

COMMERCIAL FOR LEASE

ARABELLA BUSINESS PARK

13909 MERIDIAN AVENUE EAST, SOUTH HILL, WA 98374



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

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EXECUTIVE SUMMARY

13909 MERIDIAN AVENUE EAST



OFFERING SUMMARY

LEASE RATE:	\$20 - \$27 + NNN
LEASE TERM:	3-5 yrs
BUILDING SF:	25,966
AVAILABLE SF:	420 SF - 3,150 SF
YEAR BUILT:	1997
RENOVATED:	2002
BUILDING CLASS:	C
FLOORS:	1
HVAC:	Heat Pump, Forced Air
PARKING:	Surface
PARKING RATIO:	2.27
ZONING:	C - Corridor

PROPERTY OVERVIEW

Space for lease in Arabella Business Park! The property consists of 4 separate buildings, two of which focus on retail and office space and two with the additional option for industrial use.

The parking lot was sealed & striped and the landscaping redone. The large monument sign at the front of the property gets excellent exposure from both directions of Meridian traffic.



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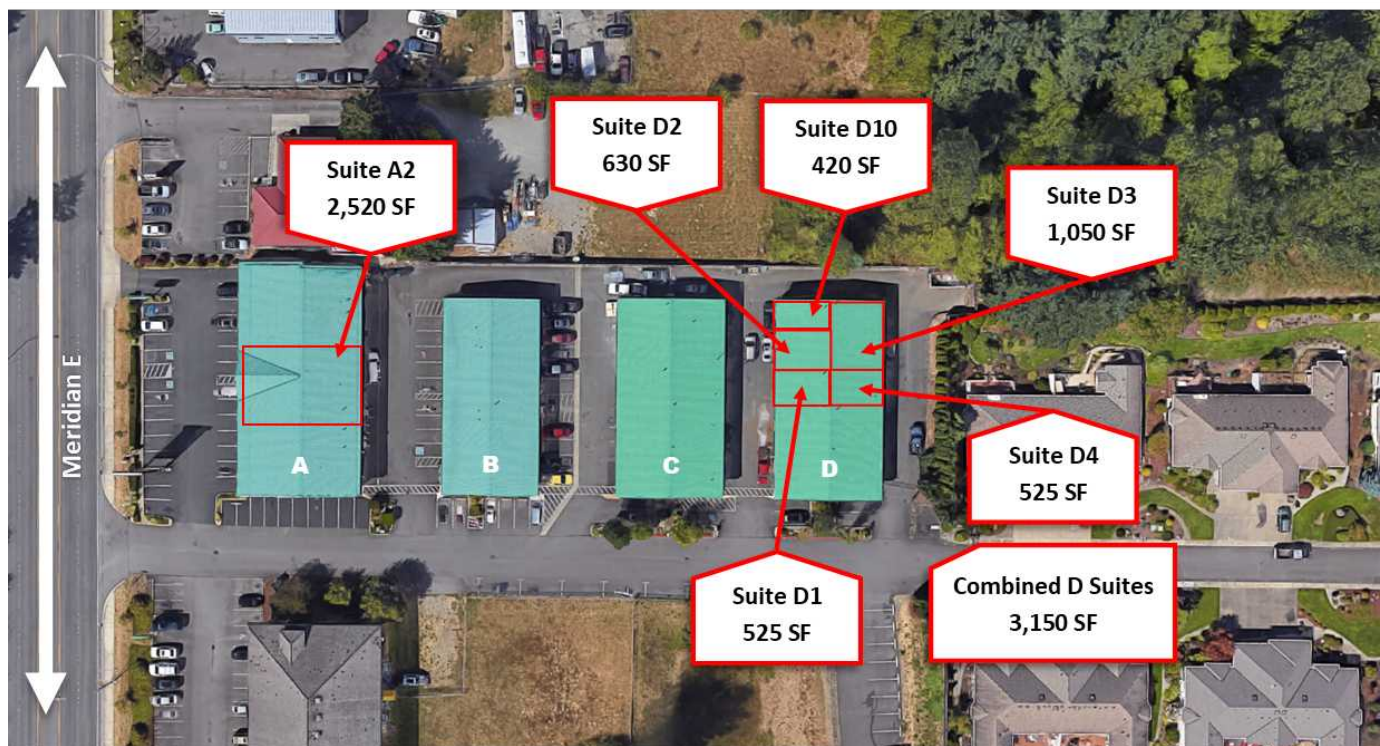
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AVAILABLE SPACES

