

OFFICE FOR LEASE

# N MERIDIAN BUILDING - PRIME DOWNTOWN LOCATION

420 N MERIDIAN, PUYALLUP, WA 98371



FOR LEASE

**KELLER WILLIAMS COMMERCIAL**

1011 E Main, Suite 420  
Puyallup, WA 98372



Each Office Independently Owned and Operated

**PRESENTED BY:**

**STEVE DORENBUSH, CCIM**

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420 N MERIDIAN



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# EXECUTIVE SUMMARY

420 N MERIDIAN



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	1,072
<b>LEASE RATE:</b>	\$20.00/SF/YR, NNN
<b>LOT SIZE:</b>	13,200 SF
<b>BUILDING SF:</b>	4,224
<b>RENOVATED:</b>	2007
<b>BUILDING CLASS:</b>	B
<b>ZONING:</b>	CBD-CORE
<b>SUBMARKET:</b>	Puyallup

## PROPERTY OVERVIEW

Well designed office suite available in Downtown Puyallup. Suite A features a reception area, large open space, separate conference room, and shared kitchen and bathrooms. Ready to move in! NNN expenses, including power are estimated at \$7.58.

## LOCATION OVERVIEW

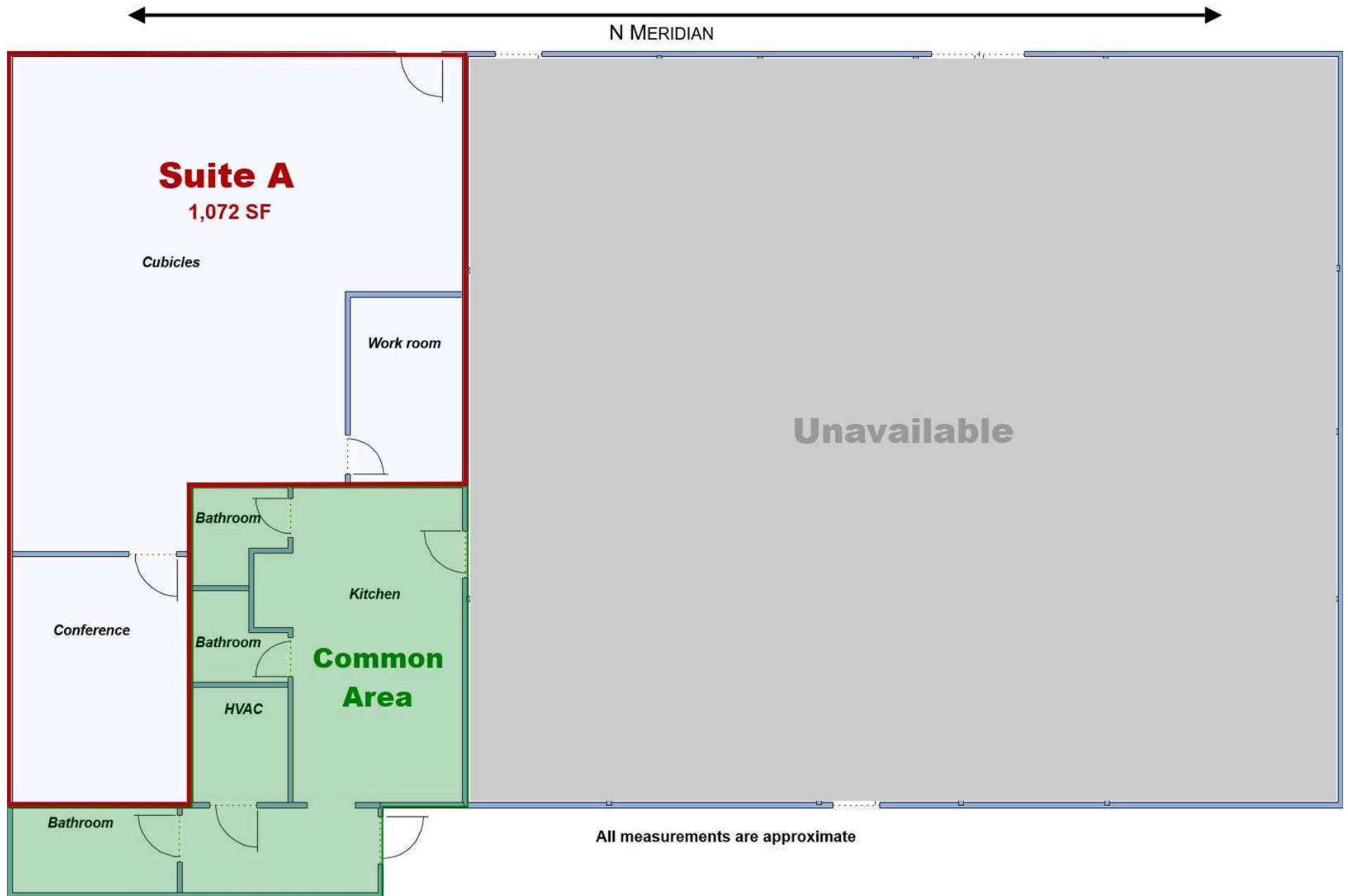
Prime location in Downtown Puyallup with frontage on Meridian. Walking distance to the Sound Transit Station, numerous restaurants and shopping with a Walk Score of 86. Over 9,000 CPD provides excellent exposure for your business. Parking is available on-site.

