

OFFICE FOR LEASE

# GRAHAM MEDICAL DENTAL BUILDING

21110 MERIDIAN EAST, GRAHAM, WA 98338



FOR LEASE

**KELLER WILLIAMS COMMERCIAL**

1011 E Main, Suite 420  
Puyallup, WA 98372



Each Office Independently Owned and Operated

**PRESENTED BY:**

**RACHEL CORP**

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21110 MERIDIAN EAST



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# EXECUTIVE SUMMARY

21110 MERIDIAN EAST



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$20.00 - \$22.00/SF/YR, NNN
<b>LEASE TERM:</b>	5 Years
<b>BUILDING SF:</b>	4,158
<b>AVAILABLE SF:</b>	2,000
<b>YEAR BUILT:</b>	1987
<b>RENOVATED:</b>	2019
<b>BUILDING CLASS:</b>	C
<b>PARKING:</b>	Surface
<b>PARKING RATIO:</b>	6.56/1,000

## PROPERTY OVERVIEW

Suite B is 2,000 SF of readily available space great for general office or medical use. New "Vanilla Shell" construction, including bathrooms, dropped ceilings and HVAC. High traffic counts on Meridian & abundant parking. Available now!

## PROPERTY HIGHLIGHTS

- Terrific medical or general office space
- Join Advanced Emerald Dentistry
- 2,000 square feet
- New "vanilla shell" construction, including bathrooms, dropped ceiling and HVAC
- High traffic counts on SR 161/Meridian
- Abundant Parking
- Available now!

# LOCATION & HIGHLIGHTS

21110 MERIDIAN EAST



## LOCATION INFORMATION

Building Name: Graham Medical Dental Building

Street Address: 21110 Meridian East

City, State, Zip: Graham, WA 98338

County: WA - Pierce

Market: Pierce County

Sub-market: Graham



## LOCATION OVERVIEW

High visibility location on Meridian between Puyallup and Graham. Several professional business and dental providers within the small business park. Traffic counts just north of the building at 204th & Meridian exceed 27,000 cars per day. Excellent exposure provides an ideal location for your business or clinic.



