

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**

1029 E Main, Suite 201  
Puyallup, WA 98372



Each Office Independently Owned and Operated

*PRESENTED BY:*

**RICK BROWN**

Commercial Broker  
O: (253) 840-5574  
C: (253) 617-9460  
rickbrown@kw.com  
Lic: 27026, WA

**EDWARD YU**

Commercial Property Manager  
O: (253) 880-2048  
C: (253) 880-2048  
edwardyu@kw.com  
24020496, WA

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# Disclaimer

929 EAST MAIN AVENUE



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

## KELLER WILLIAMS COMMERCIAL

1029 E Main, Suite 201  
Puyallup, WA 98372



Each Office Independently Owned and Operated

## PRESENTED BY:

### RICK BROWN

Commercial Broker  
O: (253) 840-5574  
C: (253) 617-9460  
rickbrown@kw.com  
Lic: 27026, WA

### EDWARD YU

Commercial Property Manager  
O: (253) 880-2048  
C: (253) 880-2048  
edwardyu@kw.com  
24020496, WA

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# EXECUTIVE SUMMARY

929 EAST MAIN AVENUE



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$22.00 / SF / YR + NNN
<b>AVAILABLE SF:</b>	793 - 2,378
<b>LEASE TERM:</b>	3 - 5 Years
<b>BUILDING SF:</b>	27,395
<b>YEAR BUILT:</b>	2001
<b>BUILDING CLASS:</b>	A
<b>FLOORS:</b>	3
<b>HVAC:</b>	Gas HVAC
<b>PARKING:</b>	Surface
<b>PARKING RATIO:</b>	5.11
<b>ZONING:</b>	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.



**KELLER WILLIAMS COMMERCIAL**  
1029 E Main, Suite 201  
Puyallup, WA 98372



Each Office Independently Owned and Operated

**RICK BROWN**  
Commercial Broker  
O: (253) 840-5574  
C: (253) 617-9460  
rickbrown@kw.com  
Lic: 27026, WA

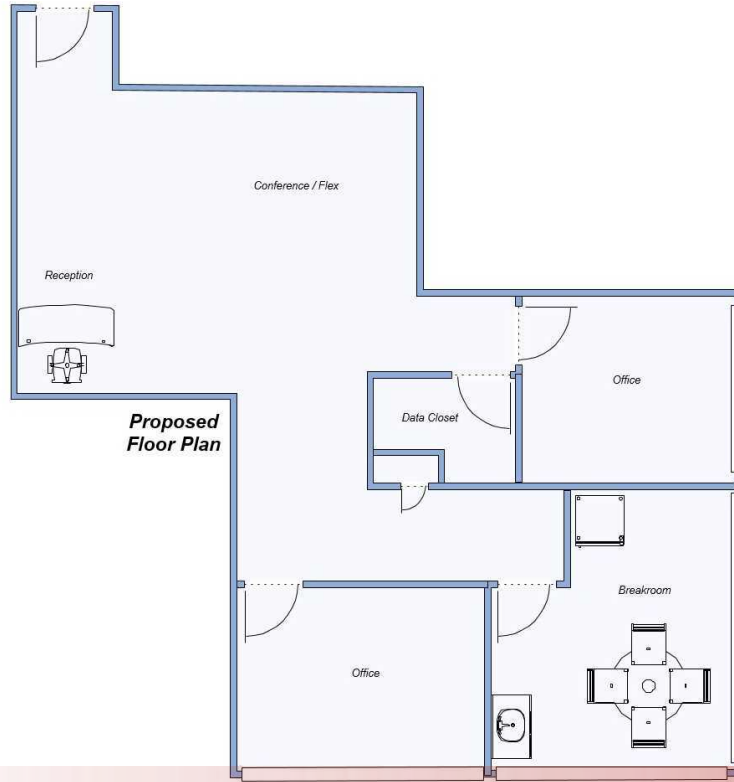
**EDWARD YU**  
Commercial Property Manager  
O: (253) 880-2048  
C: (253) 880-2048  
edwardyu@kw.com  
24020496, WA

