

OFFICE FOR LEASE

## PEP - 1011 BUILDING

1011 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  
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Lic: 27026, WA

**EDWARD YU**  
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24020496, WA

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# EXECUTIVE SUMMARY

1011 EAST MAIN AVENUE



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$22 - \$25/SF/YR + NNN
<b>AVAILABLE SF:</b>	1,010 - 2,930
<b>LEASE TERM:</b>	3-5 yrs
<b>BUILDING SF:</b>	46,775
<b>YEAR BUILT:</b>	1989
<b>RENOVATED:</b>	1998
<b>BUILDING CLASS:</b>	A
<b>FLOORS:</b>	4
<b>HVAC:</b>	Gas HVAC
<b>PARKING:</b>	Surface
<b>PARKING RATIO:</b>	3.36
<b>ZONING:</b>	CG - General Commercial

## PROPERTY OVERVIEW

Class A office building in downtown Puyallup. Quality constructed building offers many amenities, including locker room and showers, immediate occupancy and on-site property management.



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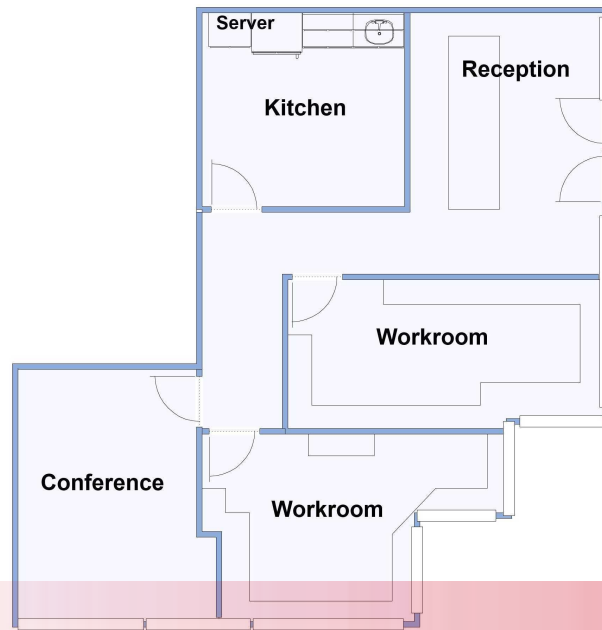
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# AVAILABLE SPACES

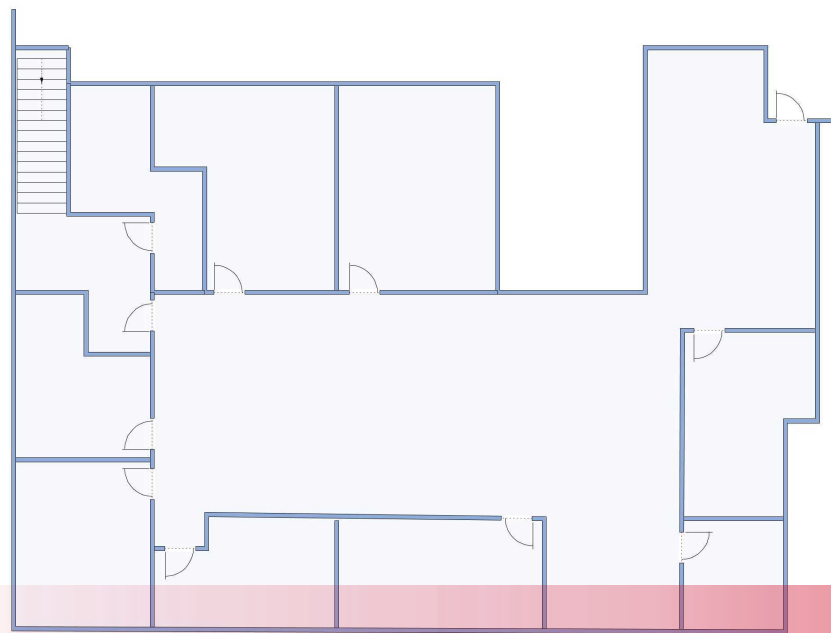
1011 EAST MAIN AVENUE



# FOR LEASE



Suite 206



Suite 306

## Available Spaces

Suite	Size	Rate	Term	Type	Available
Suite 206	1,010	\$25.00 / SF / YR + NNN	3 - 5 Years	NNN	Now
Suite 306	2,930	\$22.00 / SF / YR + NNN	3 - 5 Years	NNN	Now