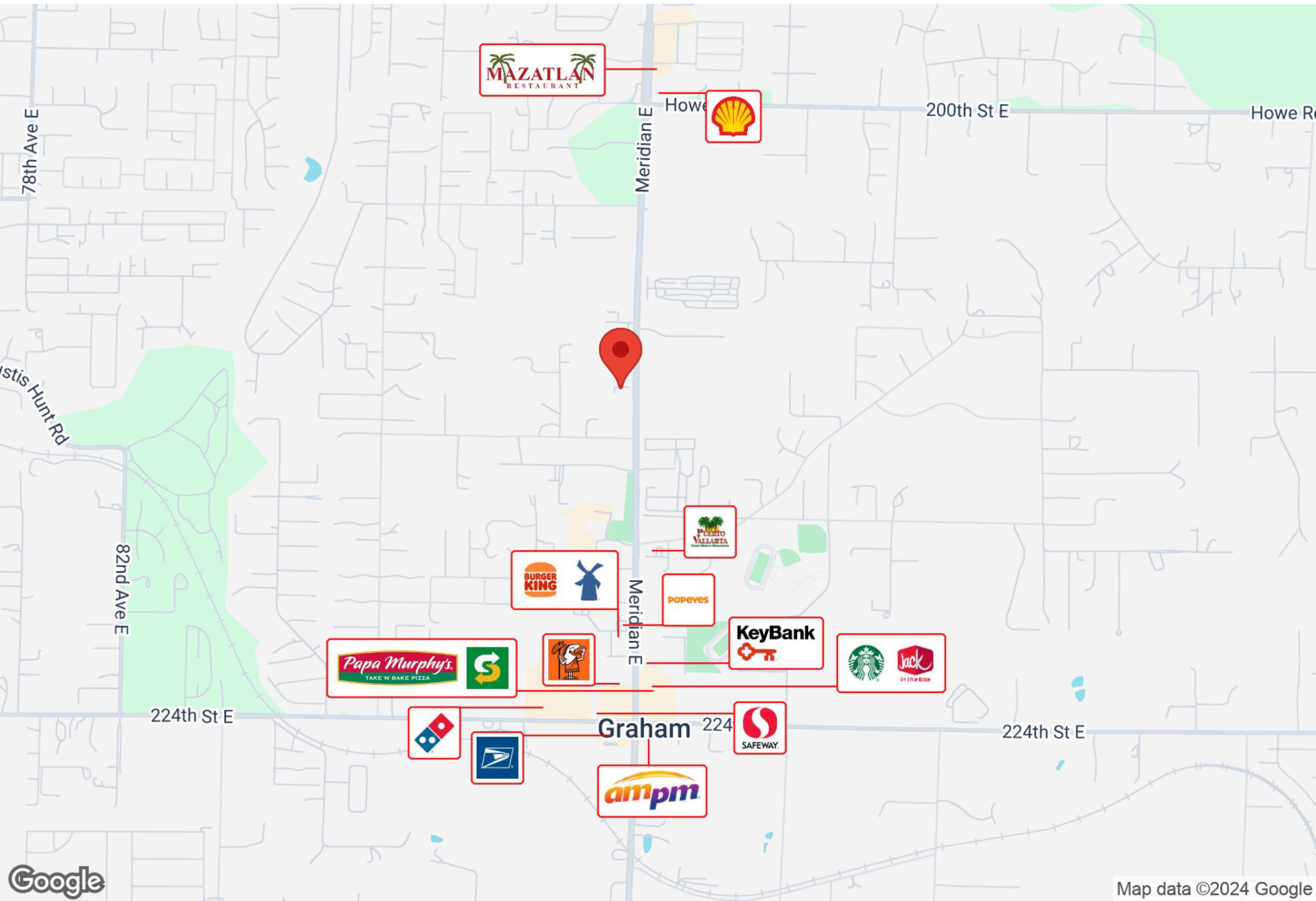
# LOCATION MAPS

21110 MERIDIAN EAST