# AVAILABLE SPACES

929 EAST MAIN AVENUE



**FOR LEASE**



Suite 210

## Available Spaces

Suite	Size	Rate	Term	Available
210	1,301	\$22.00 / SF / YR + NNN	3 - 5 Years	Now

**KELLER WILLIAMS COMMERCIAL**  
1029 E Main, Suite 201  
Puyallup, WA 98372



Each Office Independently Owned and Operated

**RICK BROWN**  
Commercial Broker  
O: (253) 840-5574  
C: (253) 617-9460  
rickbrown@kw.com  
Lic: 27026, WA

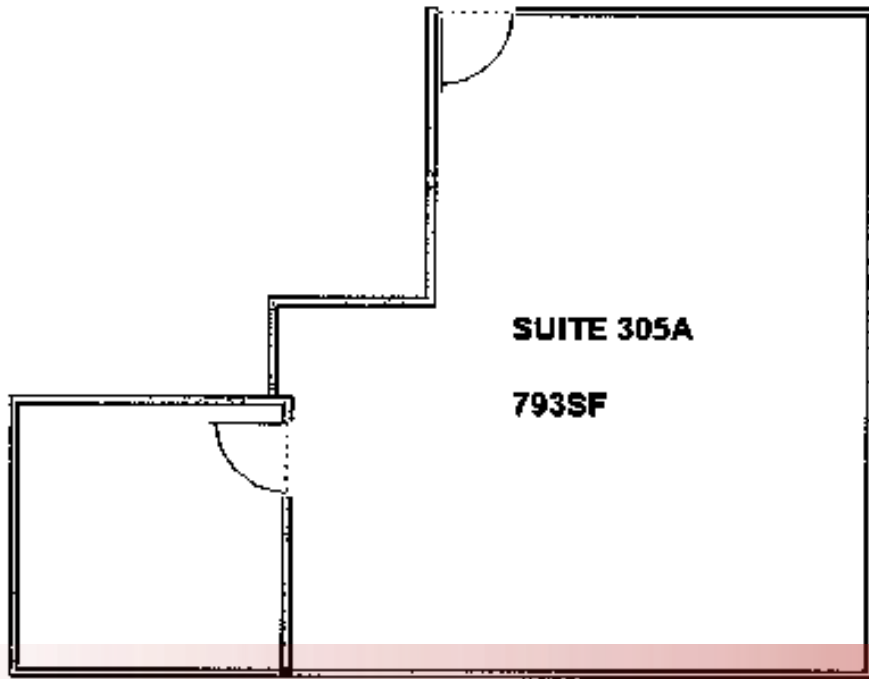
**EDWARD YU**  
Commercial Property Manager  
O: (253) 880-2048  
C: (253) 880-2048  
edwardyu@kw.com  
24020496, WA

