

OFFICE FOR LEASE

PEP - 929 BUILDING

929 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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Lic: 27026, WA

SIMRANJIT KAUR

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929 EAST MAIN AVENUE



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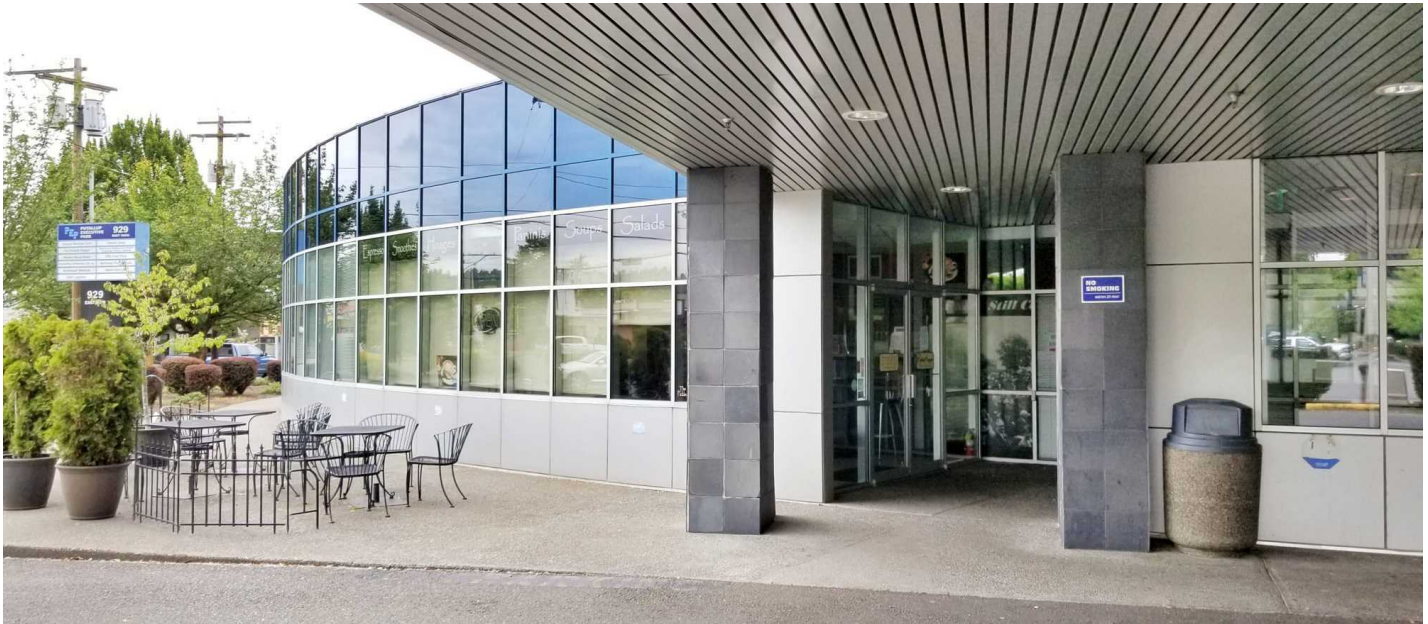
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EXECUTIVE SUMMARY

929 EAST MAIN AVENUE



OFFERING SUMMARY

| | |
|------------------------|----------------------------|
| LEASE RATE: | \$22.00 / SF / YR + NNN |
| AVAILABLE SF: | 597 - 4,232 |
| LEASE TERM: | 3 - 5 Years |
| BUILDING SF: | 27,395 |
| YEAR BUILT: | 2001 |
| BUILDING CLASS: | A |
| FLOORS: | 3 |
| HVAC: | Gas HVAC |
| PARKING: | Surface |
| PARKING RATIO: | 5.11 |
| ZONING: | CG - General Commercial |

PROPERTY OVERVIEW

Class A office building in downtown Puyallup. Quality constructed building offers many amenities, including access to the Riverwalk Trail, locker room and showers, Cafe restaurant, and on-site property management.



