



FOR SALE

# TEHALEH HEALTHCARE BUILD TO SUIT OPPORTUNITY

14417 170TH AVE E, BONNEY LAKE, WA

*Two Large Parcels over 9 acres total located  
within the 4,700-acre master-planned  
community of Tehaleh*

FOR MORE INFORMATION, PLEASE CONTACT

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*Availability includes conceptual layouts for free standing ambulatory/surgery center as well as Outpatient space in Medical Office Bulding*



46,500

TOTAL BLDG SF

190

TOTAL PARKING

1/250 SF

PARKING RATIO

SUBJECT PROPERTY

76,800

TOTAL BLDG SF

357

TOTAL PARKING

1/215 SF

PARKING RATIO

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FUTURE  
ACCESS TO  
HWY 162

PRIMARY  
ENTRANCE  
TO TEHALEH

SUBJECT PROPERTY



PROPOSED  
TOWN CENTER

## Conceptual Site Plan Available in Bonney Lake, WA

Healthcare build-to-suit opportunity within Tehaleh, offered by an experienced development team with a longstanding track record of delivering medical facilities for health systems, providers, and specialty care users. Developer can accommodate healthcare requirements ranging from 10,000 to 75,000 SF and is prepared to adjust the site plan to meet the specific needs of qualified users - including ambulatory surgery centers (ASCs), specialty clinics, and procedural uses.

Current plans include a multi-tenant medical office building designed to accommodate a range of medical specialties and promote clinical synergy. In addition, the site features an approximately 15,000 SF pad specifically suited for an ASC or other high-acuity outpatient services, offering direct access, dedicated parking, and flexibility to meet specialized infrastructure requirements.

The 6.41-acre site is located within the 4,700-acre master-planned community of Tehaleh, which includes over 9,700 planned residential units and a diverse mix of commercial, retail, and civic uses.

Uniquely positioned adjacent to the Town Center, the site offers excellent visibility, ease of access, and the opportunity to establish a strong clinical presence in one of the fastest-growing communities in the Puget Sound region.

### Entitlements - No SEPA

#### Site Selection Benefits

- All environments reviews complete
- Lots rough graded with utilities stubbed to the lot
- All storm drain needs accommodated in regional ponds (no requirement on Lot) and maintained by TOA
- High quality soil allows year-round construction with no pre-loading
- Traffic and sewer mitigation improvements responsibility of Brookfield
- Ability to submit for site development and building permit tomorrow

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RENDERING 1



RENDERING 2



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PUYALLUP


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BONNEY LAKE

MARKET AT LAKE TAPPS



BONNEY LAKE VILLAGE		

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SOUTH HILL MALL




SUBJECT PROPERTY


PIONEER VILLAGE SHOPPING CTR

ORTING VALLEY FARMERS MARKET



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