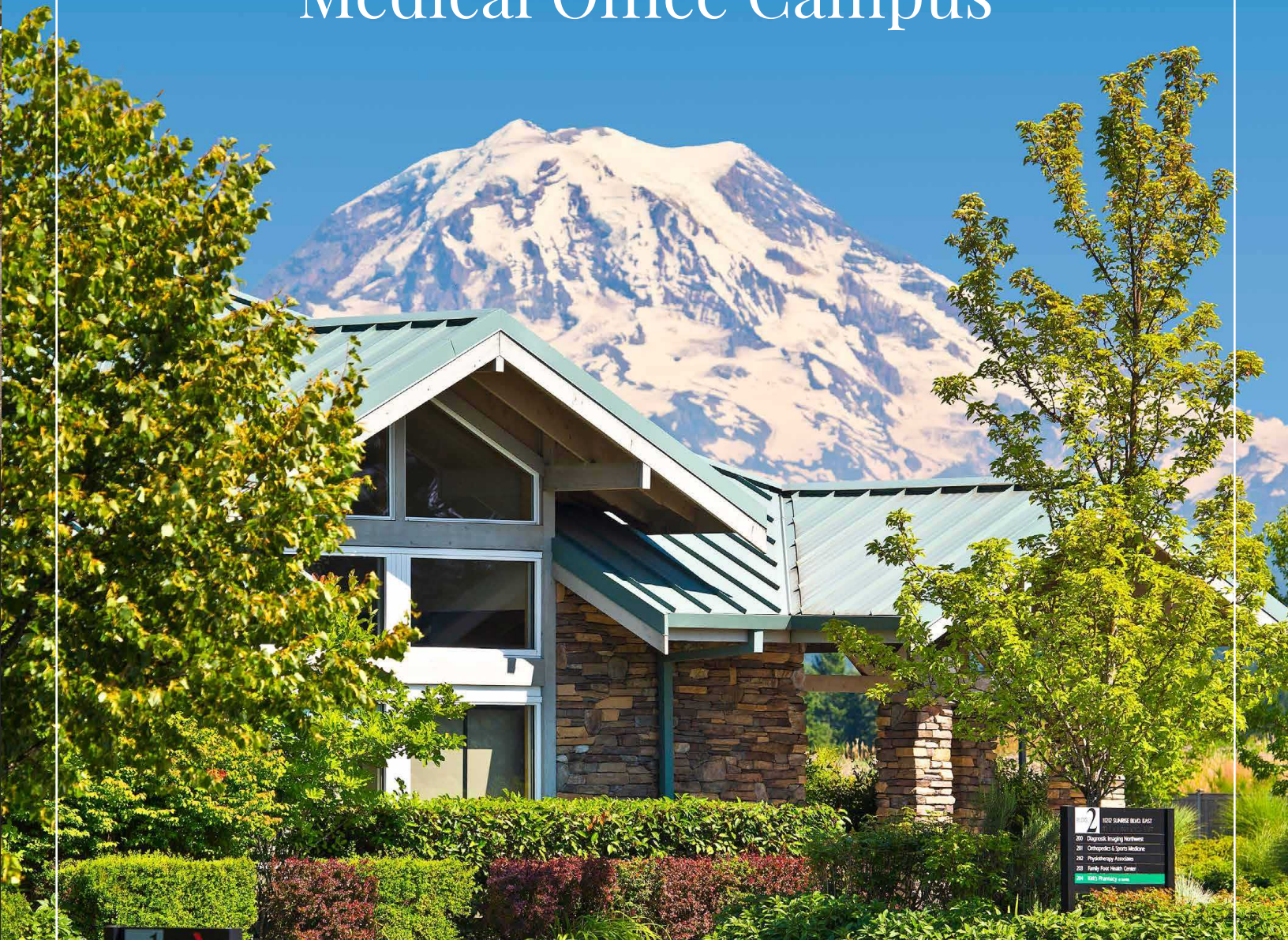


SUNRISE MEDICAL CAMPUS

South Sound's Premier Class A Medical Office Campus



11102 Sunrise Boulevard East
Puyallup, Washington


CLISE

 Kidder
Mathews

Where modern elegance & medical office space converge.