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FOR LEASE



Available Spaces

Suite	Size	Rate	Term	Type	Available
A2	2,520	\$27.00 /sf/yr	3 - 5 years	NNN	04/10/26
D1	525	\$20.00 /sf/yr	3 - 5 years	NNN	Now
D2	630	\$20.00 /sf/yr	3 - 5 years	NNN (Sub-Lease)	Now
D3	1,050	\$20.00 /sf/yr	3 - 5 years	NNN (Sub-Lease)	Now
D4	525	\$20.00 /sf/yr	3 - 5 years	NNN (Sub-Lease)	Now
D10	420	\$20.00 /sf/yr	3 - 5 years	NNN	Now

Suite Descriptions

A2: Premium location available in the Arabella Business Park. This 2,520 SF space is located in the front building in the complex with direct exposure to Meridian E. There are 7 private exam rooms, 2 bathrooms, a large open space at the front of the suite, and a formal reception desk. Currently occupied, this suite will be available in April 2026.

D1: Garage style suite that is ideal for light manufacturing. The roughly 525 SF suite has tall ceilings, a large roll-up door & man door, and is very open.

D2: Garage style suite that is ideal for light manufacturing. The 630 SF suite has tall ceilings, a large roll-up door, a man door, and is very open. There is also a loft space.

D3: Garage style suite that is ideal for light manufacturing. The 1,055 SF suite has tall ceilings, 2 large roll-up doors, 2 man doors, and is very open. There is also a loft space.

D4: Garage style suite that is ideal for light manufacturing. The 523 SF suite has tall ceilings, a large roll-up door, a man door, and is very open. There is also a loft space.

D10: Garage style, corner suite with 1 roll-up door and 1 man sized door. Approximately 420 SF.