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## LOCATION & HIGHLIGHTS

1011 EAST MAIN AVENUE



### LOCATION INFORMATION

Building Name: PEP - 1011 Building  
Street Address: 1011 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 Views of Mt. Rainier & the Puyallup River
- Outside Balcony Access from Select Suites
- NNN Include Janitorial
- Minutes from Sounder Train Station
- Close to Local Services



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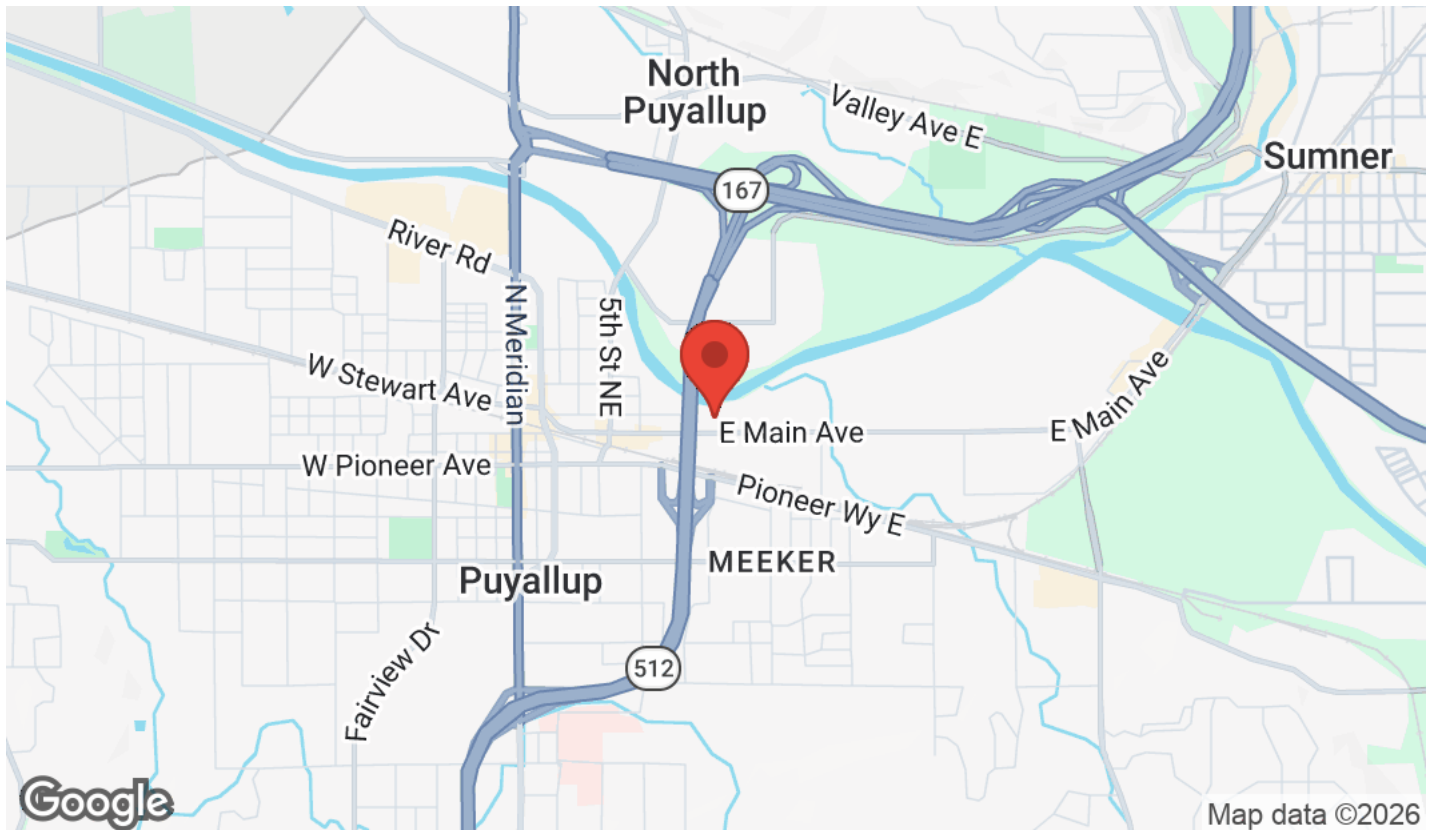
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# LOCATION MAPS