# AVAILABLE SPACES

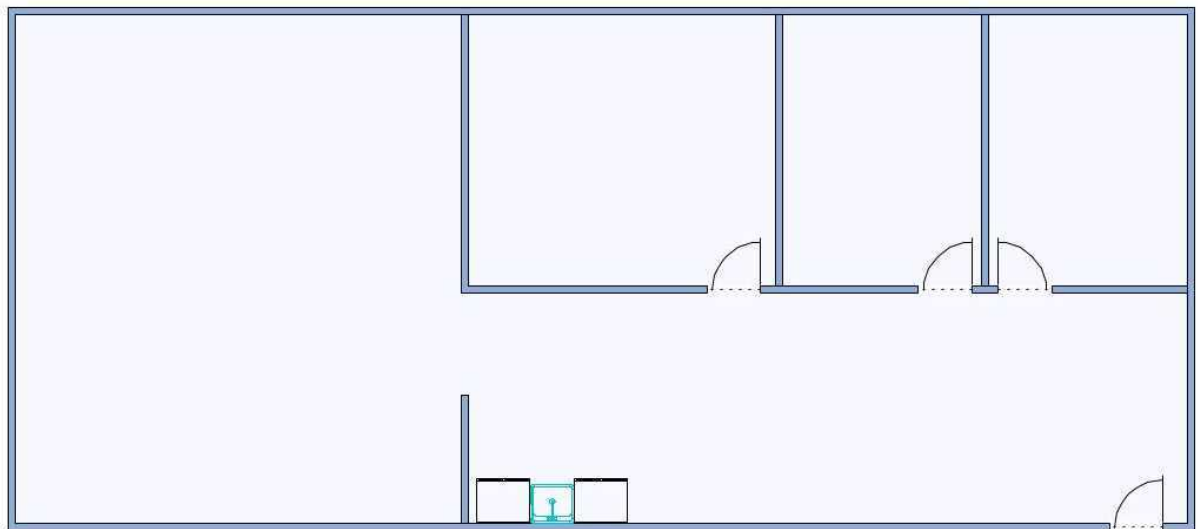
929 EAST MAIN AVENUE



FOR LEASE



Suite 305A



Suite 322

## Available Spaces

Suite	Size	Rate	Term	Use	Comments	Available
305A	793	\$22.00 / SF / YR + NNN	5 Years	Office	TI Allowance Available	Now
322	1,410	\$22.00 / SF / YR + NNN	3-5 yrs	Office	24hr Notice for Showing	10/01/26

**KELLER WILLIAMS COMMERCIAL**  
1029 E Main, Suite 201  
Puyallup, WA 98372



Each Office Independently Owned and Operated