Welcome to South Sound's state-of-the-art, medical office building campus. Consisting of three, state-of-the-art, medical office buildings, the campus is comprised of 98,815 square feet, situated on 17-acres of lush greenery, providing unobstructed, majestic views of Mt. Ranier.



3 BUILDINGS



AVAILABILITY

Suite #	Bldg	Total SF
SPEC SUITE 107	1	2,221 RSF
SPEC SUITE 204	2	1,527 RSF
SPEC SUITE 105	3	992 RSF
SPEC SUITE 108	3	1,119 RSF



98,815 TOTAL SF

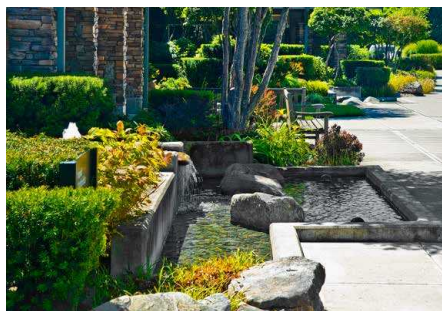


NEIGHBORHOOD

Pierce County is home to the well-known medical giant, MultiCare Health System, and several major hospitals including Allenmore Hospital, Good Samaritan Hospital, Mary Bridge Children's hospital and Tacoma General Hospital. The location is one of the densest medical districts in the state and is close to many residential and local businesses.



992 SF - 2,221 SF
AVAILABLE



THE CAMPUS

Sunrise Medical is located on 17-acres of beautifully landscaped lawns, gardens and fountains. Large double paned windows create exceptional lighting and natural wood framed glass storefront entry doors complete the elegance of the campus. The property's superior landscaping includes a courtyard, water fountains, as well as spectacular views of Mt. Rainier.



Features

- 3-building, Class A medical office campus
- On-site management, engineering, landscaping & security staff
- Abundant, free on-site parking available for tenants and patients (6.5 stalls/1,000 usf)
- Superior landscaped courtyard

Location

- Located in one of the densest medical districts in the state
- Close proximity to numerous residential and local businesses
- Easy access to North & Southbound SR-167, East & Westbound Highway 512 and multiple transit routes

Amenities

- Tenant spaces with a variety of floor plans, each offering quality finishes and air conditioning
- Building conference room
- Telecommunications and connectivity capabilities
- On-site storage area, & pharmacy
- Bicycle storage

