

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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**SIMRANJIT KAUR**

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1011 EAST MAIN AVENUE



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# EXECUTIVE SUMMARY

1011 EAST MAIN AVENUE



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$20.00-\$22.00/SF/YR + NNN
<b>AVAILABLE SF:</b>	197 - 3,880
<b>LEASE TERM:</b>	3-5 yrs
<b>BUILDING SF:</b>	46,775
<b>YEAR BUILT:</b>	1989
<b>RENOVATED:</b>	1998
<b>BUILDING CLASS:</b>	A
<b>FLOORS:</b>	4
<b>HVAC:</b>	Gas HVAC
<b>PARKING:</b>	Surface
<b>PARKING RATIO:</b>	3.36
<b>ZONING:</b>	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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# AVAILABLE SPACES

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## Available Spaces

Suite	Size	Rate	Term	Type	Available
Suite 465	197	\$22.00 / SF / YR + NNN	3 - 5 Years	NNN	Now

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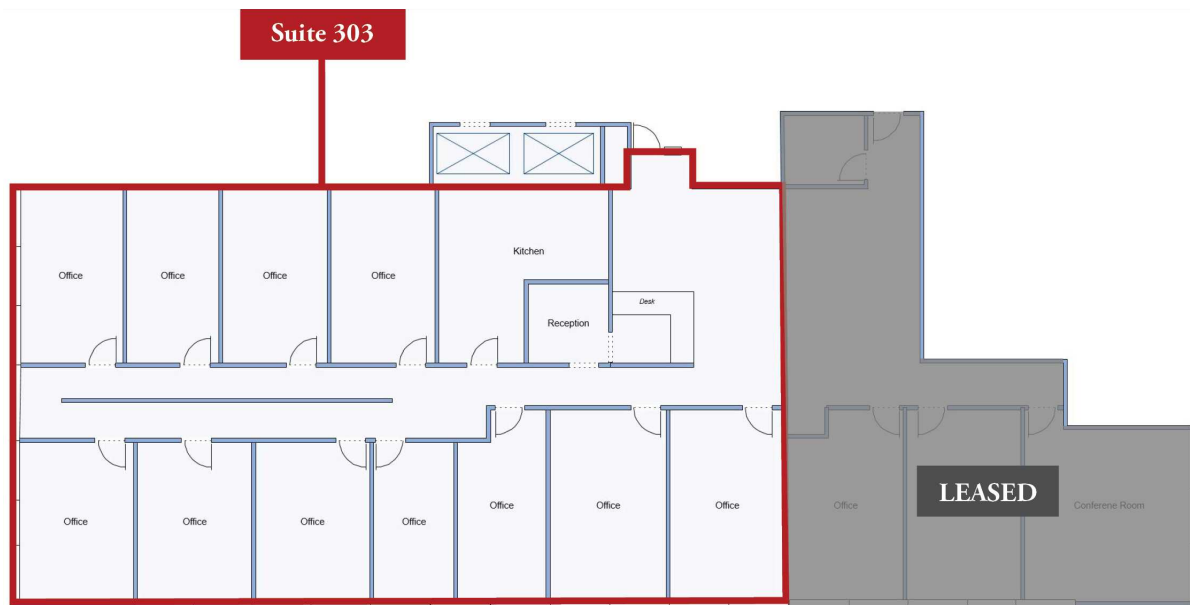
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## Available Spaces

