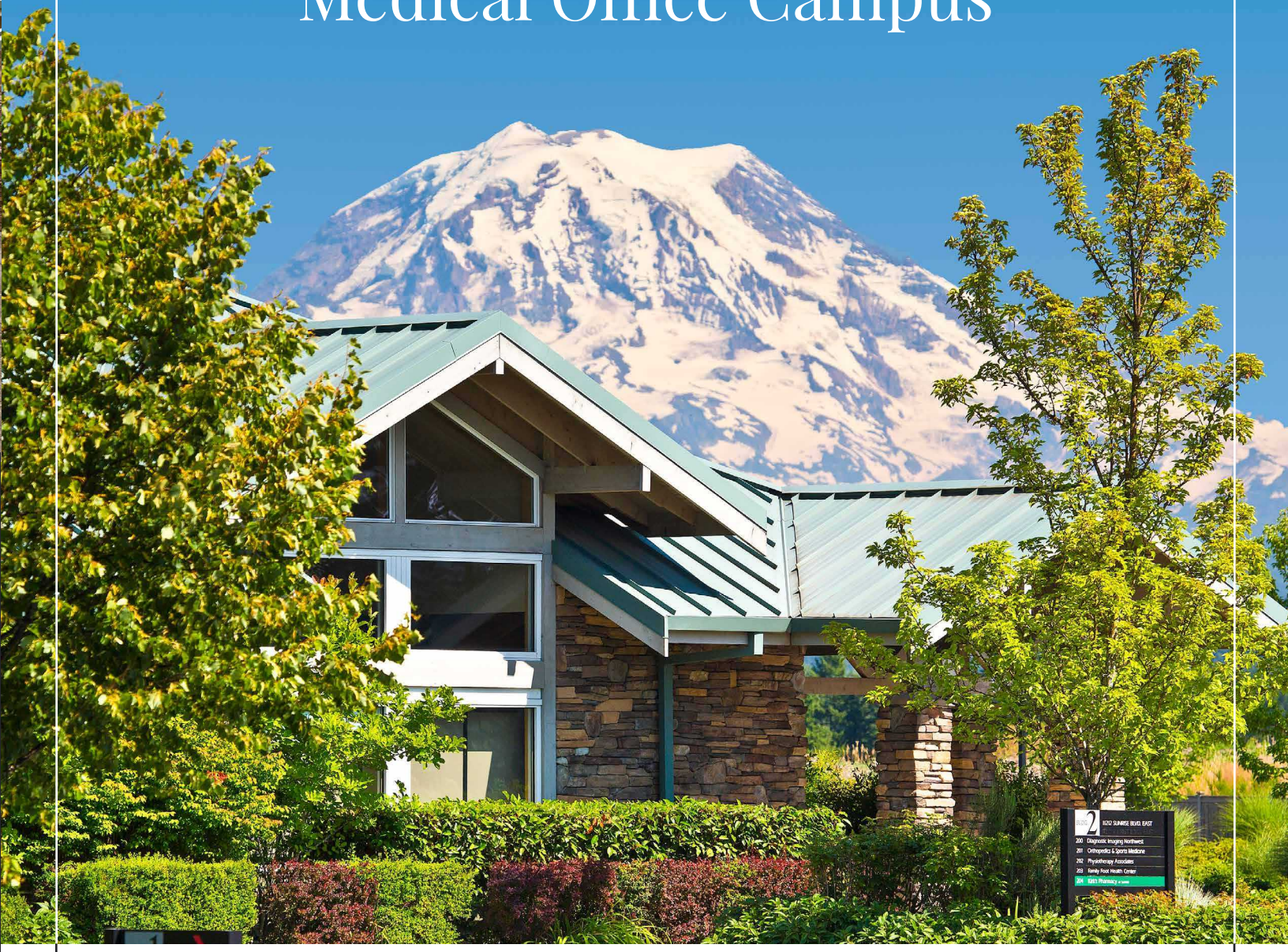
SUNRISE
MEDICAL CAMPUS

South Sound's Premier Class A Medical Office Campus



11102 Sunrise Boulevard East
Puyallup, Washington

CLISE | Kidder Mathews

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.

4 BUILDINGS

98,815 TOTAL SF

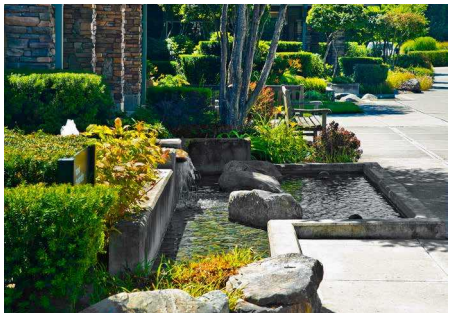
435 SF - 2,221 SF AVAILABLE

AVAILABILITY

Suite #	Bldg	Total SF
SPEC SUITE 100	1	435 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.