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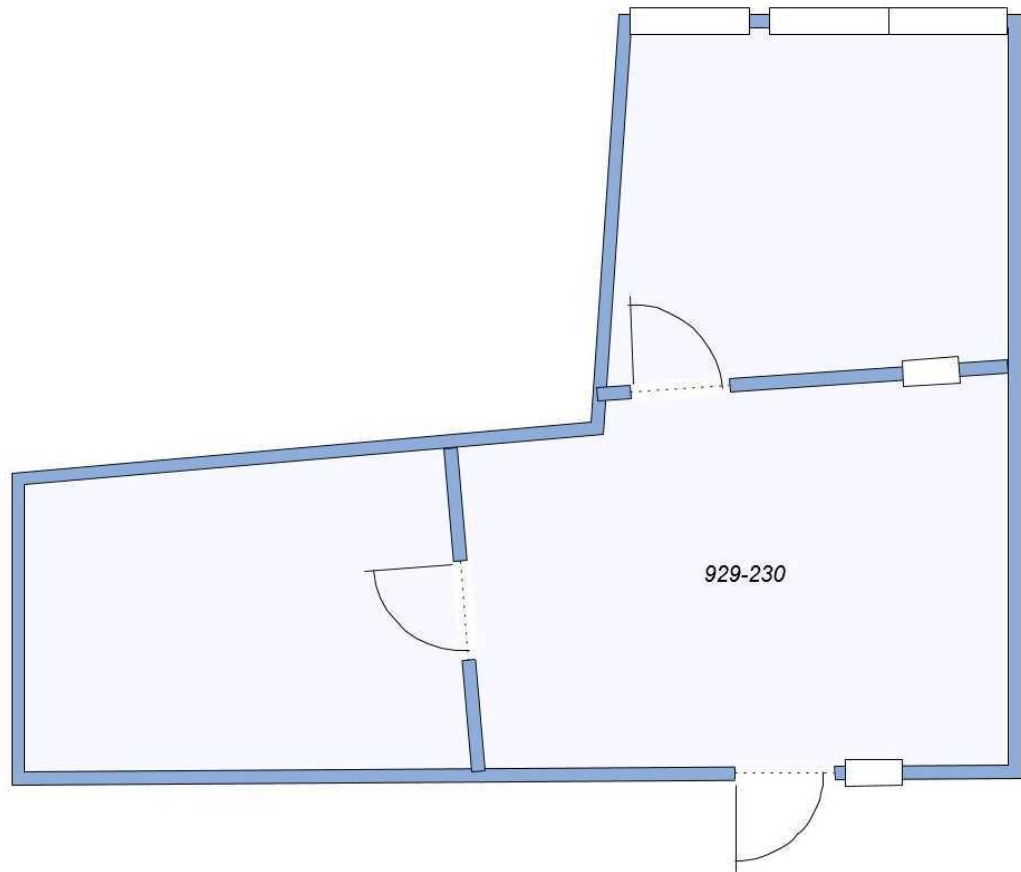
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AVAILABLE SPACES

929 EAST MAIN AVENUE



FOR LEASE



Available Spaces

| Suite | Size | Rate | Term | Use | Available |
|-------|------|-------------------|-------------|--------|-----------|
| 230 | 597 | \$22.00 / SF / YR | 3 - 5 Years | Office | Now |