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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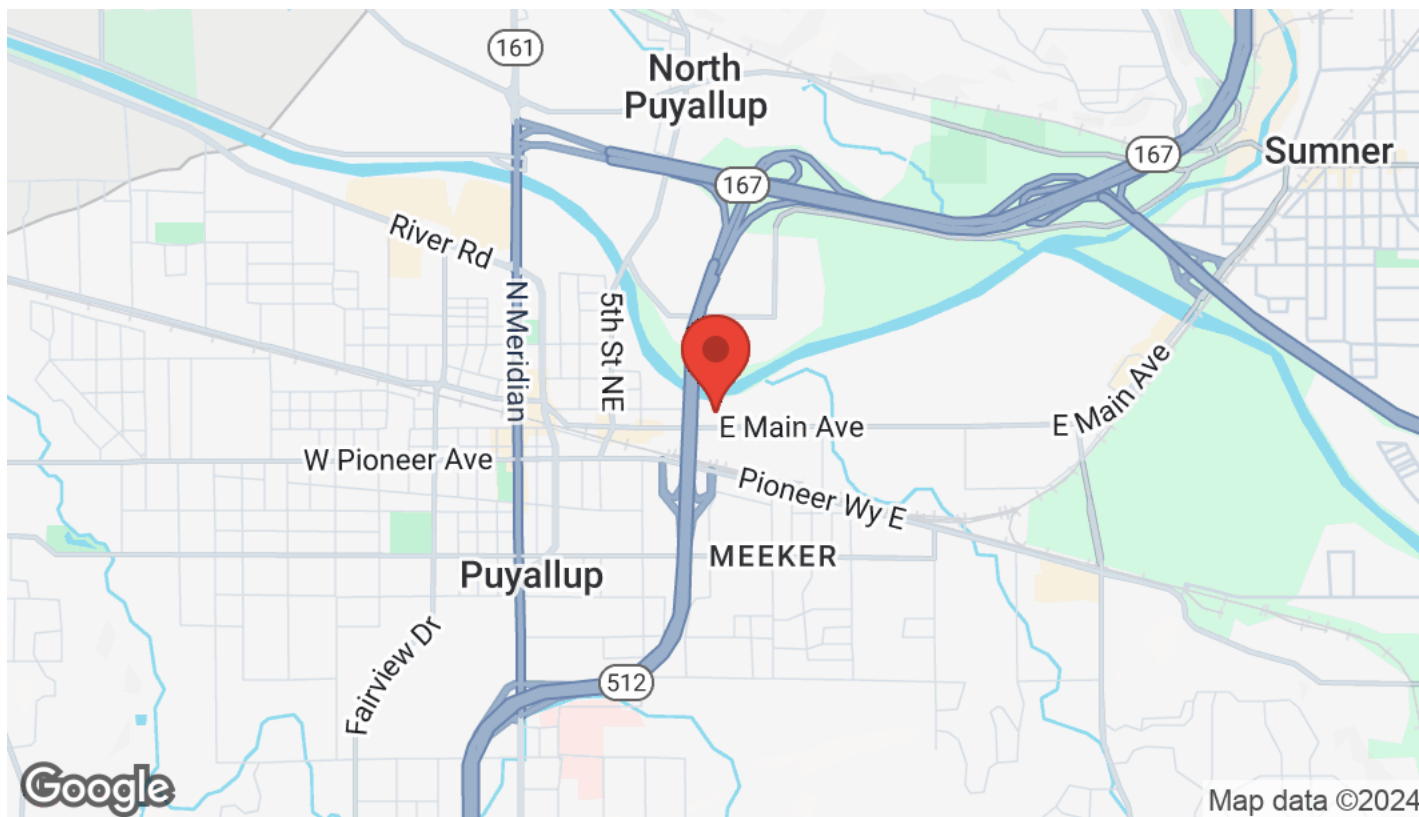
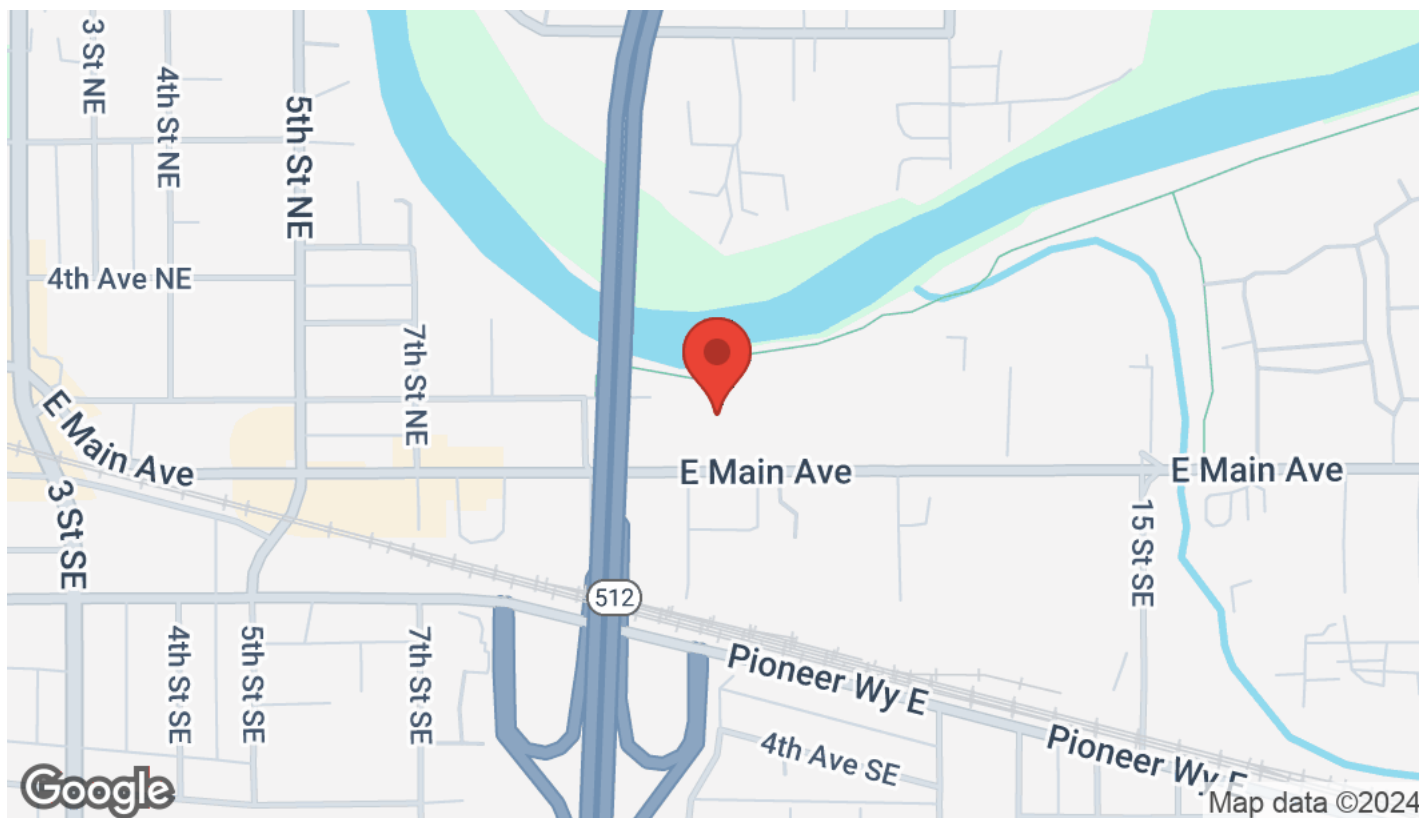
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# LOCATION MAPS

