>	6.80/1,000
<b>ZONING:</b>	EC

## PROPERTY OVERVIEW

The Meridian Professional Center is a highly recognizable, Class B Medical/Dental Campus in South Hill, Puyallup. Located in a picturesque setting with excellent visibility from Meridian E. There is currently one suite available on the second floor of Building B.



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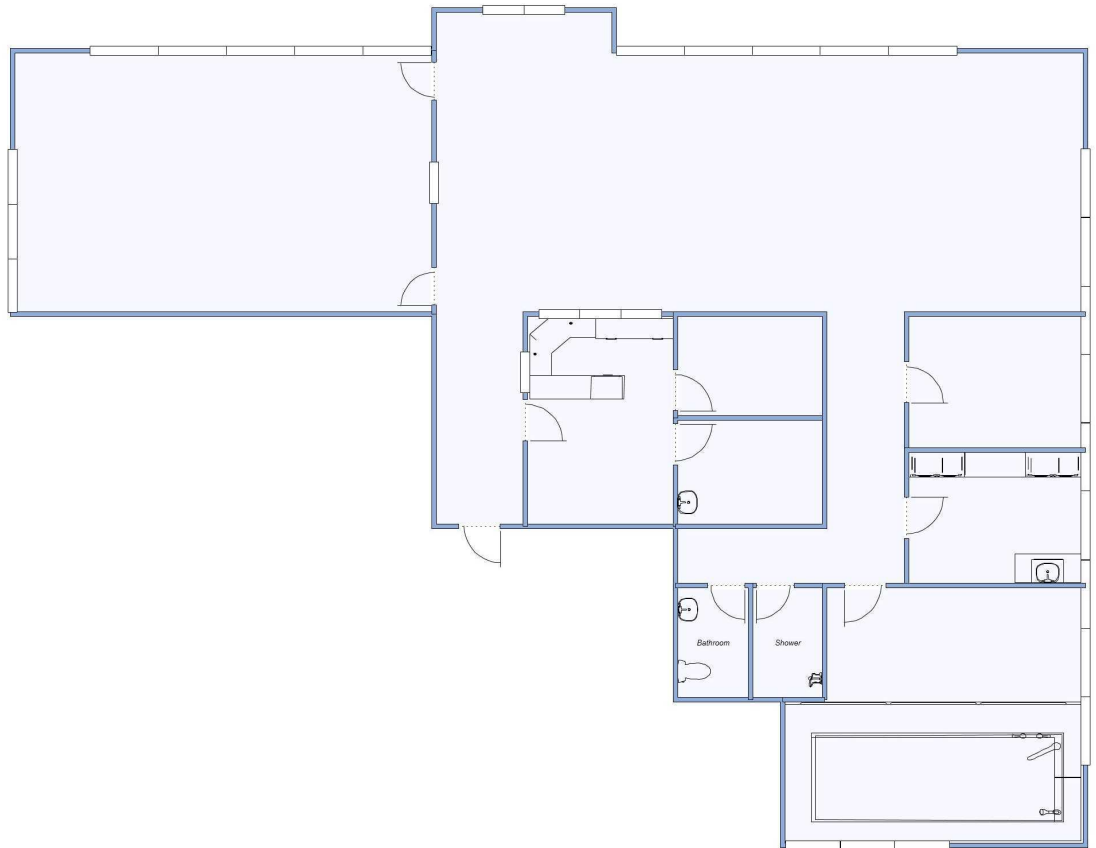
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# AVAILABLE SPACES

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# LOCATION & HIGHLIGHTS

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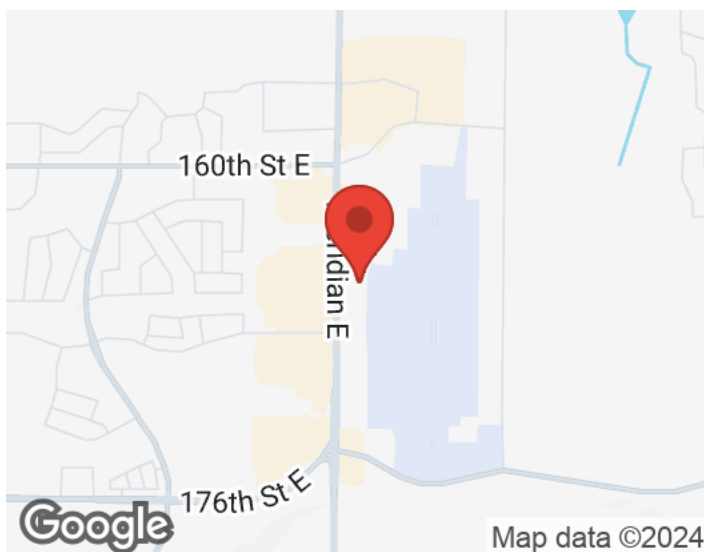
## LOCATION INFORMATION