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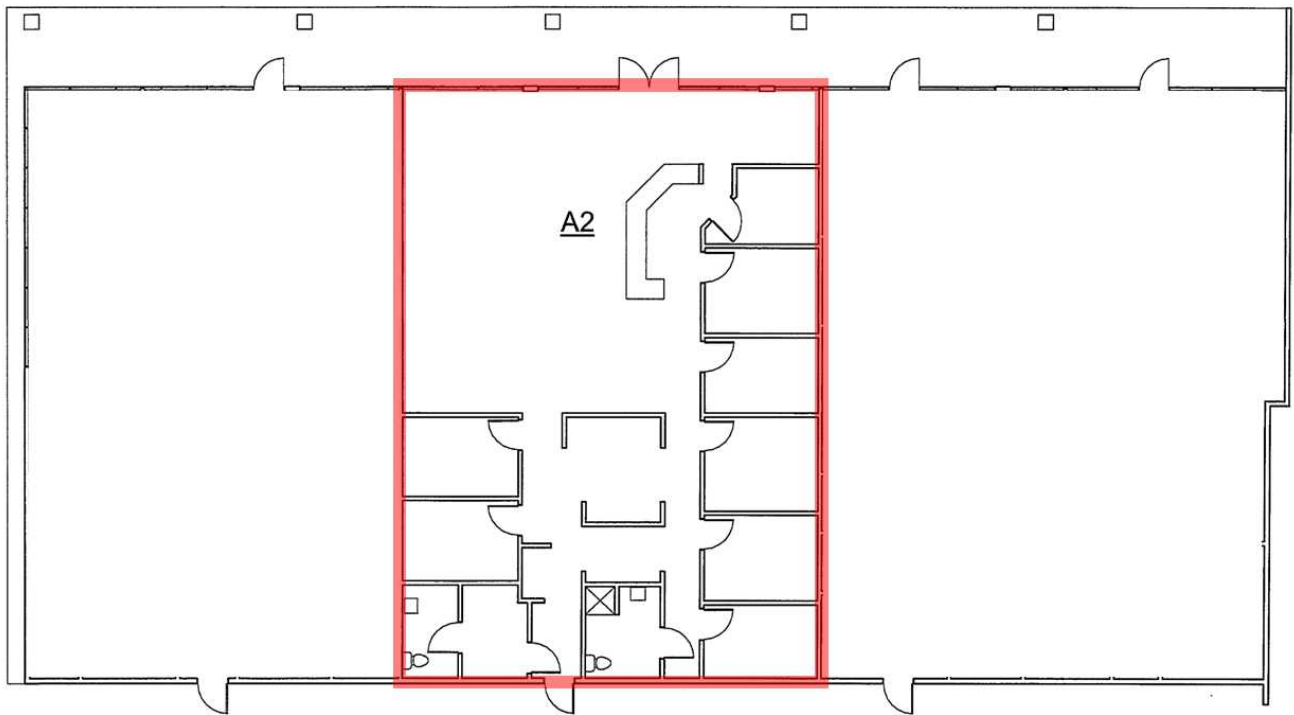
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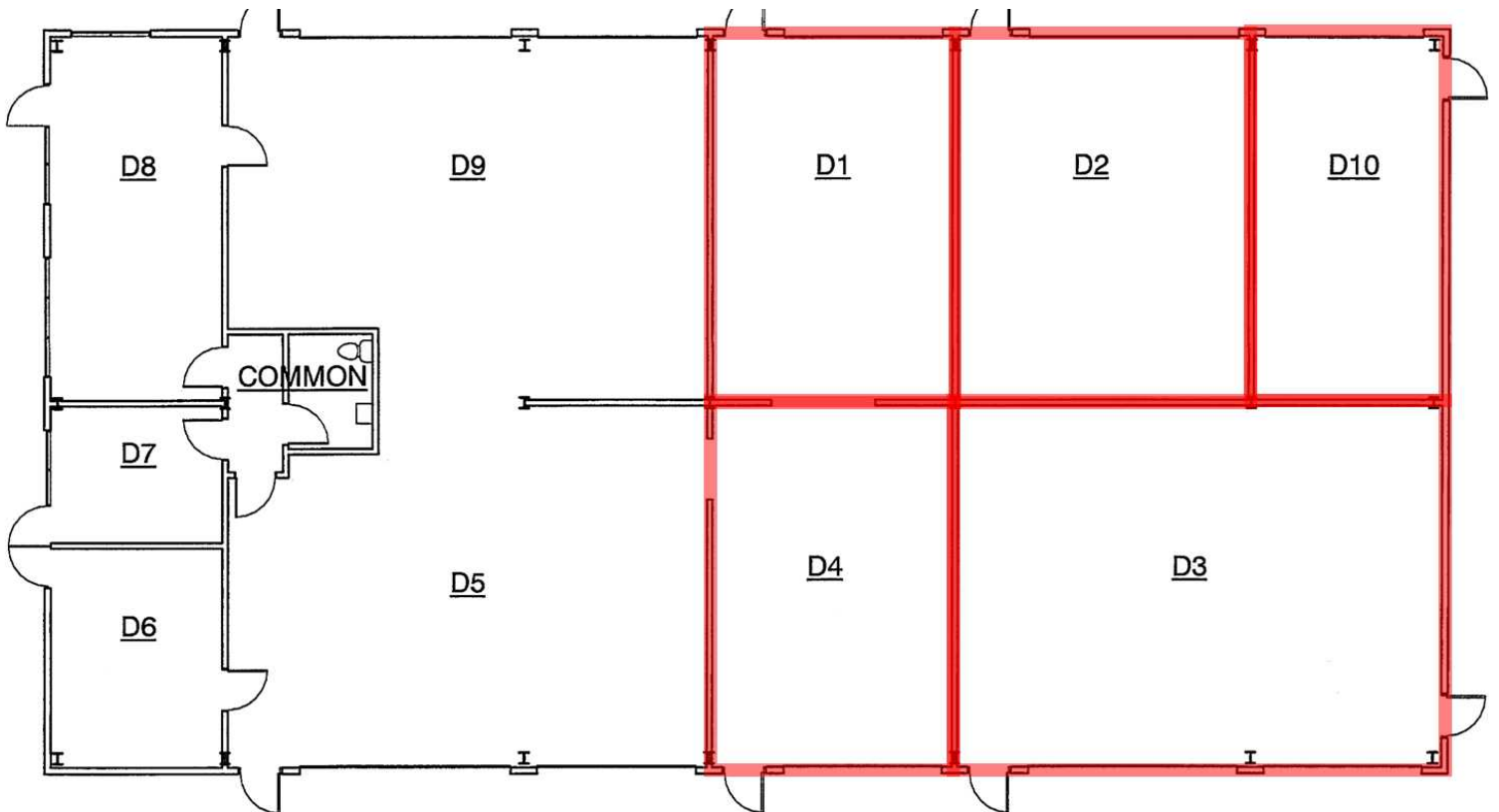
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FLOOR PLANS