1011 EAST MAIN AVENUE



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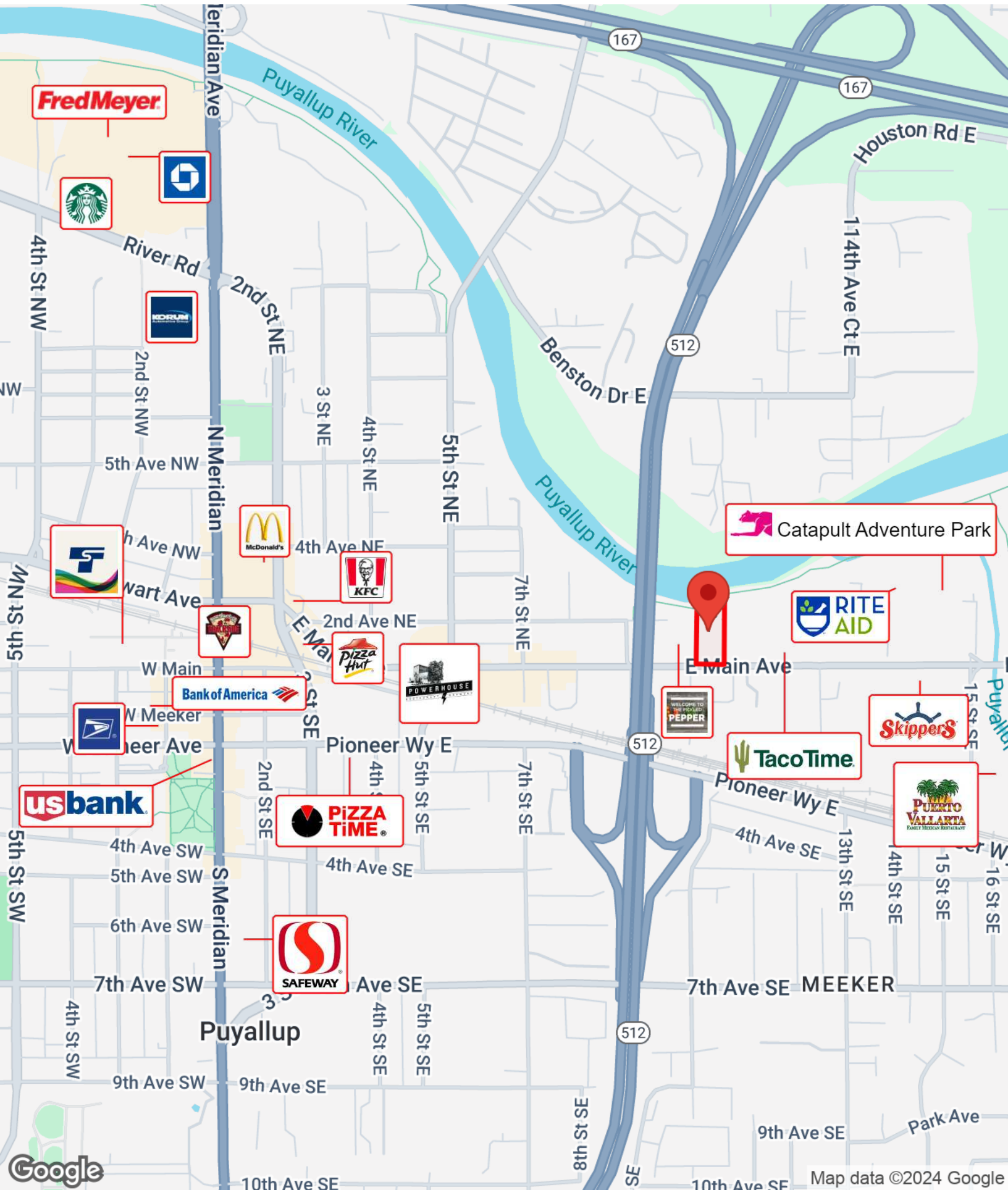
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# BUSINESS MAP