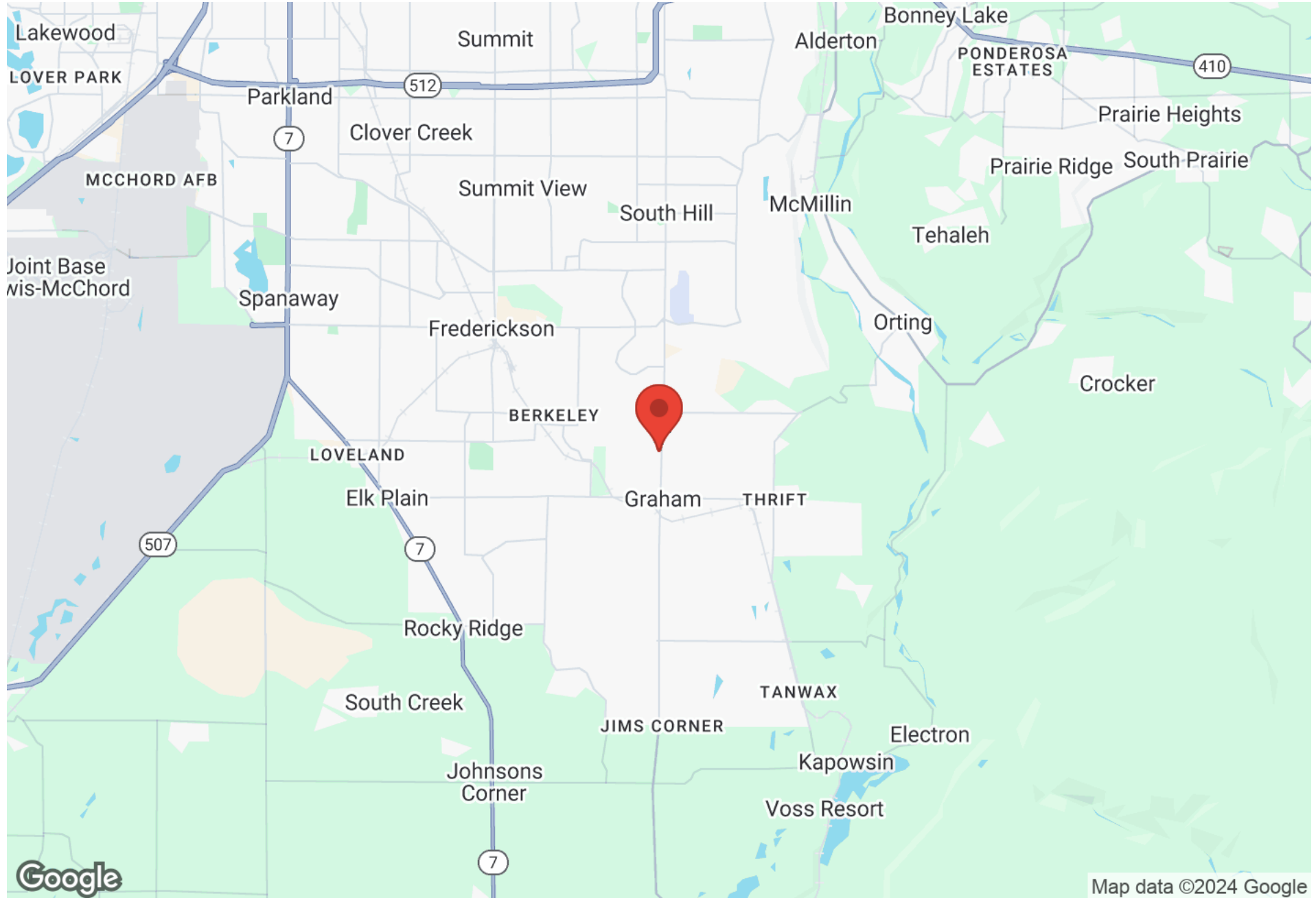
# BUSINESS MAP

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