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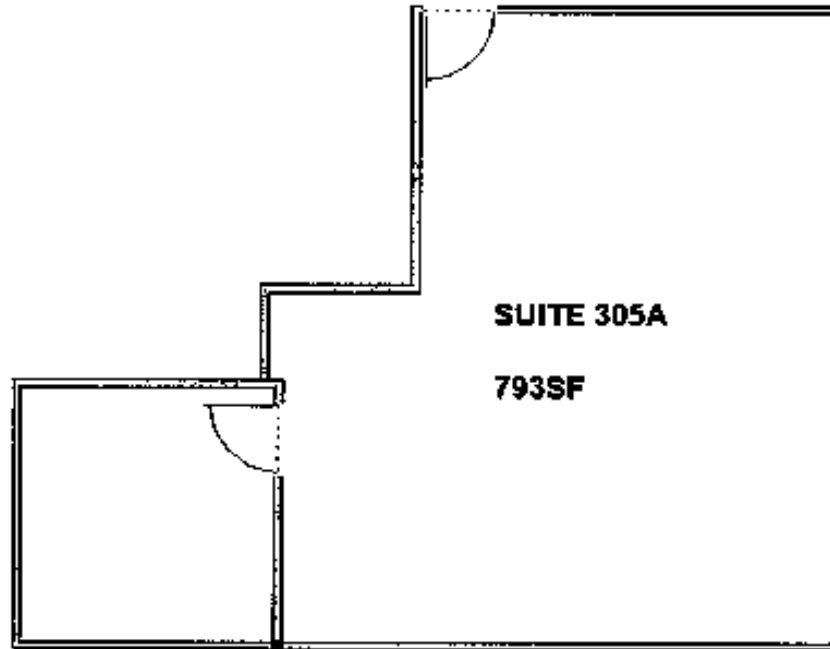
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AVAILABLE SPACES

929 EAST MAIN AVENUE



FOR LEASE



Available Spaces

| Suite | Size | Rate | Term | Use | Available |