Building Name: Meridian Professional Center  
Street Address: 16515 Meridian East  
City, State, Zip: Puyallup, WA 98375  
County: WA - Pierce  
Market: Pierce County  
Sub-market: Puyallup



## LOCATION OVERVIEW

This building is ideally placed in the Sunrise area which is home to some of South Hill's most recent developments. It has over 300 feet of frontage on Meridian E giving the property excellent visibility. Nearby businesses include Walmart, Fred Meyer, the Sunrise Village Shopping Center, and the Sunrise Clinic & Urgent Care, among others.



## PROPERTY HIGHLIGHTS

- Quiet Campus Setting
- Abundant Parking
- Professionally Managed
- Glass Enclosed Mezzanine Entry

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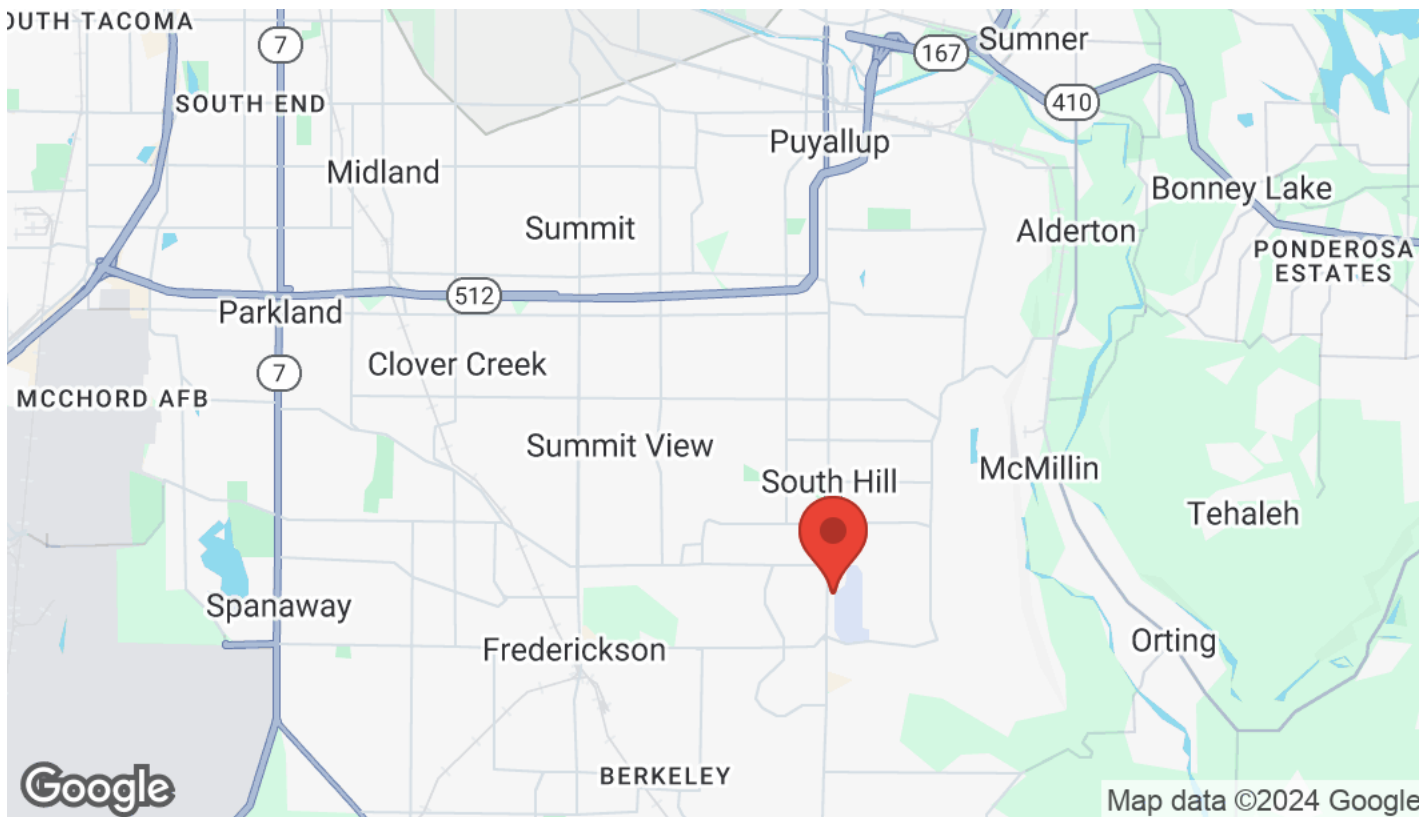
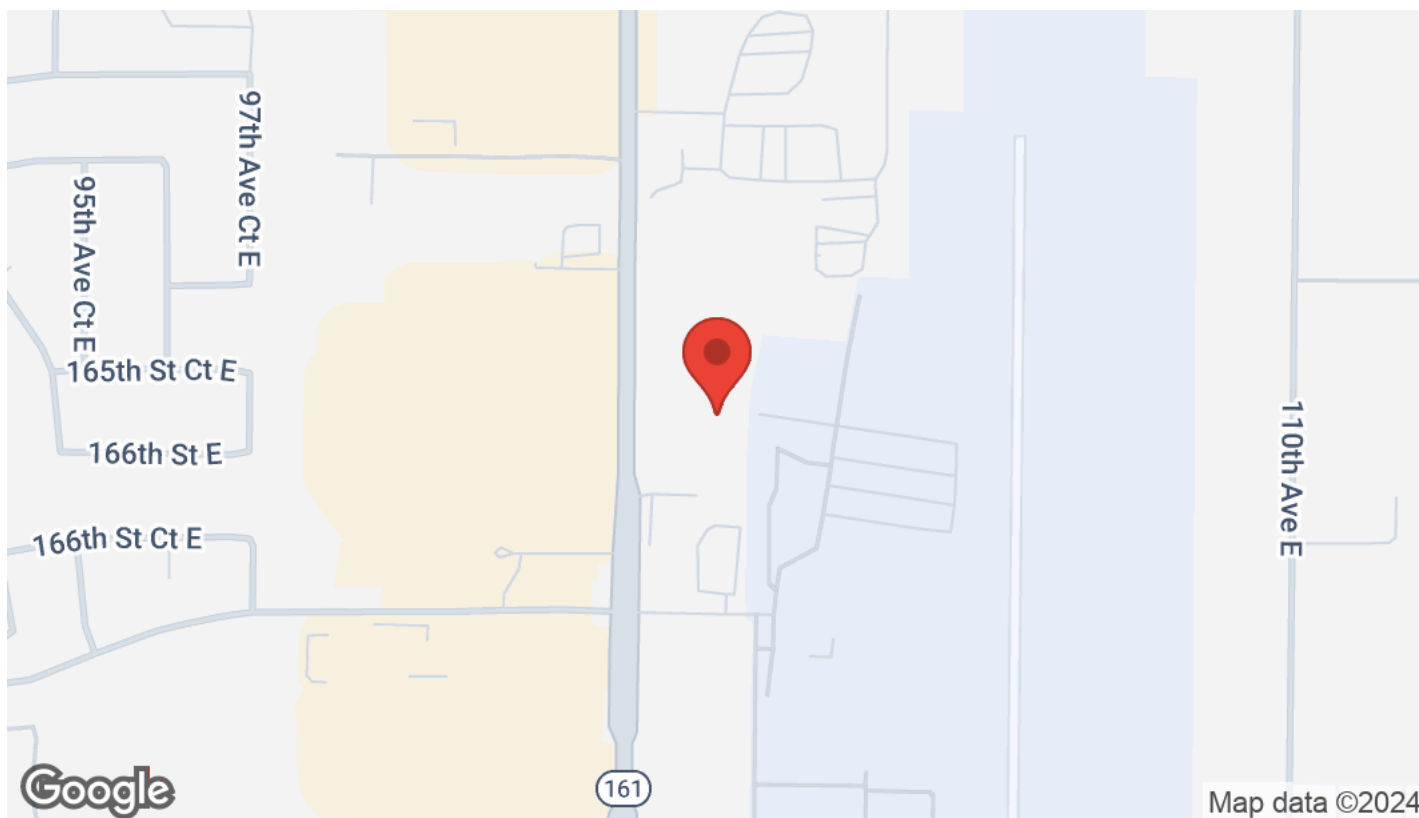
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# LOCATION MAPS