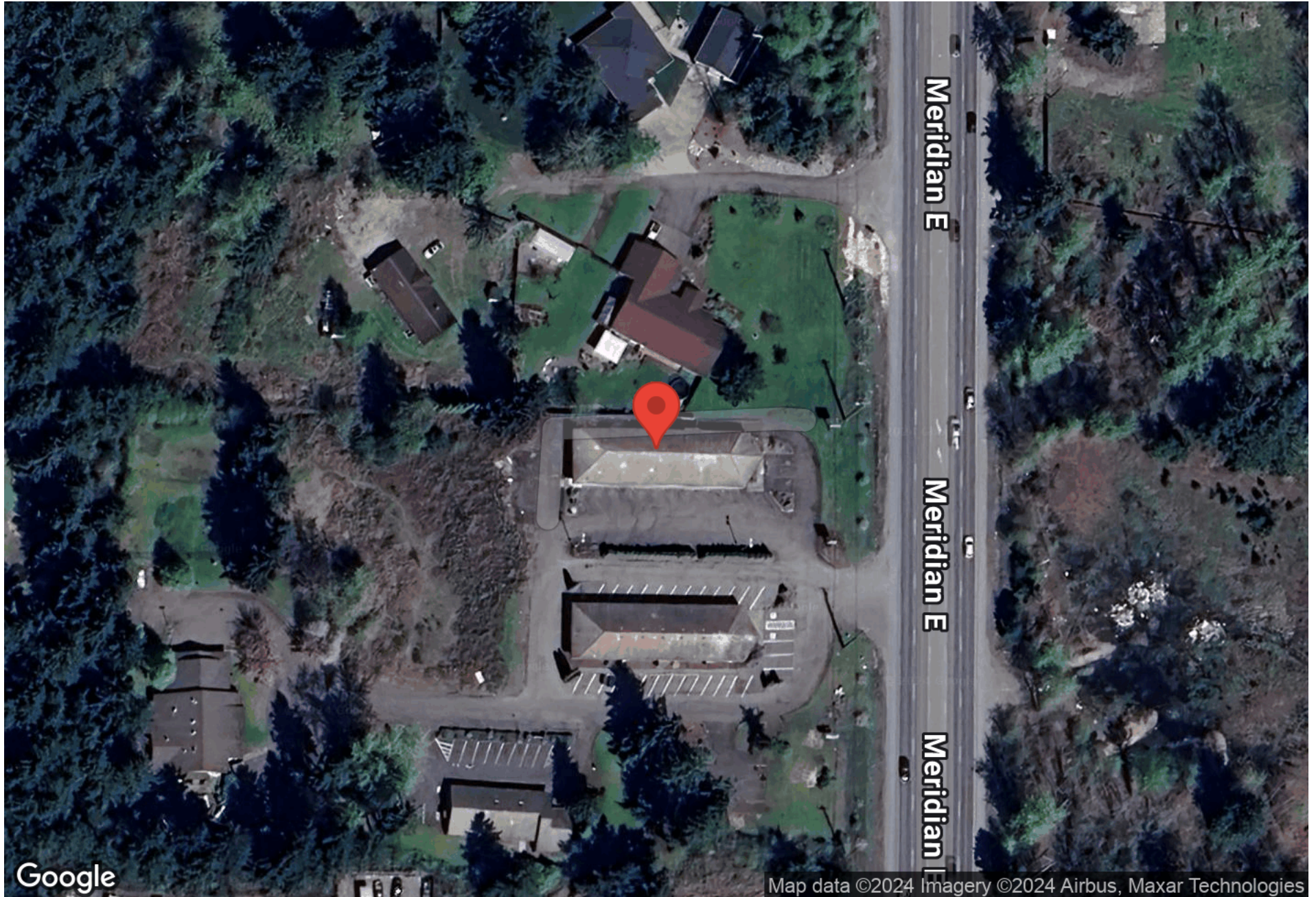
# REGIONAL MAP