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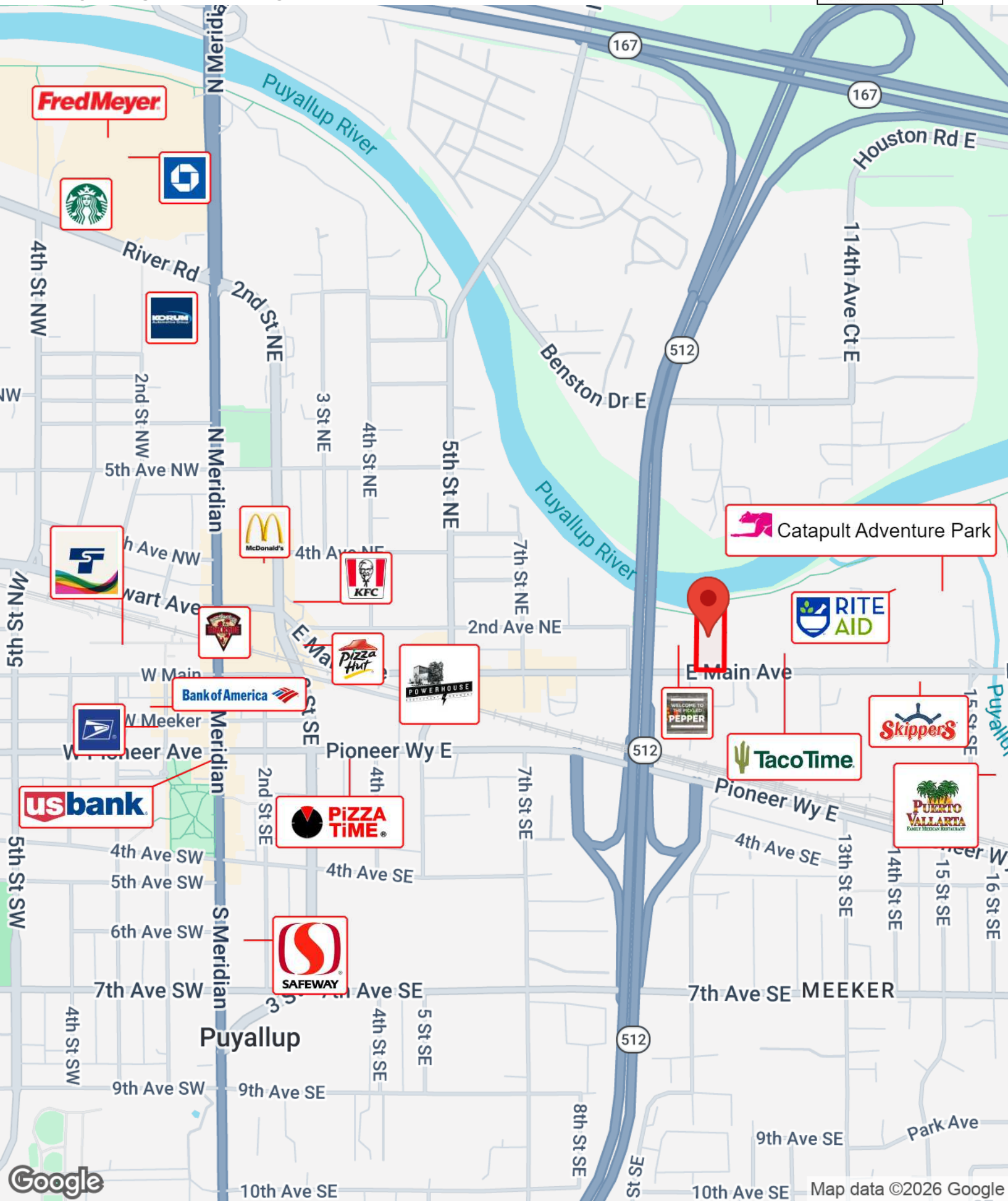