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

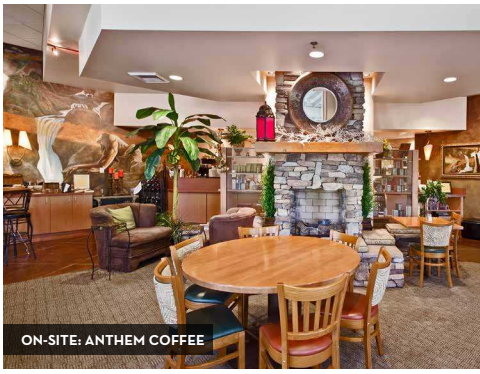
- 4-building, Class A medical office campus
- On-site management, engineering, landscaping & security staff
- Abundant, free on-site parking available for tenants and patients (6.5 stalls/1,000 usf)
- Superior landscaped courtyard

Location

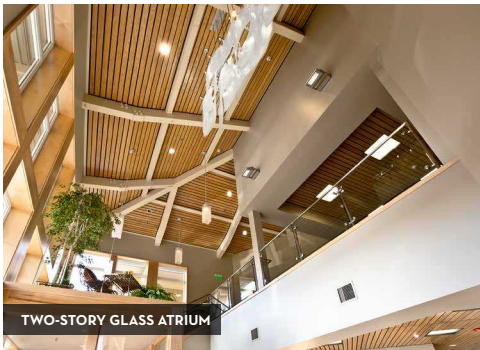
- Located in one of the densest medical districts in the state
- Close proximity to numerous residential and local businesses
- Easy access to North & Southbound SR-167, East & Westbound Highway 512 and multiple transit routes

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



ON-SITE: ANTHEM COFFEE



TWO-STORY GLASS ATRIUM

SUNRISE
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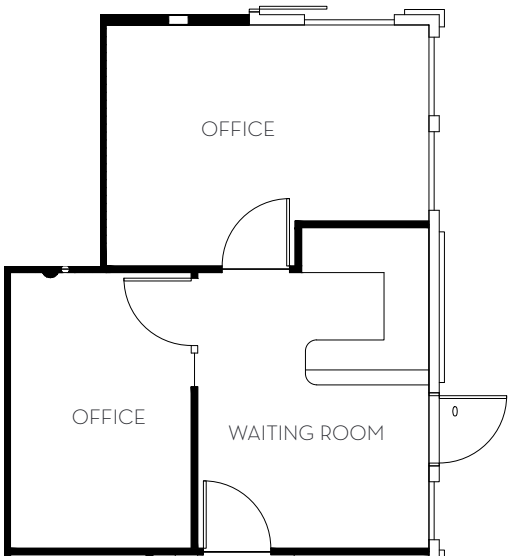
Building 1

Suite 100 | 435 RSF



SPACE PROGRAM

- 2 private office
- Reception/waiting room

OWNERSHIP

CLISE

LEASING INFORMATION

Drew Frame, SIOR
253.948.7032
drew.frame@kidder.com

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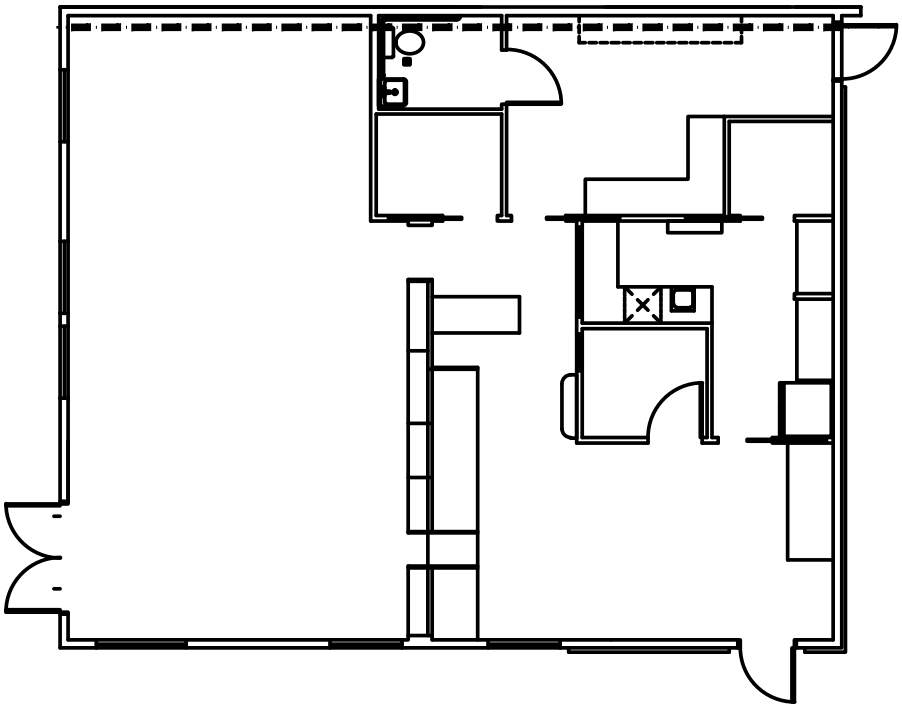
Building 2