## PROPERTY HIGHLIGHTS

- Well located in Downtown Puyallup
- 9' ceilings
- Walking distance to Sound Transit
- Shared kitchen and bathroom
- Private conference room
- On-site parking spaces
- Exterior painting Spring 2024
- Parking lot just sealed & restriped

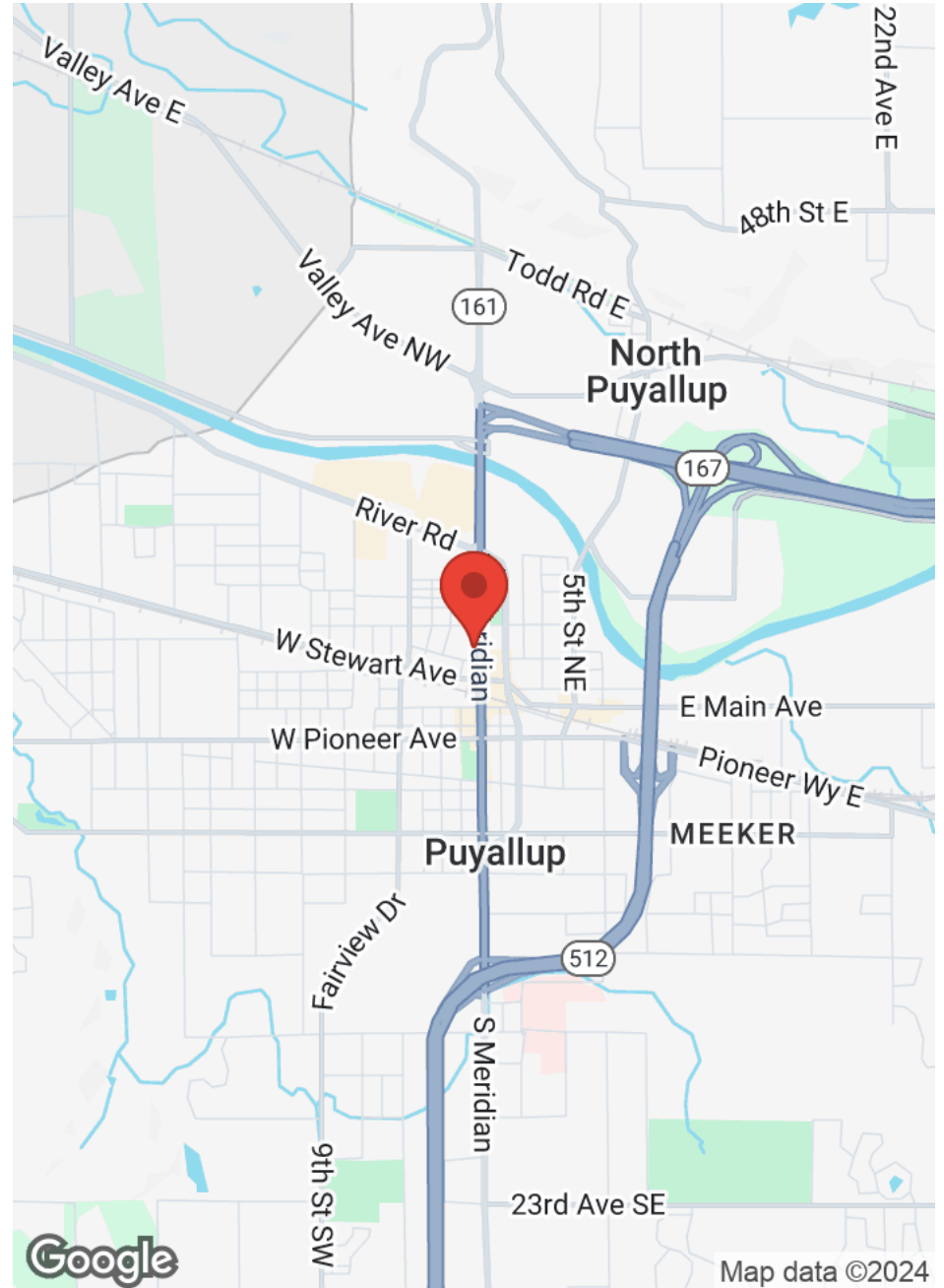
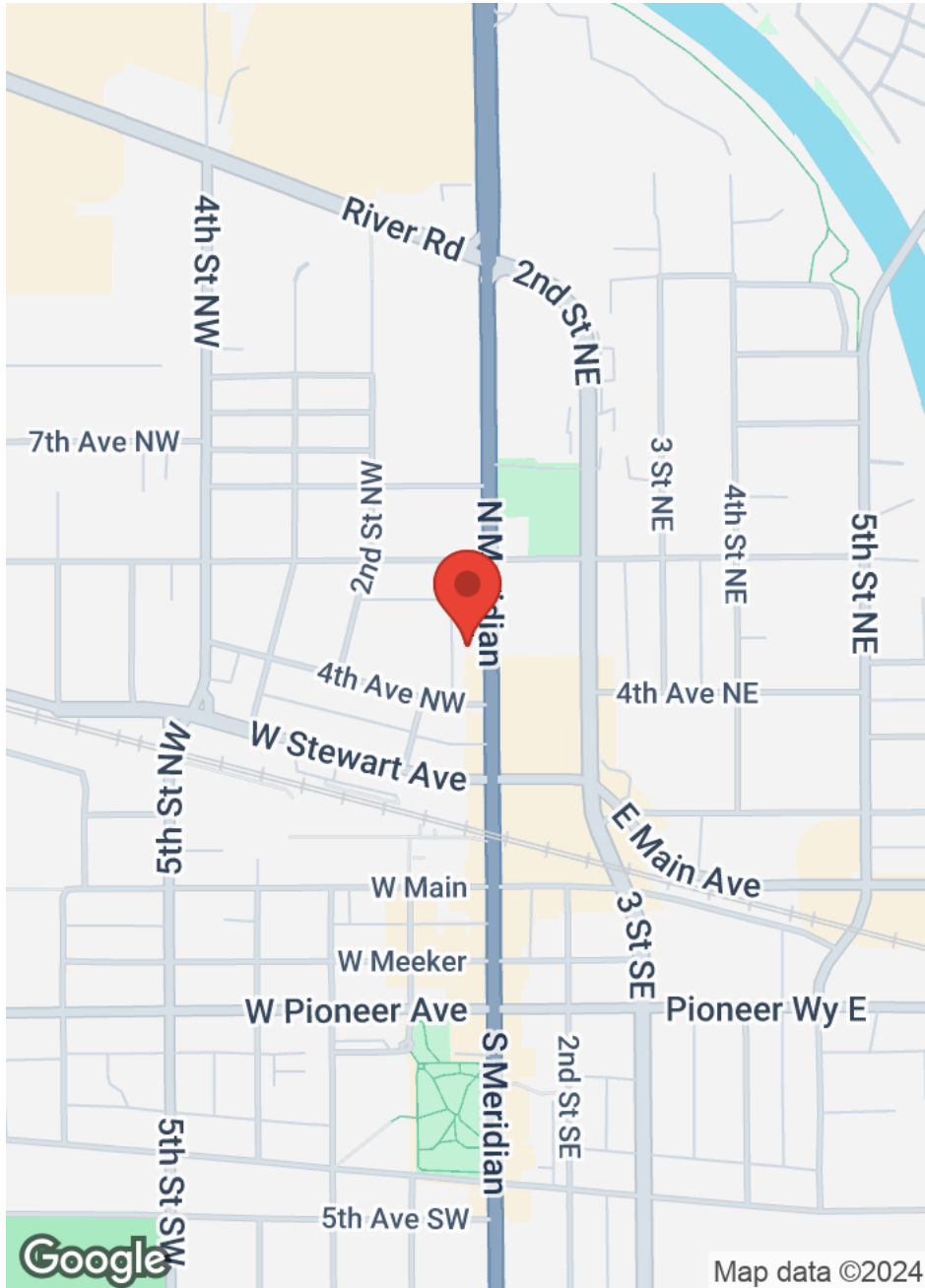
# FLOOR PLAN - SUITE A