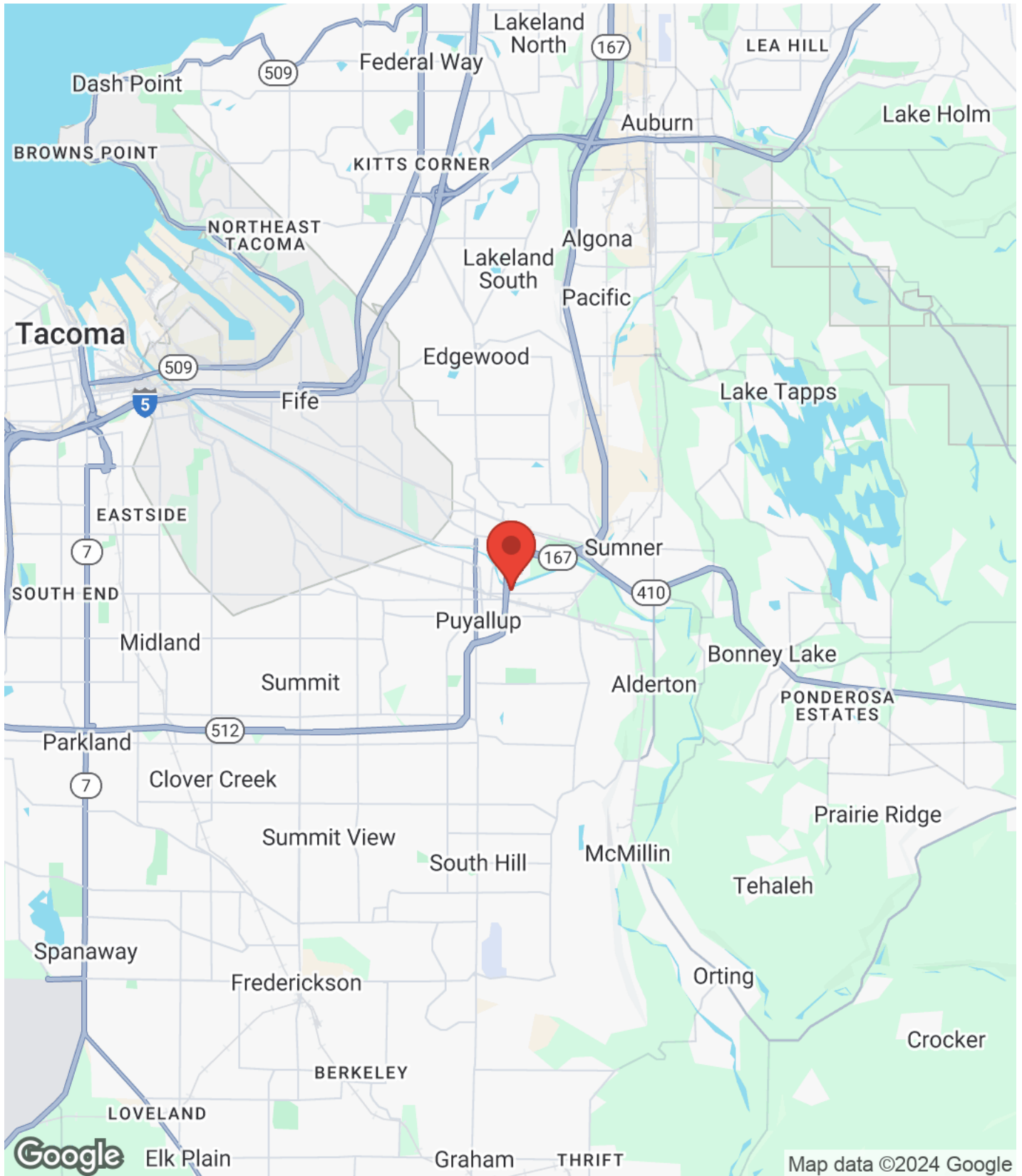
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# REGIONAL MAP