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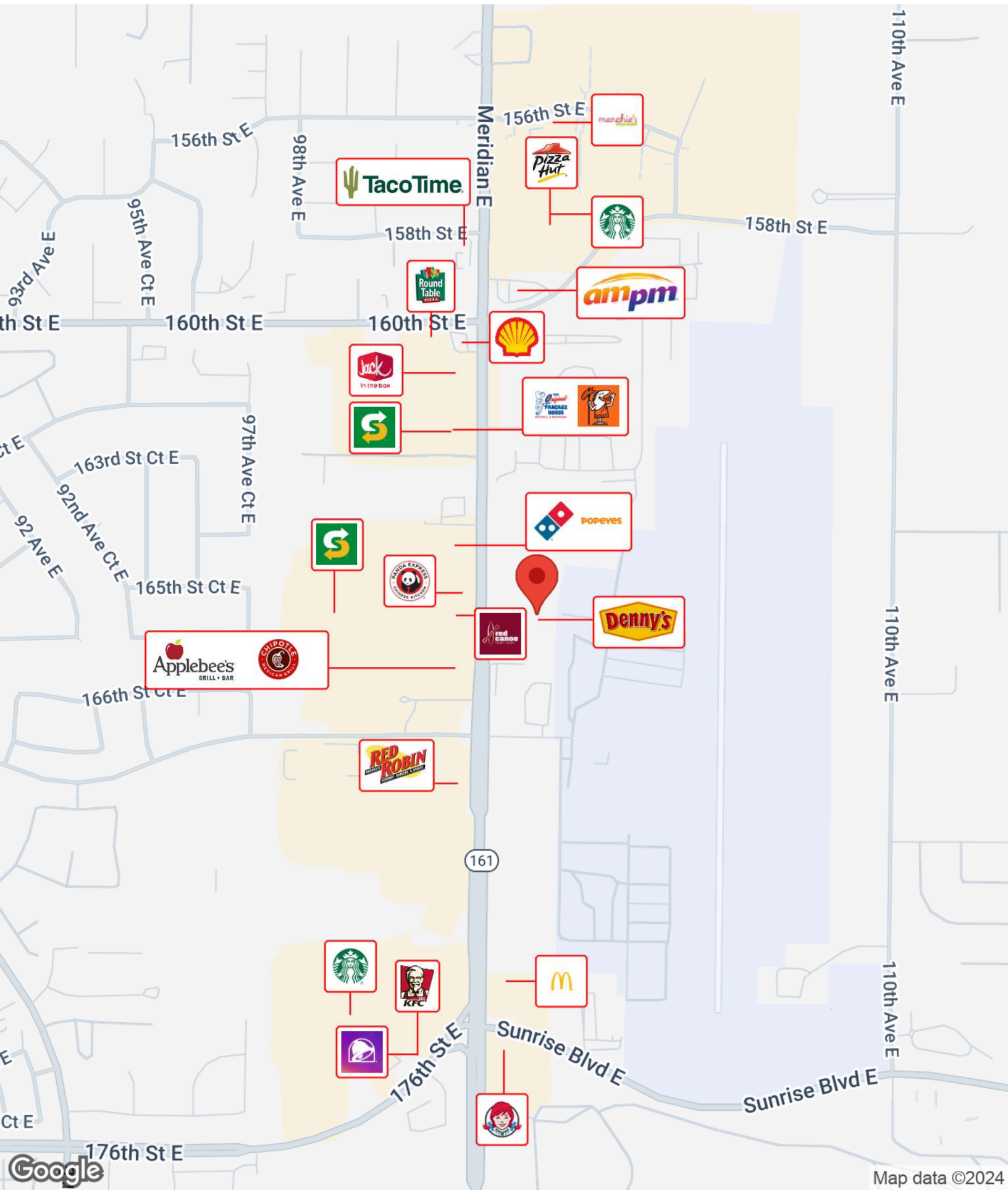
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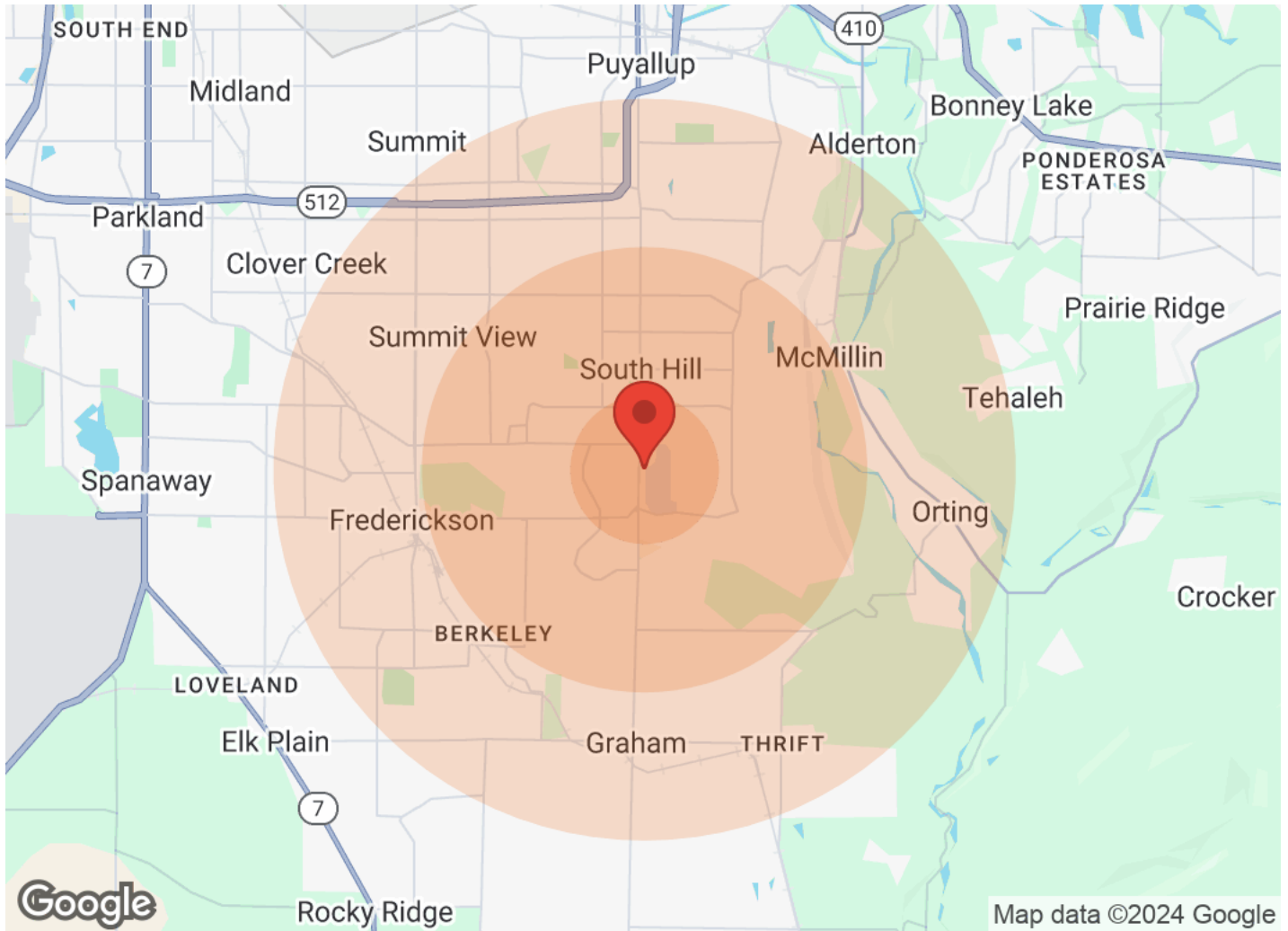
# BUSINESS MAP