|-------|------|-------------------------|-------------|--------|-----------|
| 305A | 793 | \$22.00 / SF / YR + NNN | 3 - 5 Years | Office | Now |

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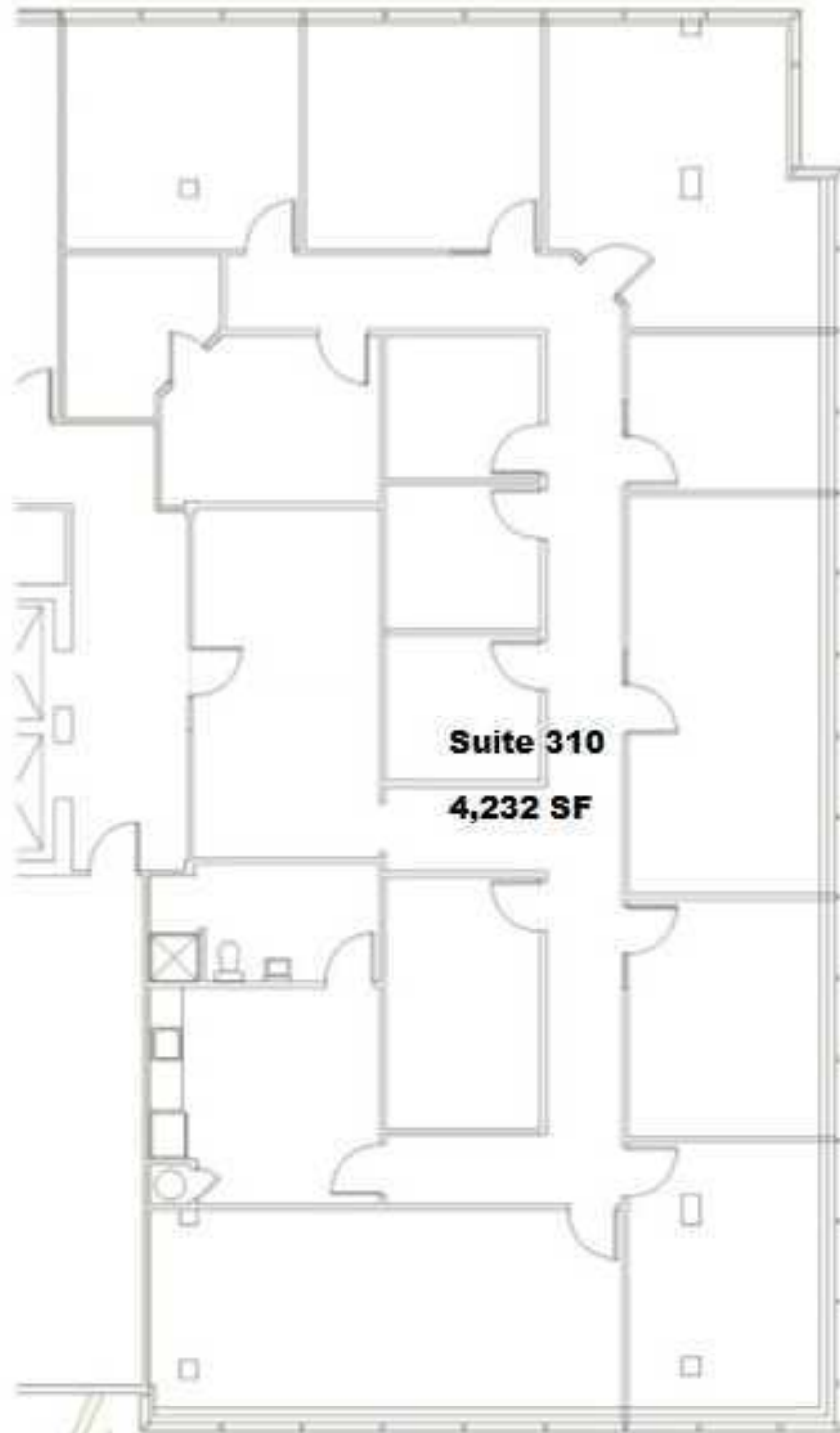
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AVAILABLE SPACES