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BUILDING A



BUILDING D

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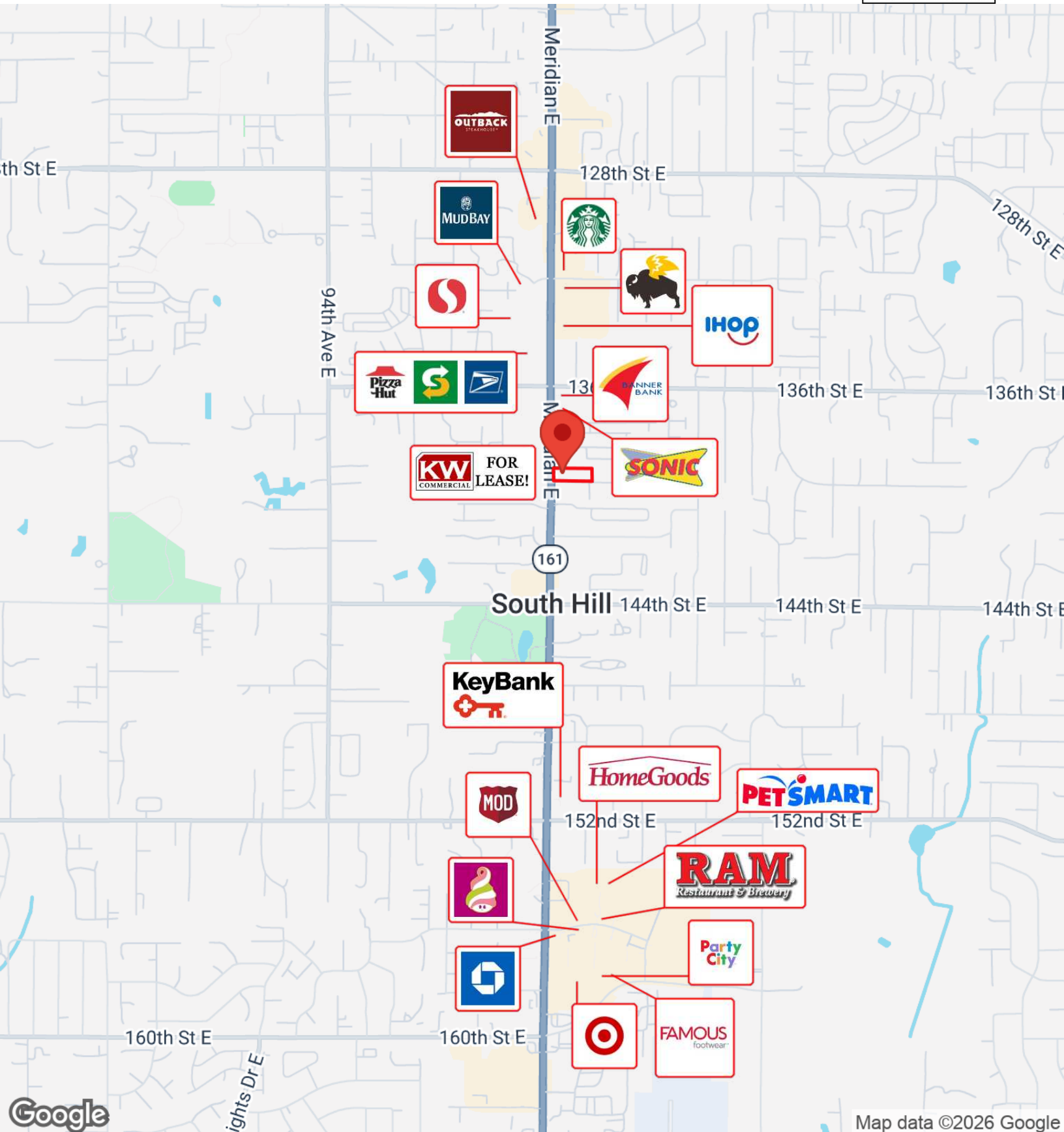
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BUSINESS MAP