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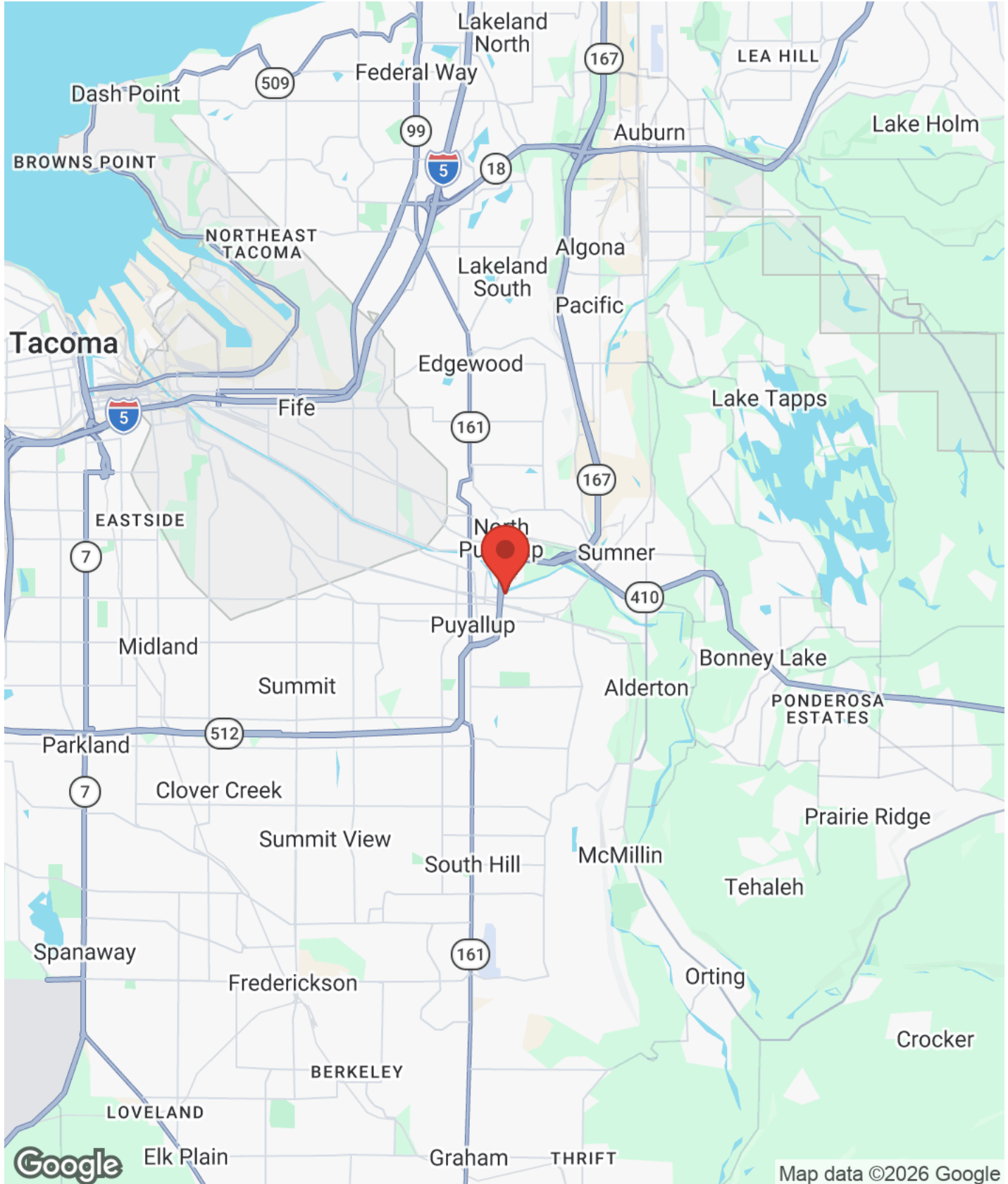
# BUSINESS MAP