**RICK BROWN**  
Commercial Broker  
O: (253) 840-5574  
C: (253) 617-9460  
rickbrown@kw.com  
Lic: 27026, WA

**EDWARD YU**  
Commercial Property Manager  
O: (253) 880-2048  
C: (253) 880-2048  
edwardyu@kw.com  
24020496, WA

## 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

**KELLER WILLIAMS COMMERCIAL**  
1029 E Main, Suite 201  
Puyallup, WA 98372



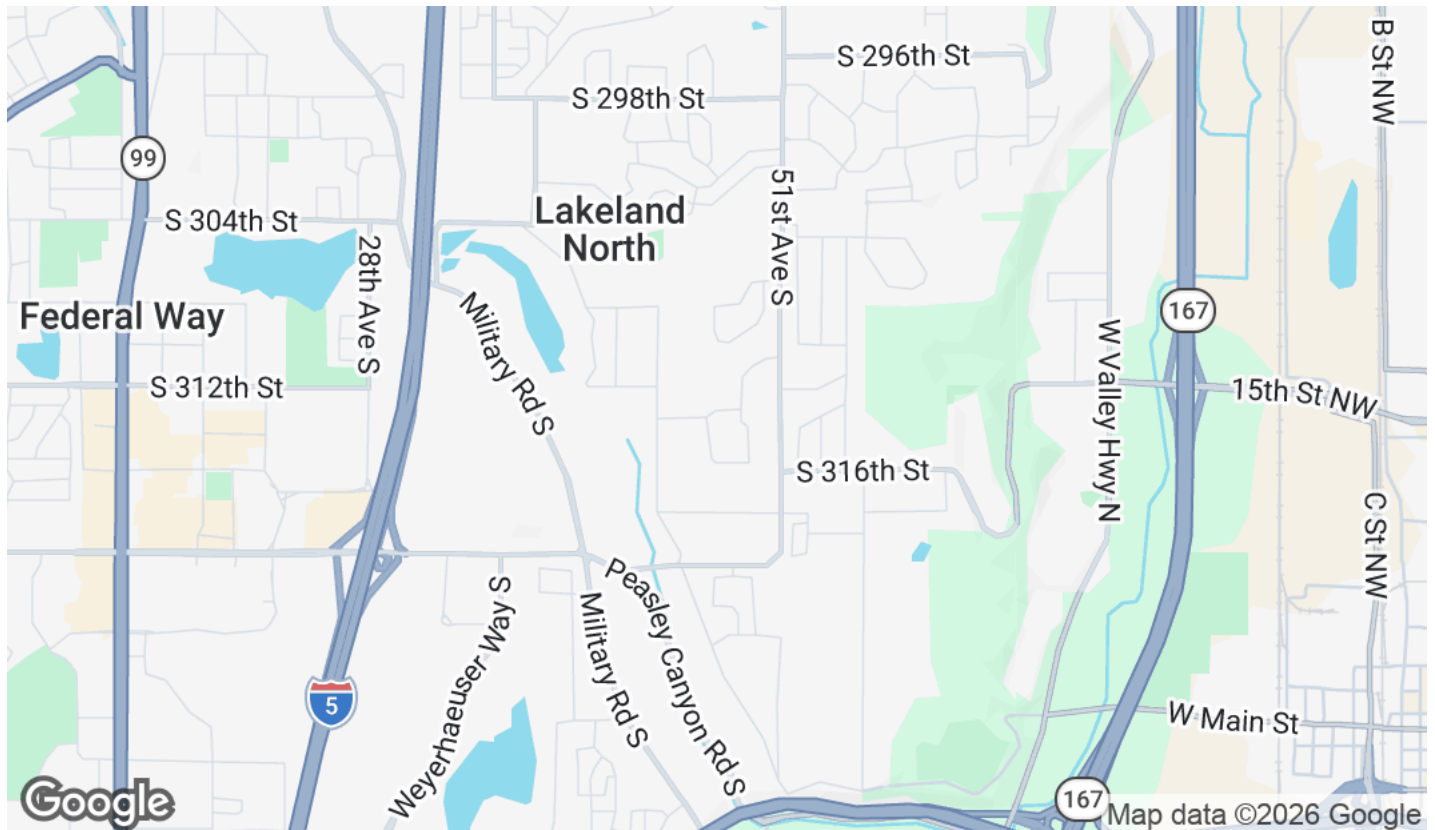
Each Office Independently Owned and Operated