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FOR LEASE



Available Spaces

| Suite | Size | Rate | Term | Available |
|-------|-------|-------------------|------------|----------------------|
| 310 | 4,232 | \$22.00 / SF / YR | 3 - 5Years | Now Can be demised |

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LOCATION & HIGHLIGHTS

929 EAST MAIN AVENUE



LOCATION INFORMATION

Building Name: PEP - 929 Building
Street Address: 929 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 View of Mt. Rainier & the Puyallup River
- NNN Include Janitorial
- Minutes to the Sounder Train Station
- Close to Local Services

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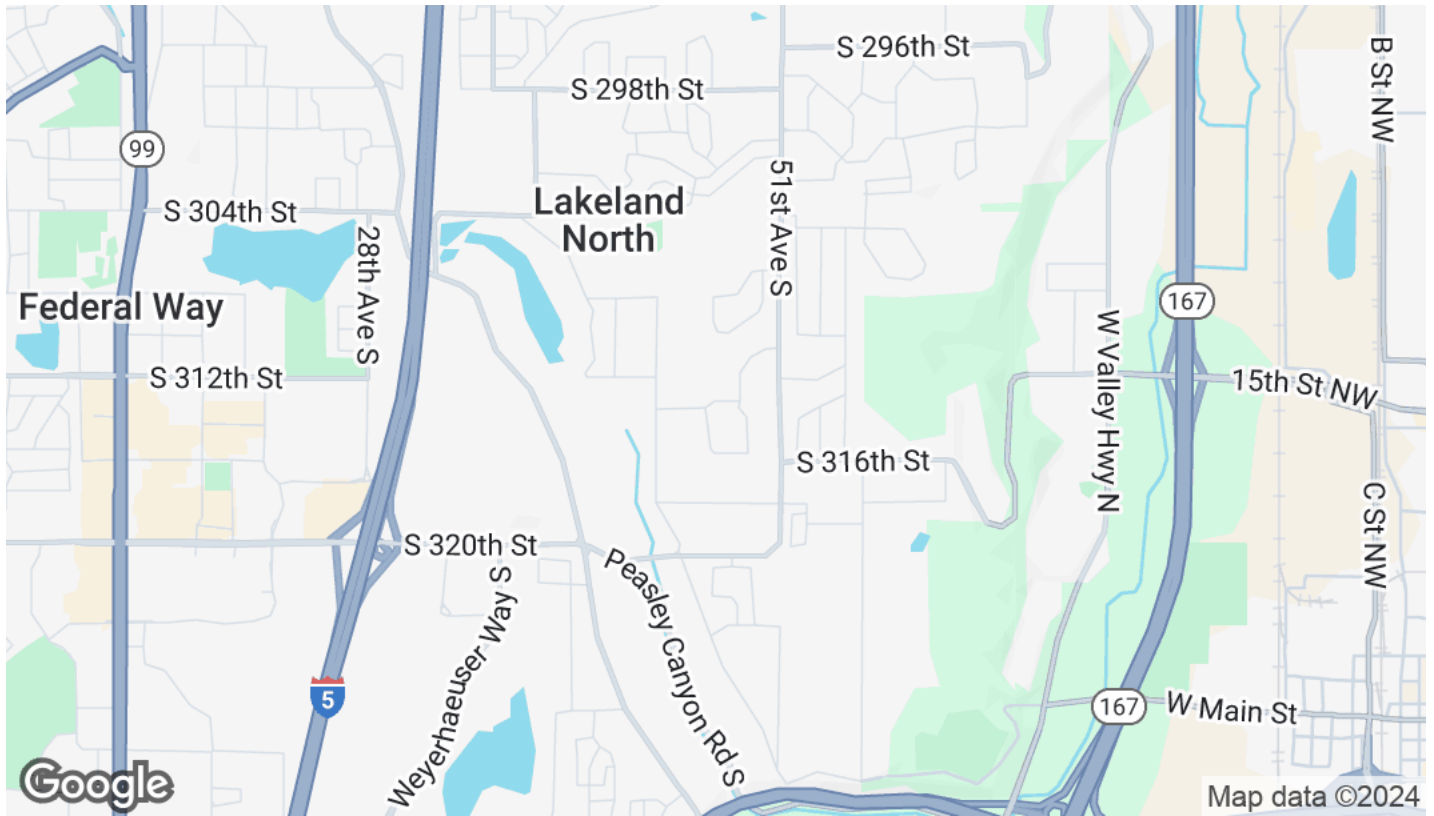
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LOCATION MAPS