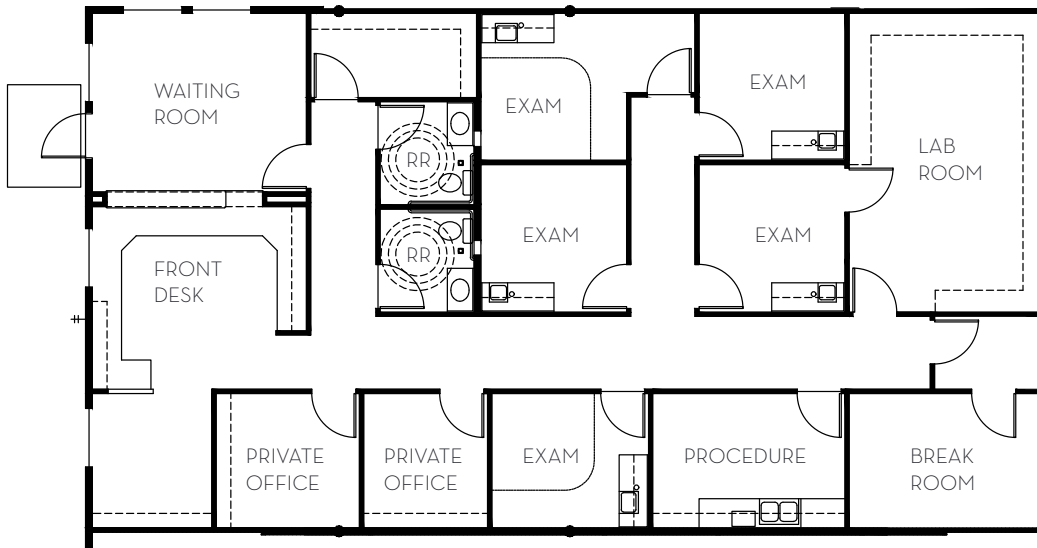




SUNRISE MEDICAL CAMPUS

Building 1

Spec Suite 107 | 2,221 RSF



SPACE PROGRAM

- 5 exam rooms
- 1 lab room
- 1 procedure room
- Waiting room
- 2 private offices
- Employee break room
- 2 in-suite restrooms