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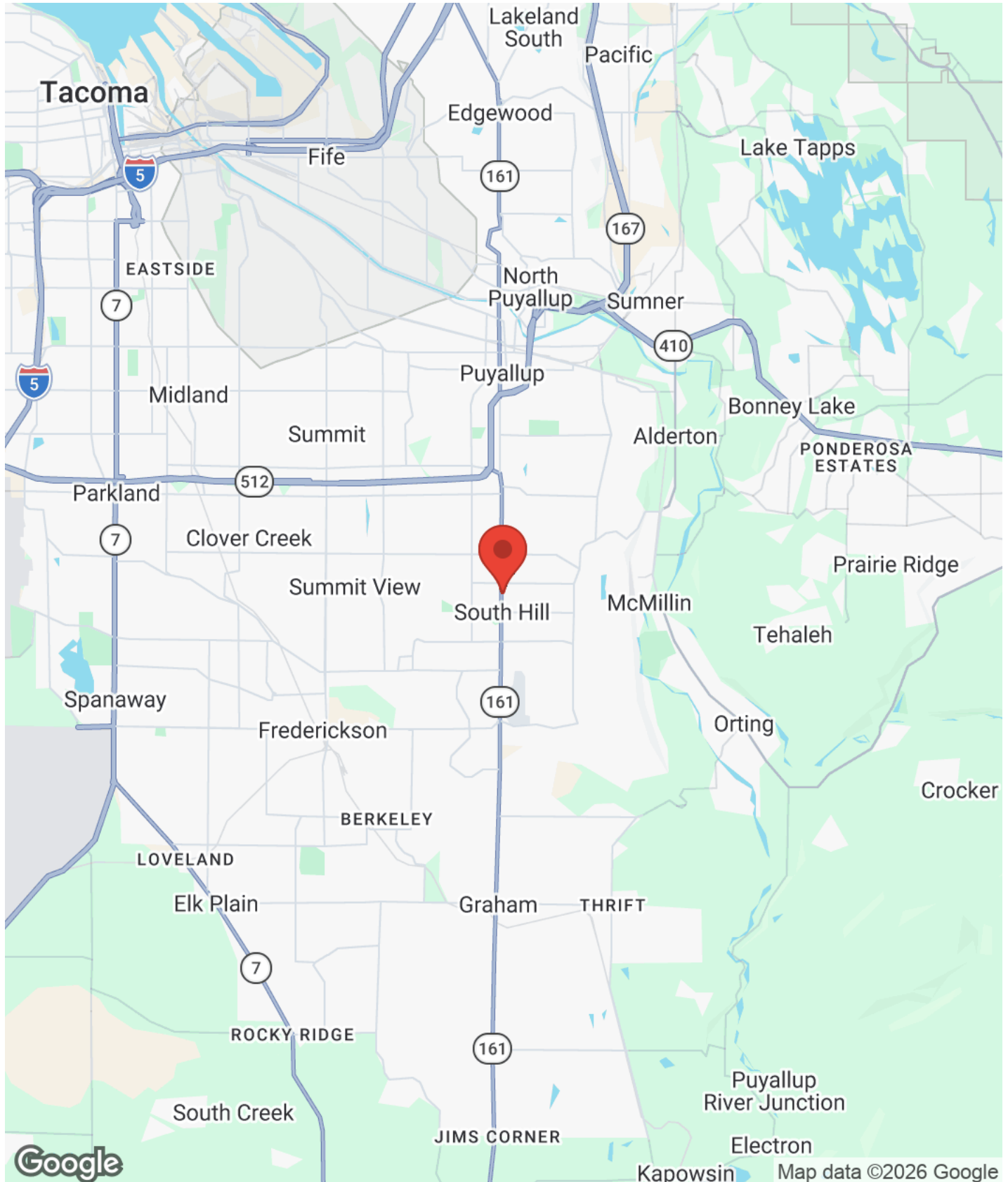
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REGIONAL MAP