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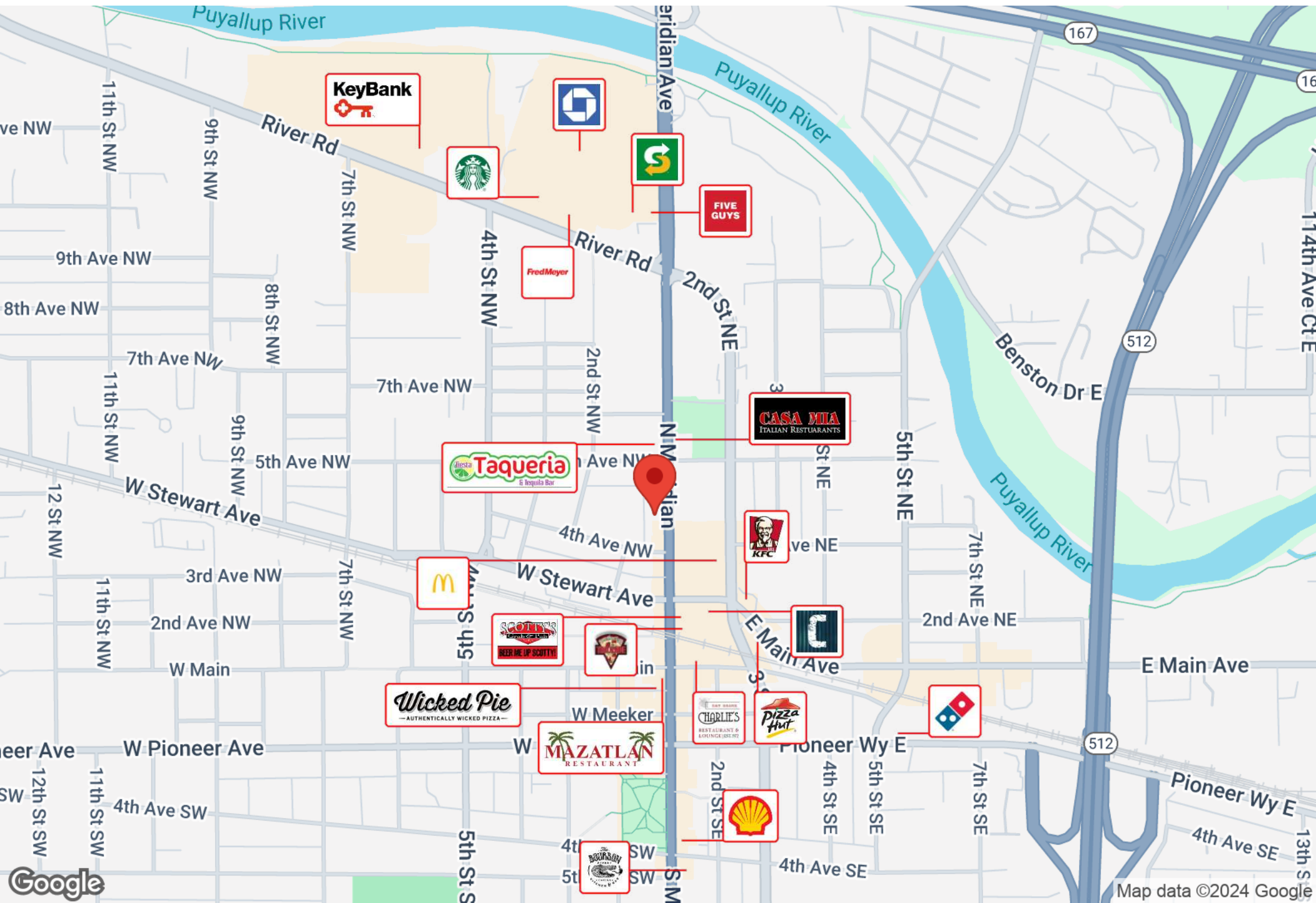
# LOCATION MAPS