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# AERIAL MAP

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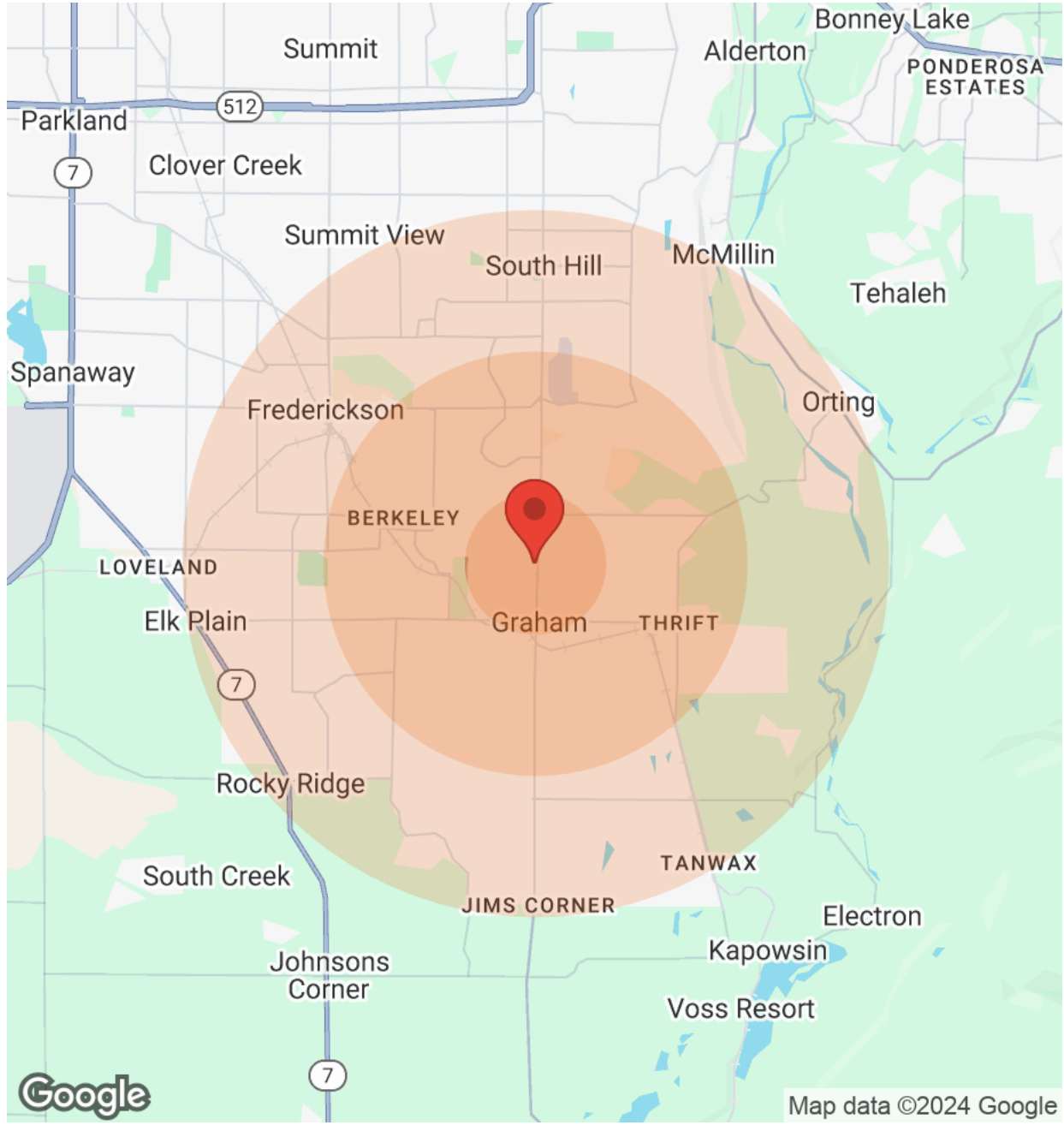
Google

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# DEMOGRAPHICS

21110 MERIDIAN EAST



Population	1 Mile	3 Miles	5 Miles
Male	2,846	25,393	58,400
Female	2,847	25,070	57,193
Total Population	5,693	50,463	115,593

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,249	11,942	26,013
Ages 15-24	957	8,697	19,038
Ages 25-54	2,309	18,612	44,268
Ages 55-64	630	5,664	13,447
Ages 65+	548	5,548	12,827

Race	1 Mile	3 Miles	5 Miles
White	4,929	40,293	94,247
Black	153	2,246	4,203
Am In/AK Nat	8	144	431
Hawaiian	46	403	1,063
Hispanic	427	4,239	9,522
Multi-Racial	858	10,122	22,348

Income	1 Mile	3 Miles	5 Miles
Median	\$73,317	\$82,082	\$76,527
< \$15,000	73	779	1,972
\$15,000-\$24,999	57	415	1,765
\$25,000-\$34,999	155	861	2,133
\$35,000-\$49,999	297	2,373	4,935
\$50,000-\$74,999	457	3,776	8,749
\$75,000-\$99,999	451	3,057	7,719
\$100,000-\$149,999	375	3,648	8,147
\$150,000-\$199,999	51	974	2,004
> \$200,000	9	410	803

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,959	16,587	39,126
Occupied	1,869	15,665	37,019
Owner Occupied	1,623	13,108	29,963
Renter Occupied	246	2,557	7,056
Vacant	90	922	2,107



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