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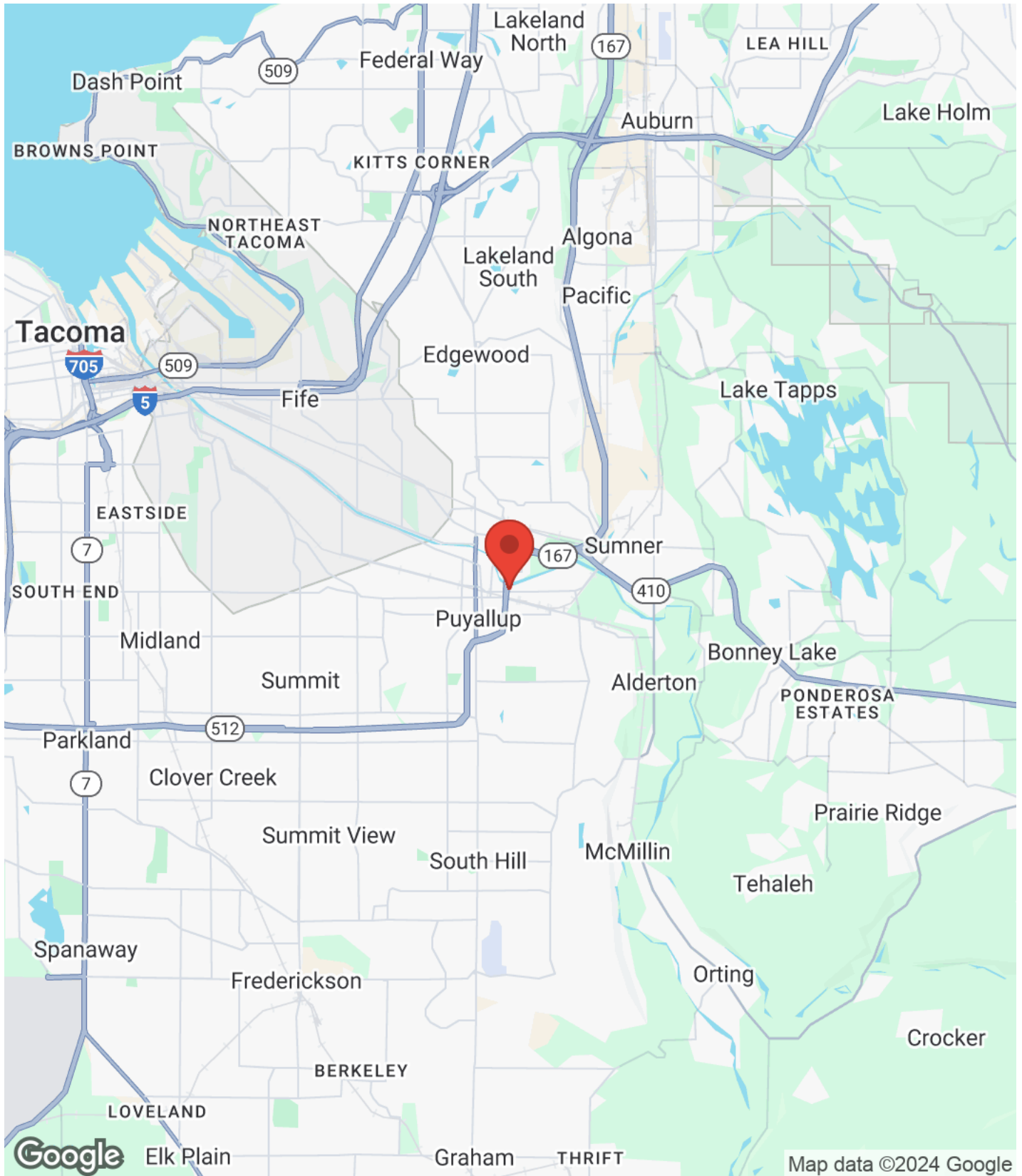
BUSINESS MAP