Suite 204 | 1,527 RSF



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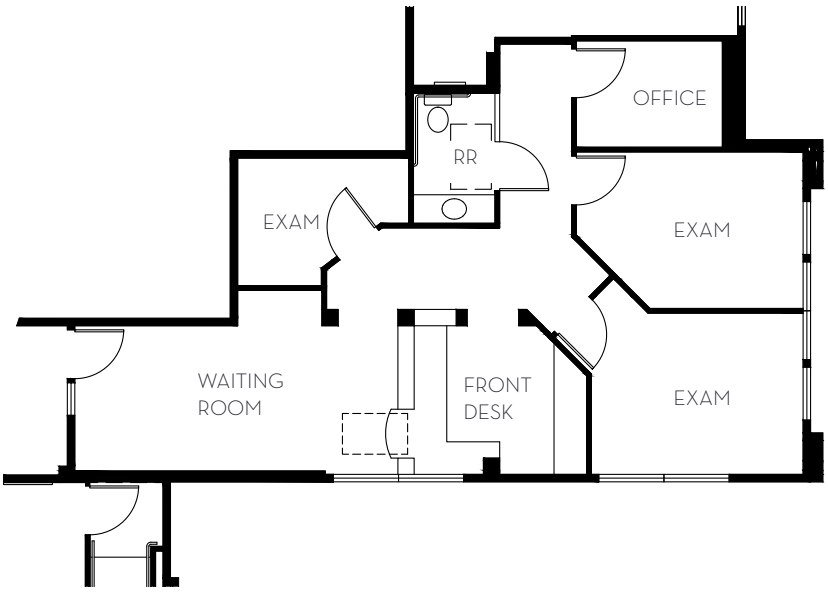
Building 3

Spec suite 105 | 992 RSF



SPACE PROGRAM

- 3 exam rooms
- 1 private office
- 1 in-suite restroom
- Spacious waiting room

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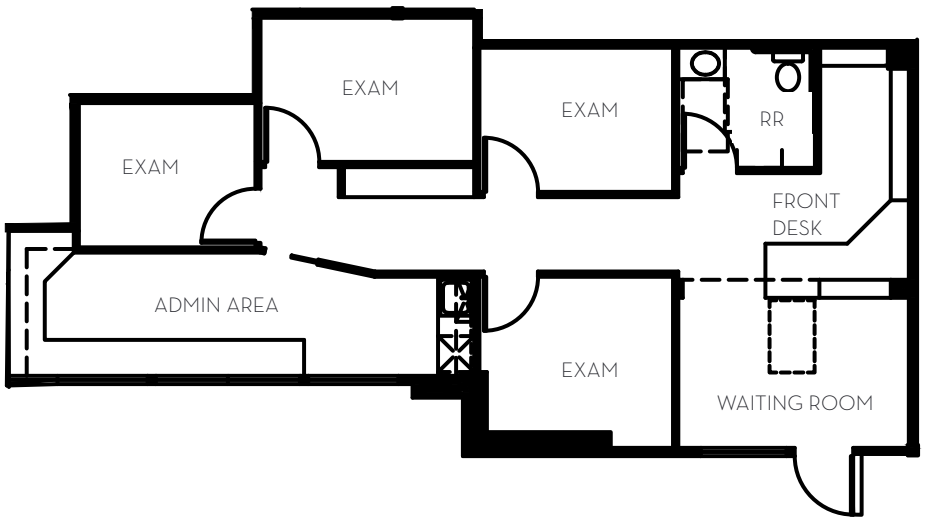
Building 3