420 N MERIDIAN



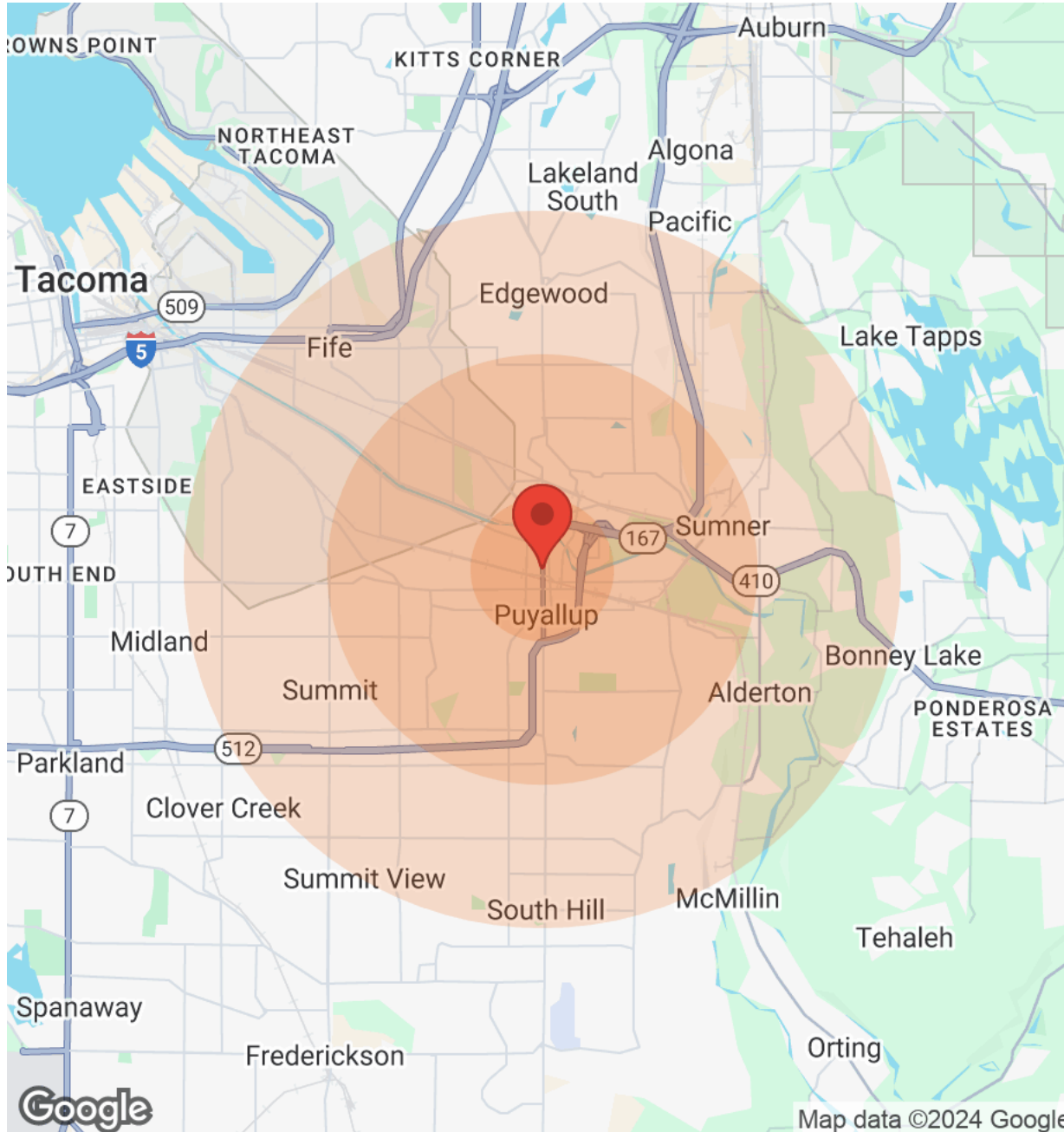
# BUSINESS MAP

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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	4,482	26,921	69,327
Female	5,003	28,097	73,615
Total Population	9,485	55,018	142,942

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,579	10,208	27,748
Ages 15-24	1,090	7,189	19,406
Ages 25-54	3,637	21,193	54,224
Ages 55-64	1,211	7,156	17,894
Ages 65+	1,968	9,272	23,670

Race	1 Mile	3 Miles	5 Miles
White	8,782	48,787	121,533
Black	48	615	2,777
Am In/AK Nat	37	233	685
Hawaiian	7	149	695
Hispanic	550	4,019	11,096
Multi-Racial	1,160	8,142	23,186

Income	1 Mile	3 Miles	5 Miles
Median	\$42,427	\$58,559	\$61,767
< \$15,000	607	1,804	3,946
\$15,000-\$24,999	366	1,610	4,476
\$25,000-\$34,999	577	2,315	5,188
\$35,000-\$49,999	896	3,716	8,746
\$50,000-\$74,999	673	4,495	11,306
\$75,000-\$99,999	484	2,949	8,587
\$100,000-\$149,999	409	3,631	9,368
\$150,000-\$199,999	147	1,163	2,848
> \$200,000	22	464	1,399

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,953	24,726	60,949
Occupied	4,536	22,963	57,063
Owner Occupied	2,345	14,000	35,903
Renter Occupied	2,191	8,963	21,160
Vacant	417	1,763	3,886