929 EAST MAIN AVENUE



REGIONAL MAP

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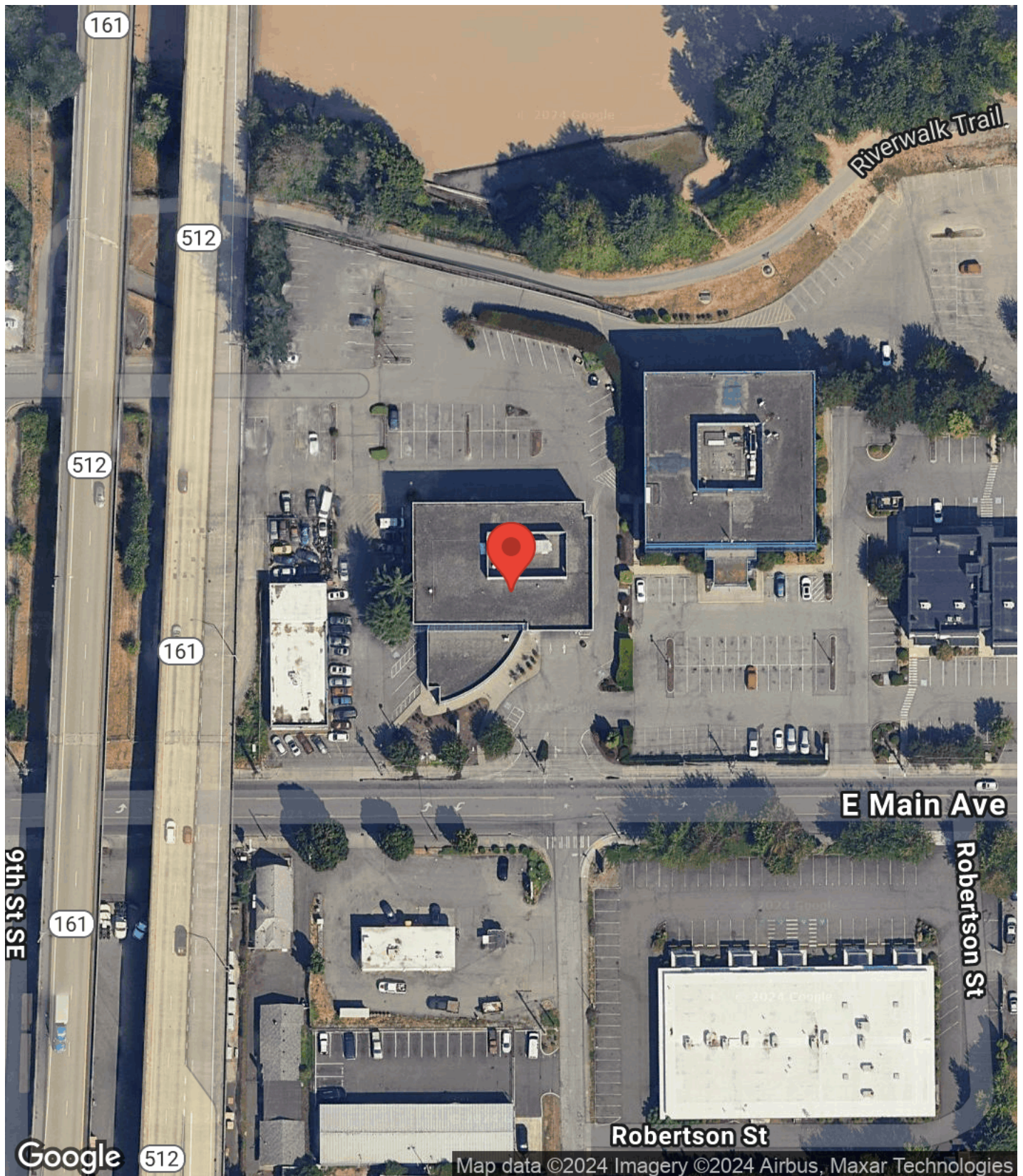
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AERIAL MAP