Spec suite 108 | 1,119 RSF



SPACE PROGRAM

- 4 exam rooms
- 1 admin area
- 1 in-suite restroom
- Waiting room

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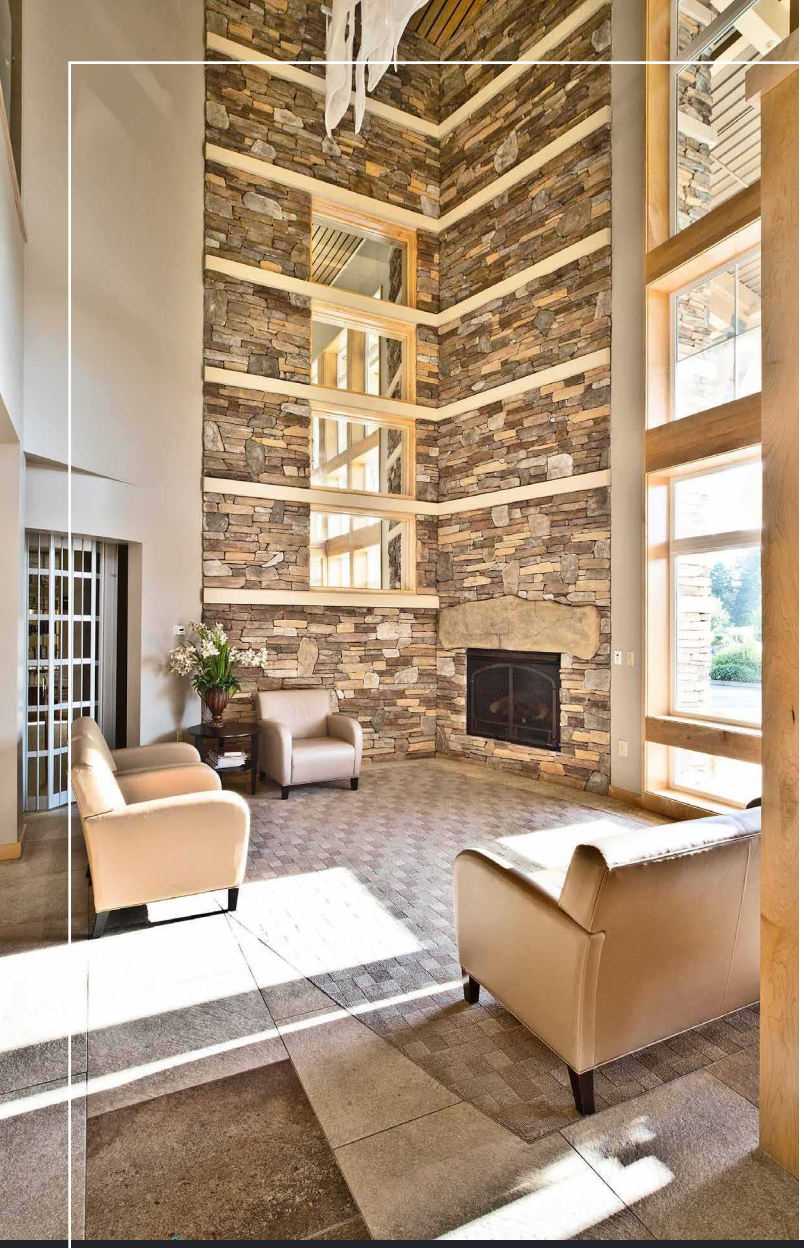

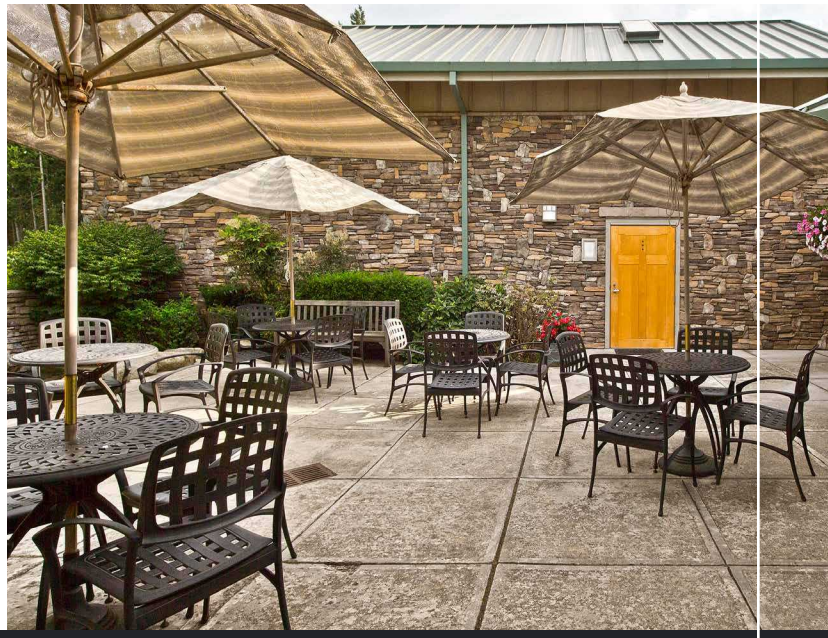

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