**RICK BROWN**  
Commercial Broker  
O: (253) 840-5574  
C: (253) 617-9460  
rickbrown@kw.com  
Lic: 27026, WA

**EDWARD YU**  
Commercial Property Manager  
O: (253) 880-2048  
C: (253) 880-2048  
edwardyu@kw.com  
24020496, WA

# LOCATION MAPS

929 EAST MAIN AVENUE



**KELLER WILLIAMS COMMERCIAL**  
1029 E Main, Suite 201  
Puyallup, WA 98372



Each Office Independently Owned and Operated

**RICK BROWN**  
Commercial Broker  
O: (253) 840-5574  
C: (253) 617-9460  
rickbrown@kw.com  
Lic: 27026, WA

**EDWARD YU**  
Commercial Property Manager  
O: (253) 880-2048  
C: (253) 880-2048  
edwardyu@kw.com  
24020496, WA

# BUSINESS MAP

929 EAST MAIN AVENUE



Fred Meyer



FIVE GUYS

KORUM Automotive Group

2nd St NW

5th Ave NW



The Pickled Pepper

Mrs Turner's Restaurant



Catapult Adventure Park



Bank of America



PIZZA TIME



TacoTime

Skippers



usbank



Puyallup

9th Ave SW

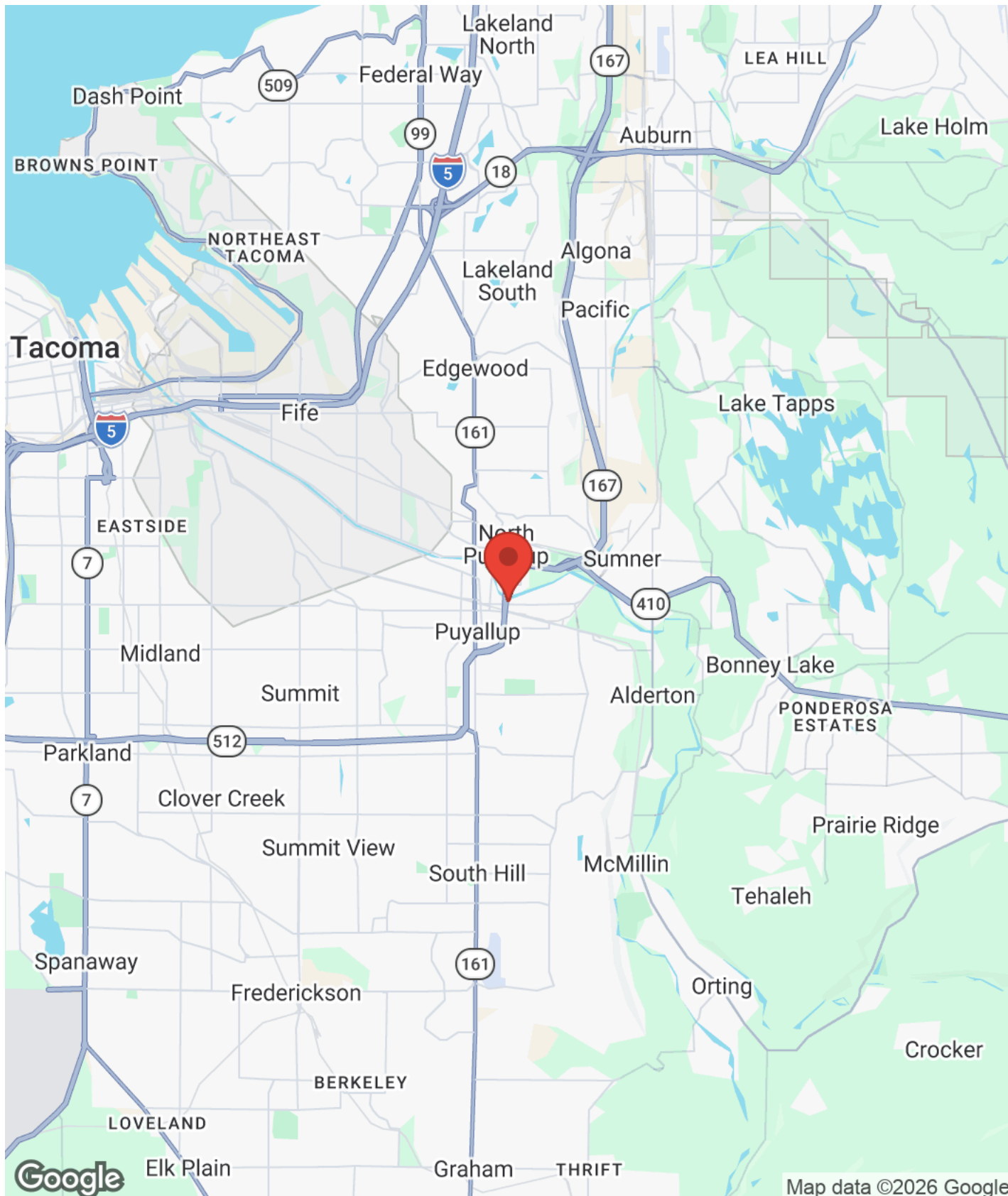


Google

Map data ©2026 Google

# REGIONAL MAP

929 EAST MAIN AVENUE



**KELLER WILLIAMS COMMERCIAL**  
1029 E Main, Suite 201  
Puyallup, WA 98372



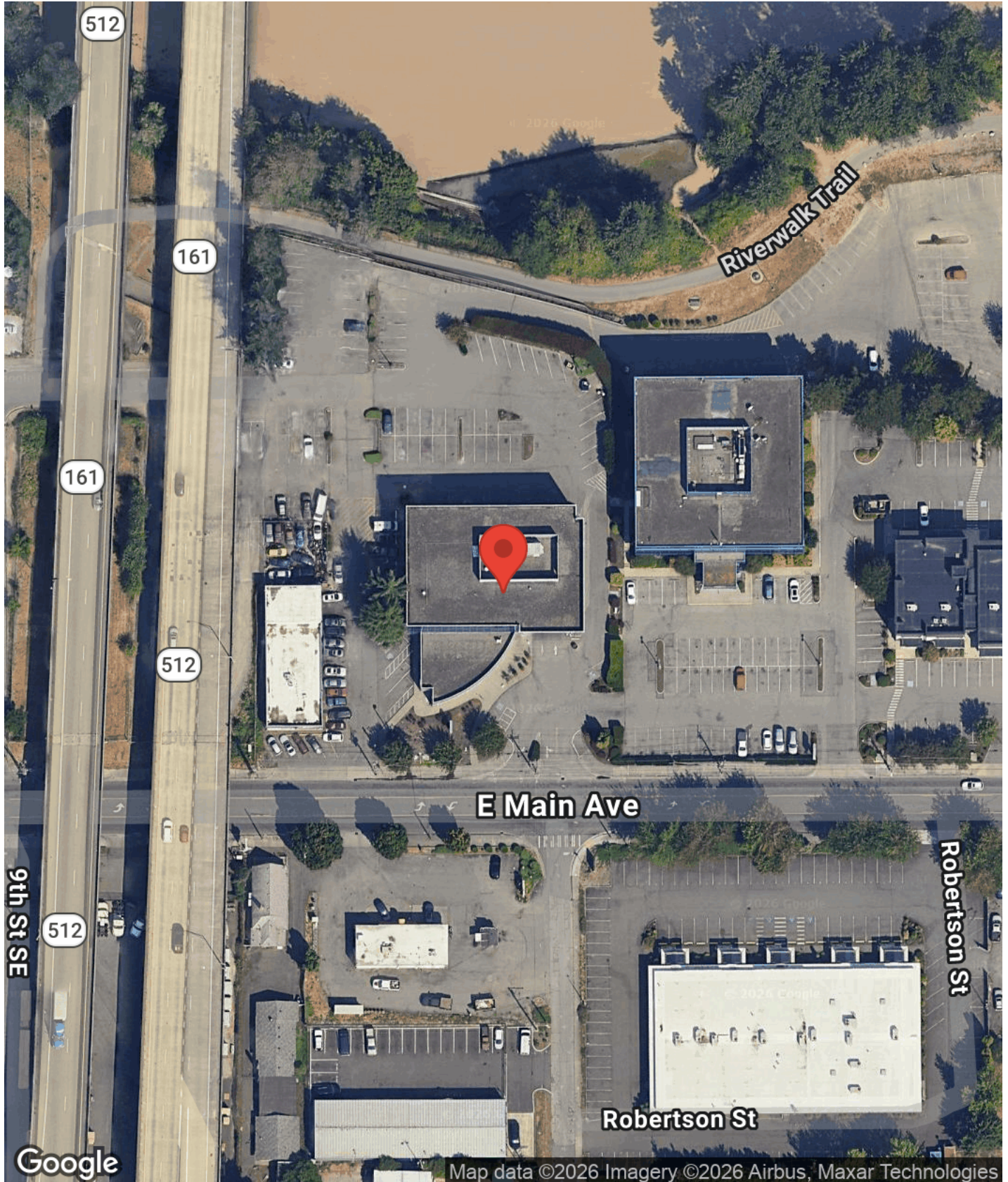
Each Office Independently Owned and Operated