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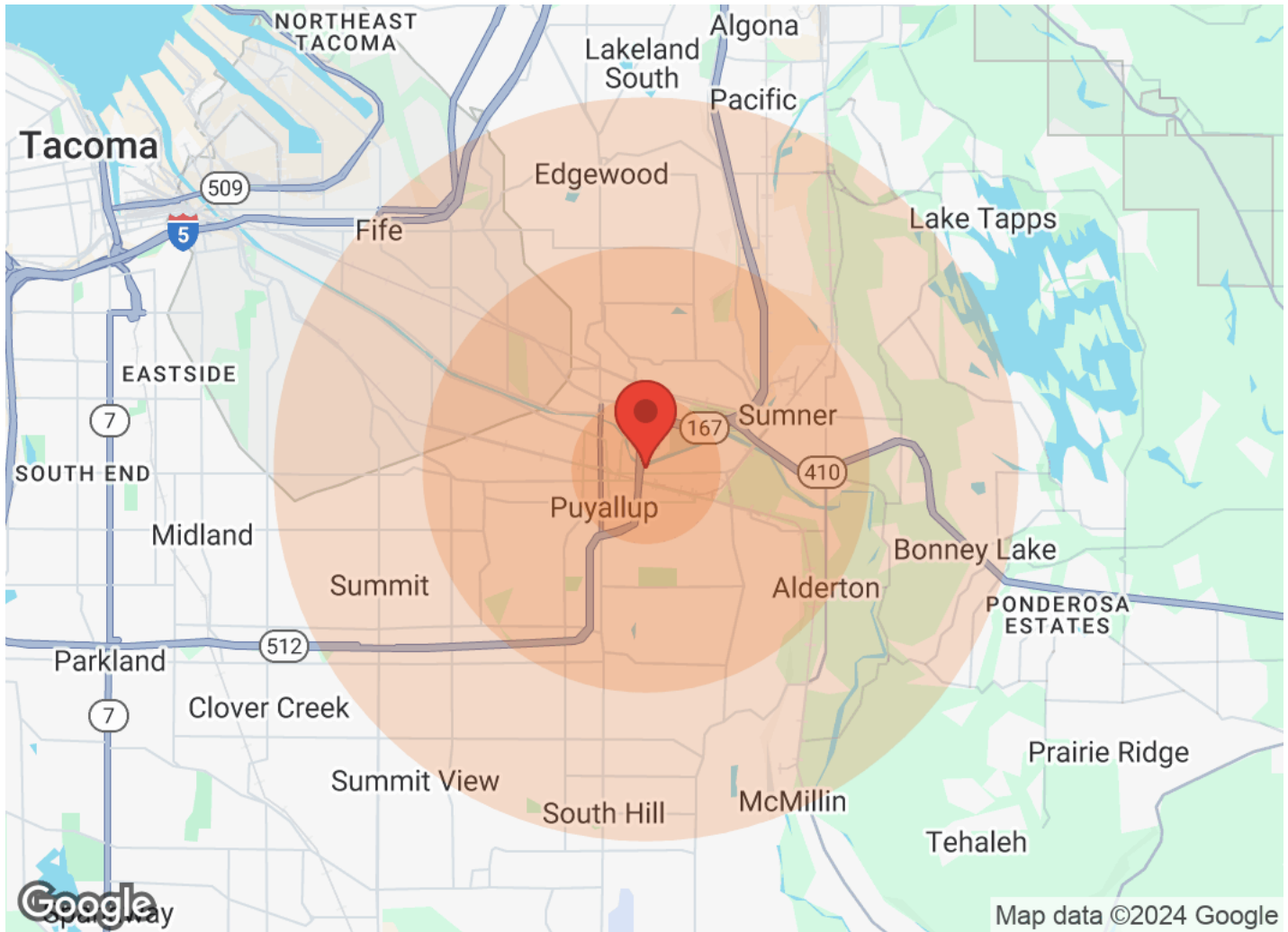
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# DEMOGRAPHICS

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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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