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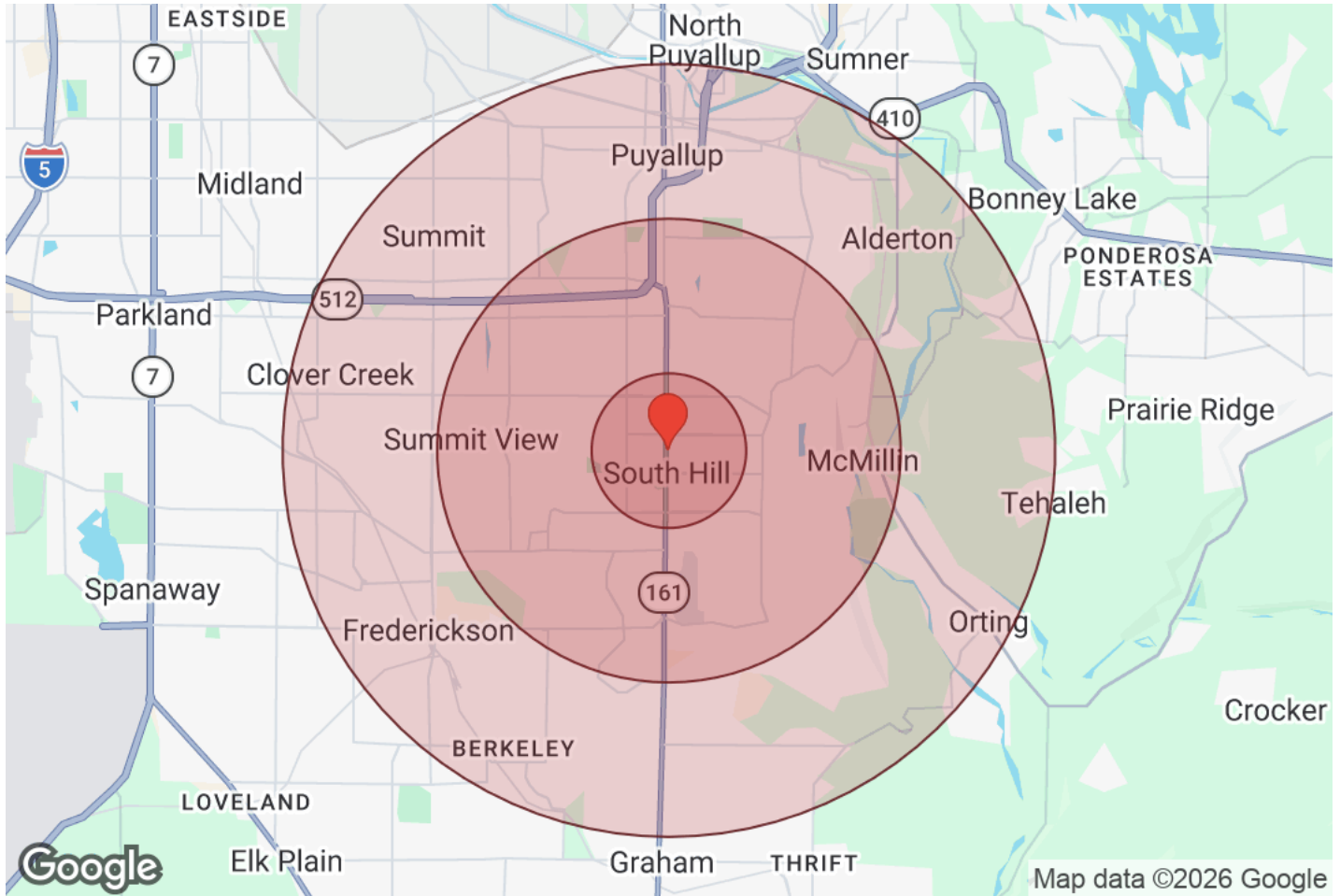
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	7,098	47,950	95,282
Female	7,419	49,330	96,477
Total Population	14,517	97,280	191,759

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	8,857	59,438	121,383
Black	1,128	7,199	12,810
Am In/AK Nat	109	662	1,361
Hawaiian	244	1,391	2,627
Hispanic	1,966	12,666	24,238
Asian	1,121	8,308	14,324
Multiracial	1,060	7,403	14,459
Other	33	233	575

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,679	37,064	73,842
Occupied	5,346	34,922	69,417
Owner Occupied	2,918	23,219	46,980
Renter Occupied	2,428	11,703	22,437
Vacant	333	2,142	4,425

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	3,019	20,015	38,869
Ages 15 - 24	1,860	11,978	23,063
Ages 25 - 54	6,440	42,121	82,308
Ages 55 - 64	1,382	9,956	20,608
Ages 65+	1,816	13,211	26,910

Income	1 Mile	3 Miles	5 Miles
Median	\$91,200	\$111,199	\$110,272
Under \$15k	184	1,406	2,579
\$15k - \$25k	164	1,152	2,167
\$25k - \$35k	194	1,071	2,282
\$35k - \$50k	337	2,262	4,599
\$50k - \$75k	1,115	4,349	8,354
\$75k - \$100k	1,046	5,130	10,793
\$100k - \$150k	1,140	7,756	16,604
\$150k - \$200k	612	5,711	10,658
Over \$200k	553	6,083	11,381

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