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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	3,827	40,520	75,522
Female	3,890	41,179	76,106
Total Population	7,717	81,699	151,628

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,749	18,808	33,199
Ages 15-24	1,318	13,451	23,758
Ages 25-54	2,905	30,671	58,254
Ages 55-64	997	8,934	17,520
Ages 65+	748	9,835	18,897

Race	1 Mile	3 Miles	5 Miles
White	6,295	65,518	124,234
Black	305	3,193	5,272
Am In/AK Nat	1	334	519
Hawaiian	26	626	1,274
Hispanic	808	7,204	12,249
Multi-Racial	1,426	16,304	28,400

Income	1 Mile	3 Miles	5 Miles
Median	\$88,007	\$80,913	\$73,166
< \$15,000	62	1,294	2,870
\$15,000-\$24,999	32	1,711	3,302
\$25,000-\$34,999	N/A	1,586	3,520
\$35,000-\$49,999	347	3,820	7,273
\$50,000-\$74,999	674	5,676	12,073
\$75,000-\$99,999	373	5,574	9,437
\$100,000-\$149,999	598	5,909	10,365
\$150,000-\$199,999	295	1,478	2,908
> \$200,000	115	554	1,241

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,656	28,462	55,484
Occupied	2,529	26,840	52,311
Owner Occupied	2,129	20,547	38,394
Renter Occupied	400	6,293	13,917
Vacant	127	1,622	3,173

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