929 EAST MAIN AVENUE



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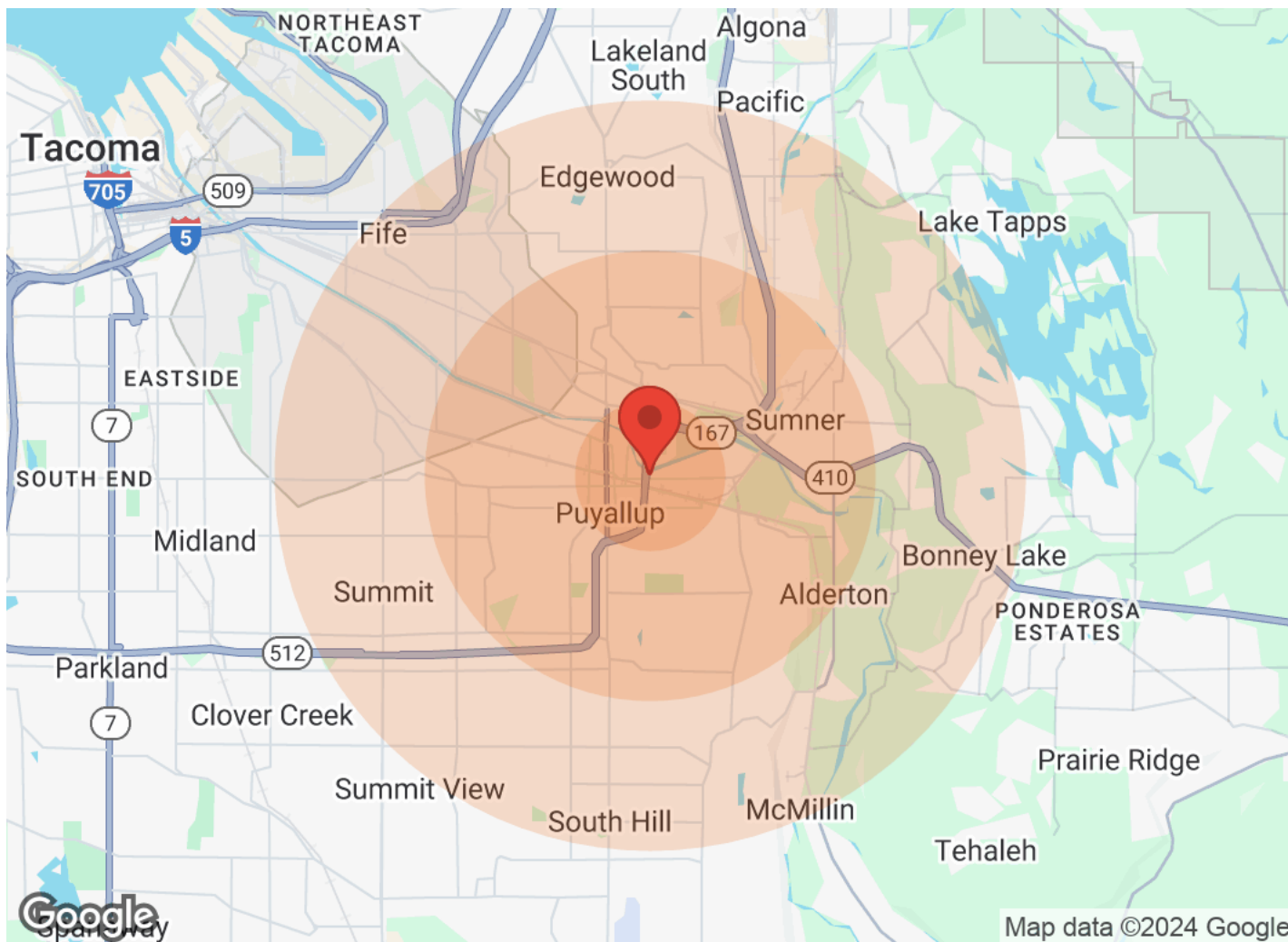
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DEMOGRAPHICS

929 EAST MAIN AVENUE



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 4,407 | 31,303 | 75,133 |
| Female | 4,842 | 33,212 | 78,808 |
| Total Population | 9,249 | 64,515 | 153,941 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | 1,586 | 12,288 | 30,046 |
| Ages 15-24 | 1,044 | 8,548 | 21,228 |
| Ages 25-54 | 3,751 | 24,964 | 58,182 |
| Ages 55-64 | 1,121 | 8,079 | 19,344 |
| Ages 65+ | 1,747 | 10,636 | 25,141 |

| Race | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White | 8,286 | 57,021 | 130,166 |
| Black | 84 | 705 | 3,068 |
| Am In/AK Nat | 48 | 236 | 705 |
| Hawaiian | 34 | 184 | 747 |
| Hispanic | 688 | 4,989 | 12,019 |
| Multi-Racial | 1,398 | 9,858 | 25,218 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$40,089 | \$58,087 | \$61,181 |
| < \$15,000 | 546 | 2,180 | 4,065 |
| \$15,000-\$24,999 | 346 | 2,098 | 4,747 |
| \$25,000-\$34,999 | 532 | 2,640 | 5,589 |
| \$35,000-\$49,999 | 1,016 | 4,375 | 9,254 |
| \$50,000-\$74,999 | 632 | 5,002 | 12,161 |
| \$75,000-\$99,999 | 522 | 3,537 | 9,217 |
| \$100,000-\$149,999 | 401 | 4,237 | 10,165 |
| \$150,000-\$199,999 | 75 | 1,312 | 3,143 |
| > \$200,000 | N/A | 608 | 1,606 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 4,907 | 28,778 | 64,902 |
| Occupied | 4,340 | 26,761 | 60,841 |
| Owner Occupied | 1,915 | 15,851 | 38,465 |
| Renter Occupied | 2,425 | 10,910 | 22,376 |
| Vacant | 567 | 2,017 | 4,061 |

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