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# REGIONAL MAP

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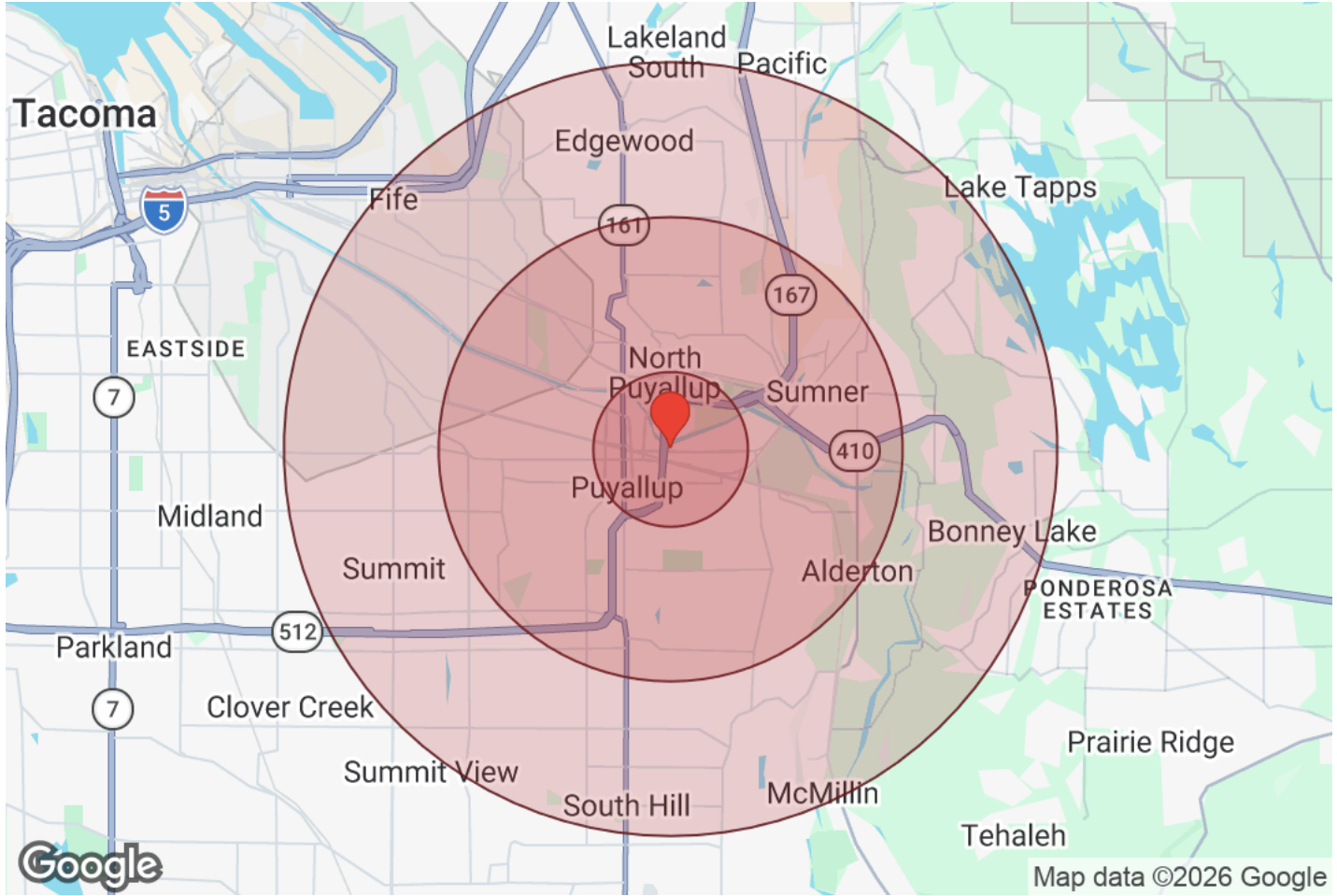
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# DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,485	32,718	84,283
Female	5,220	33,072	84,705
Total Population	10,705	65,790	168,989

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	7,440	45,000	110,502
Black	441	2,980	9,092
Am In/AK Nat	120	507	1,318
Hawaiian	107	618	2,028
Hispanic	1,227	7,743	20,329
Asian	594	4,165	13,080
Multiracial	717	4,441	11,880
Other	59	329	760

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,164	28,755	69,900
Occupied	4,756	26,792	65,415
Owner Occupied	2,141	15,384	39,991
Renter Occupied	2,615	11,408	25,424
Vacant	408	1,963	4,486

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,666	11,735	31,621
Ages 15 - 24	1,060	7,386	19,449
Ages 25 - 54	4,640	27,071	71,125
Ages 55 - 64	1,318	8,072	19,918
Ages 65+	2,020	11,525	26,875

Income	1 Mile	3 Miles	5 Miles
Median	\$83,926	\$101,542	\$105,445
Under \$15k	196	997	2,674
\$15k - \$25k	261	1,415	2,472
\$25k - \$35k	308	1,154	2,639
\$35k - \$50k	503	1,973	4,364
\$50k - \$75k	777	3,271	8,435
\$75k - \$100k	927	4,362	10,273
\$100k - \$150k	1,292	6,353	14,649
\$150k - \$200k	272	3,017	8,541
Over \$200k	217	4,251	11,369

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