**RICK BROWN**  
Commercial Broker  
O: (253) 840-5574  
C: (253) 617-9460  
rickbrown@kw.com  
Lic: 27026, WA

**EDWARD YU**  
Commercial Property Manager  
O: (253) 880-2048  
C: (253) 880-2048  
edwardyu@kw.com  
24020496, WA

# AERIAL MAP

929 EAST MAIN AVENUE



**KELLER WILLIAMS COMMERCIAL**  
1029 E Main, Suite 201  
Puyallup, WA 98372



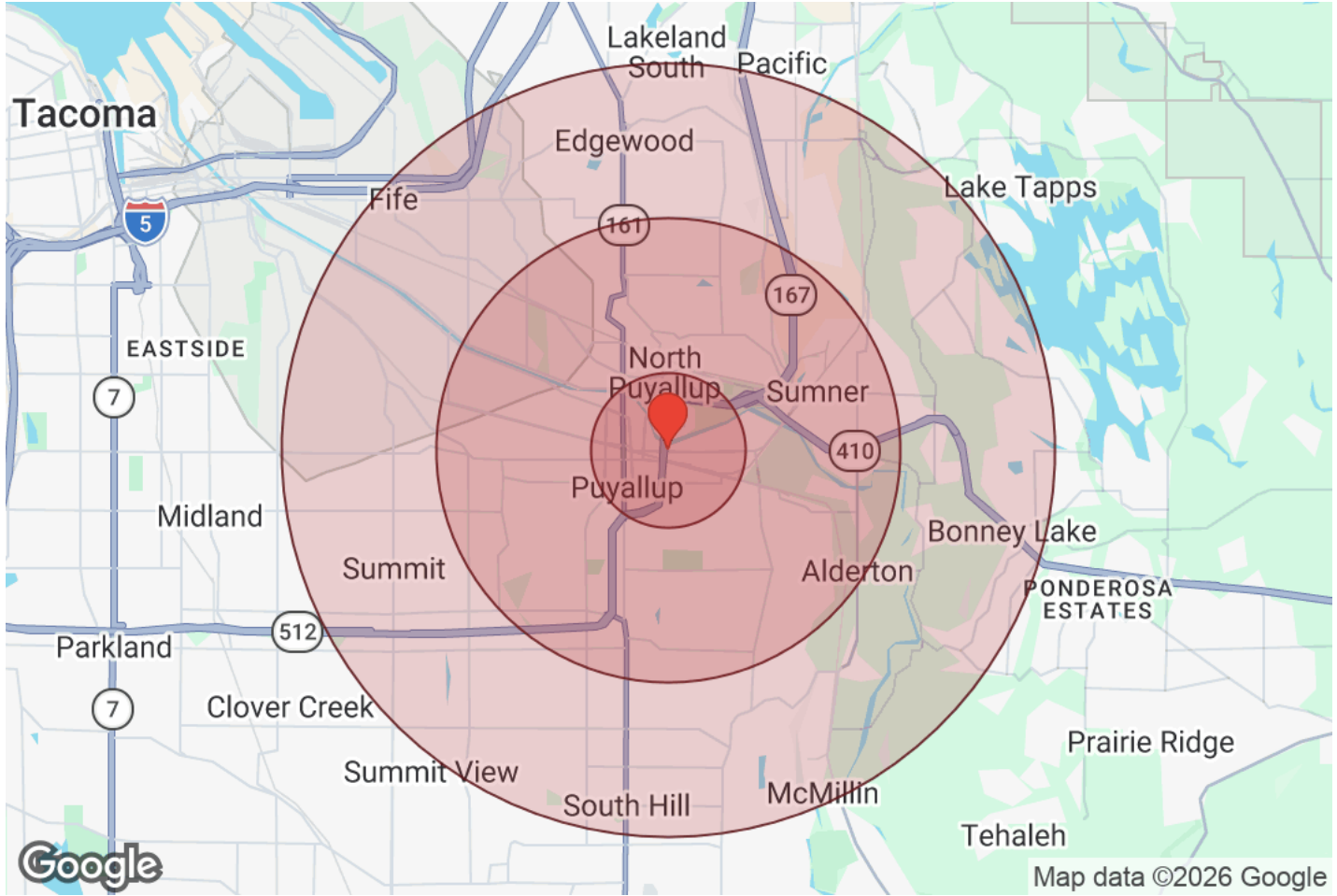
Each Office Independently Owned and Operated

**RICK BROWN**  
Commercial Broker  
O: (253) 840-5574  
C: (253) 617-9460  
rickbrown@kw.com  
Lic: 27026, WA

**EDWARD YU**  
Commercial Property Manager  
O: (253) 880-2048  
C: (253) 880-2048  
edwardyu@kw.com  
24020496, WA

# DEMOGRAPHICS

929 EAST MAIN AVENUE



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,522	33,168	84,017
Female	5,246	33,558	84,391
Total Population	10,768	66,726	168,408

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	7,485	45,607	110,223
Black	444	3,049	9,044
Am In/AK Nat	121	514	1,314
Hawaiian	108	641	2,021
Hispanic	1,233	7,860	20,276
Asian	597	4,224	12,934
Multiracial	721	4,504	11,839
Other	59	334	758

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,190	29,192	69,688
Occupied	4,777	27,192	65,216
Owner Occupied	2,145	15,499	39,810
Renter Occupied	2,632	11,693	25,406
Vacant	414	2,000	4,473

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,677	11,917	31,477
Ages 15 - 24	1,068	7,484	19,390
Ages 25 - 54	4,671	27,412	70,831
Ages 55 - 64	1,323	8,140	19,868
Ages 65+	2,028	11,772	26,842

Income	1 Mile	3 Miles	5 Miles
Median	\$83,726	\$101,095	\$105,277
Under \$15k	197	1,025	2,669
\$15k - \$25k	266	1,431	2,473
\$25k - \$35k	314	1,172	2,649
\$35k - \$50k	508	2,005	4,354
\$50k - \$75k	778	3,345	8,433
\$75k - \$100k	930	4,454	10,238
\$100k - \$150k	1,290	6,409	14,595
\$150k - \$200k	278	3,056	8,519
Over \$200k	216	4,293	11,285

**KELLER WILLIAMS COMMERCIAL**  
1029 E Main, Suite 201  
Puyallup, WA 98372



Each Office Independently Owned and Operated

**RICK BROWN**  
Commercial Broker  
O: (253) 840-5574  
C: (253) 617-9460  
rickbrown@kw.com  
Lic: 27026, WA

**EDWARD YU**  
Commercial Property Manager  
O: (253) 880-2048  
C: (253) 880-2048  
edwardyu@kw.com  
24020496, WA