SUNRISE MEDICAL CAMPUS

South Sound's Premier Class A Medical Office Campus



11102 Sunrise Boulevard East Puyallup, Washington





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.





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





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 AVAIL ABL F



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. Rainer.



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

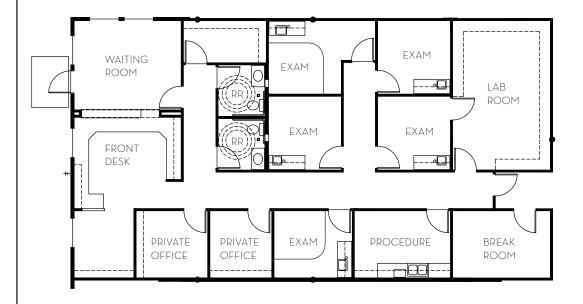








Spec Suite 107 | 2,221 RSF



SPACE PROGRAM

- 5 exam rooms
- 1 procedure room
- 2 private offices
- 2 in-suite restrooms

- 1 lab room
- Waiting room
- Employee break room

OWNERSHIP

LEASING INFORMATION



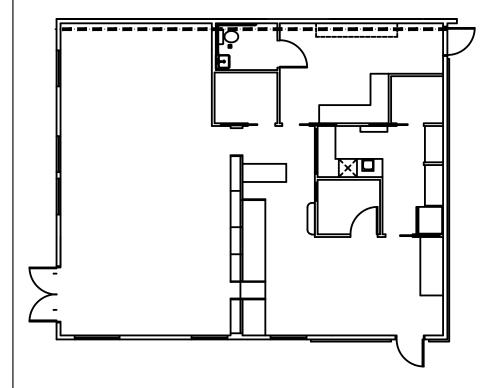
Will Frame 253.948.6895 will.frame@kidder.com Drew Frame, SIOR 253.948.7032 drew.frame@kidder.com

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Suite 204 | 1,527 RSF



OWNERSHIP

LEASING INFORMATION



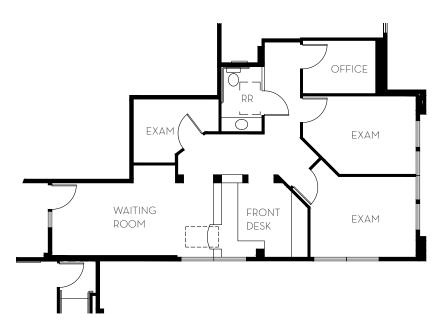
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Spec suite 105 | 992 RSF



SPACE PROGRAM

- 3 exam rooms
- 1 private office

- 1 in-suite restroom
- · Spacious waiting room

OWNERSHIP

LEASING INFORMATION



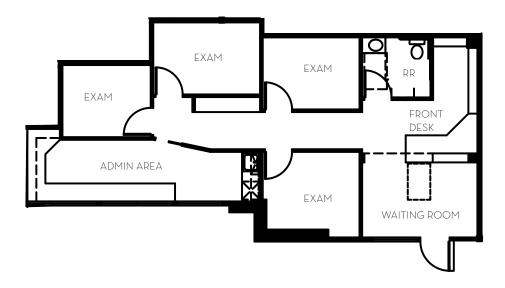
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Spec suite 108 | 1,119 RSF



SPACE PROGRAM

- 4 exam rooms
- 1 admin area

- 1 in-suite restroom
- · Waiting room

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SUNRISE MEDICAL CAMPUS

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