OWNERSHIP



LEASING INFORMATION

Will Frame
253.948.6895
will.frame@kidder.com

Drew Frame, SIOR
253.948.7032
drew.frame@kidder.com

cliseproperties.com
kidder.com

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

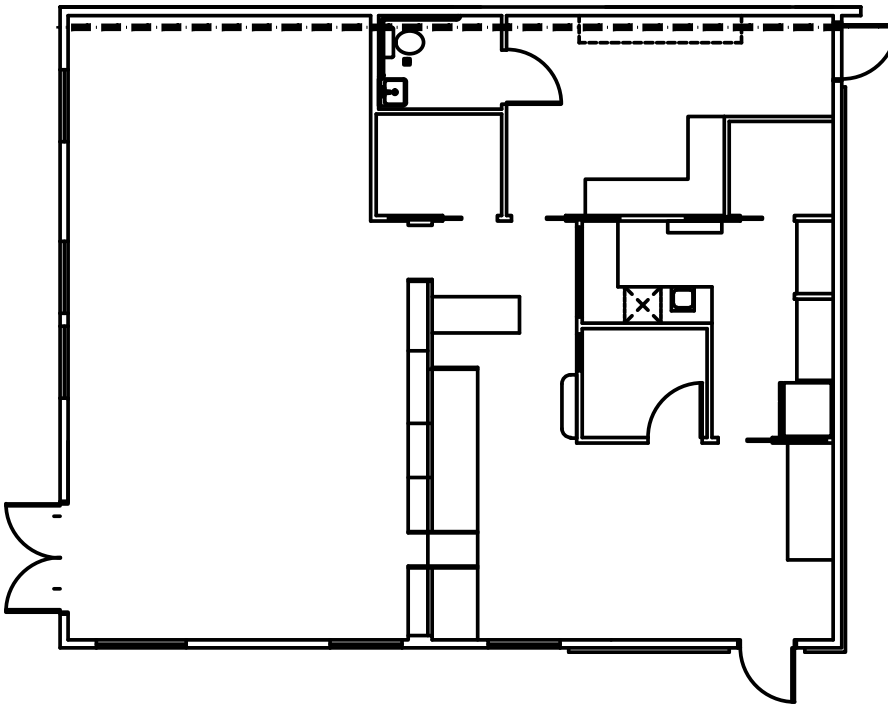




SUNRISE MEDICAL CAMPUS

Building 2

Suite 204 | 1,527 RSF



OWNERSHIP



LEASING INFORMATION

Will Frame
253.948.6895
will.frame@kidder.com

Drew Frame, SIOR
253.948.7032
drew.frame@kidder.com

cliseproperties.com
kidder.com

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

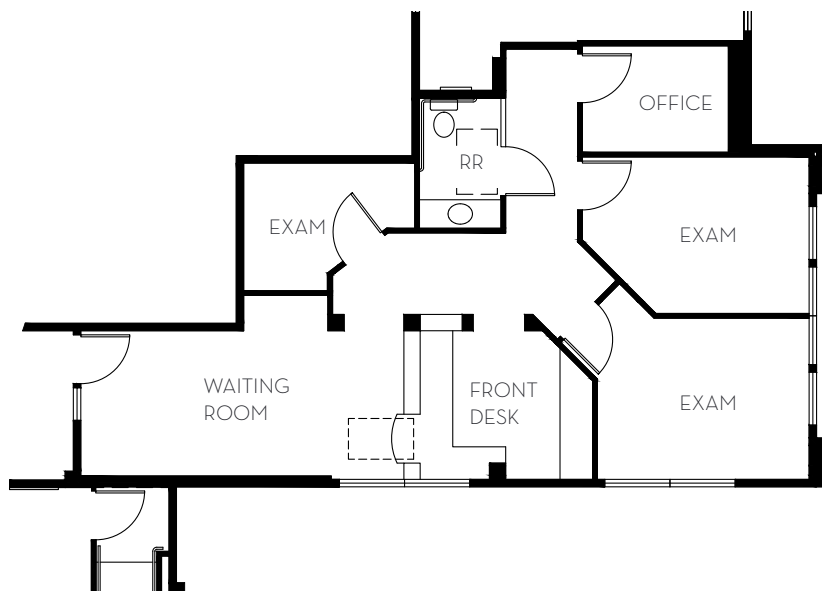




SUNRISE MEDICAL CAMPUS

Building 3

Spec suite 105 | 992 RSF



SPACE PROGRAM

- 3 exam rooms
- 1 in-suite restroom
- 1 private office
- Spacious waiting room

OWNERSHIP



LEASING INFORMATION

Will Frame
253.948.6895
will.frame@kidder.com

Drew Frame, SIOR
253.948.7032
drew.frame@kidder.com

cliseproperties.com
kidder.com

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

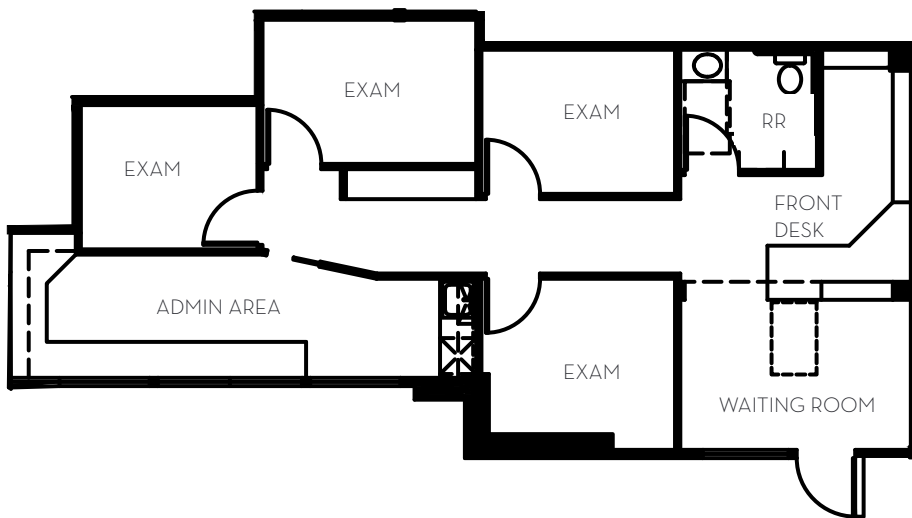




SUNRISE MEDICAL CAMPUS

Building 3

Spec suite 108 | 1,119 RSF



SPACE PROGRAM

- 4 exam rooms
- 1 in-suite restroom
- 1 admin area
- Waiting room

OWNERSHIP



LEASING INFORMATION

Will Frame
253.948.6895
will.frame@kidder.com

Drew Frame, SIOR
253.948.7032
drew.frame@kidder.com

cliseproperties.com
kidder.com

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.





SUNRISE MEDICAL CAMPUS

OWNERSHIP

CLISE

LEASING INFORMATION

Will Frame
253.948.6895
will.frame@kidder.com

Drew Frame, SIOR
253.948.7032
drew.frame@kidder.com

cliseproperties.com
kidder.com

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

km **Kidder
Mathews**