

MIXED-USE FOR LEASE

# COMMONS AT TEHALEH

15121 198TH AVE E, BONNEY LAKE, WA 98391



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

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

15121 198TH AVENUE EAST



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

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.

# PROPERTY OVERVIEW

15121 198TH AVE E, BONNEY LAKE, WA 98391



## PROPERTY OVERVIEW

Tehaleh is one of Washington’s fastest-growing master-planned communities, attracting families, professionals, and retirees seeking modern amenities in a serene setting. Your mixed-use development has the potential to become the beating heart of this community, a place where residents gather, work, and connect.

This highly sought after new construction combines function and class with a wide offering of business suites and coworking spaces making it the perfect location for a variety of professionals. Multiple leasing opportunities available!

## SUMMARY

Retail Lease Rate:	\$20 - \$30 SF/YR
Office Lease Rate:	\$18 - \$24 SF/YR
Executive Lease Rate:	\$400 - \$800/month per office
Parking:	Ample Surface Parking Available!

# AVAILABLE SPACES

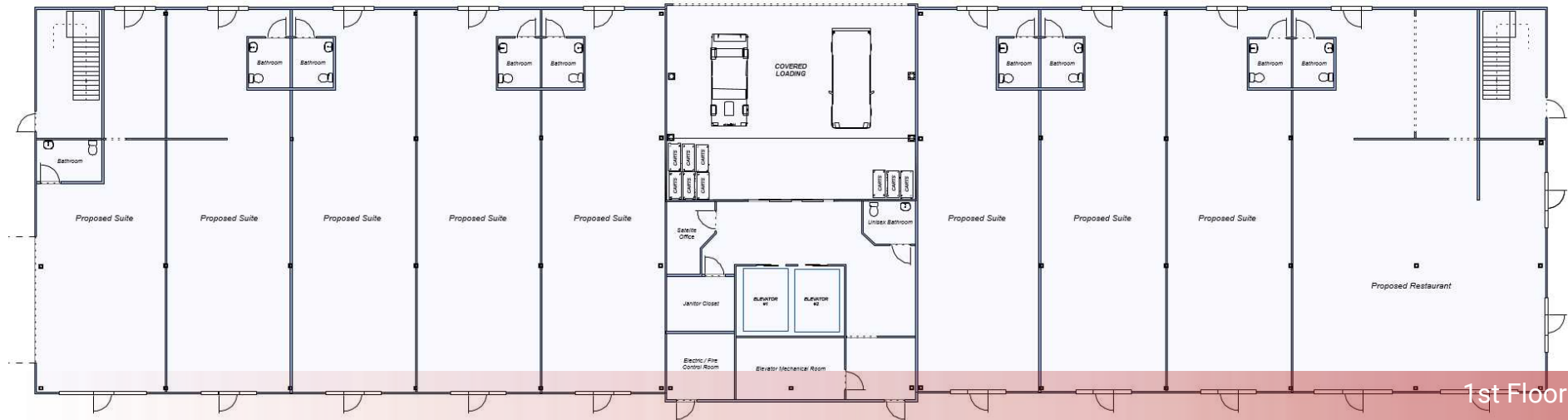
15121 198TH AVE E, BONNEY LAKE, WA 98391



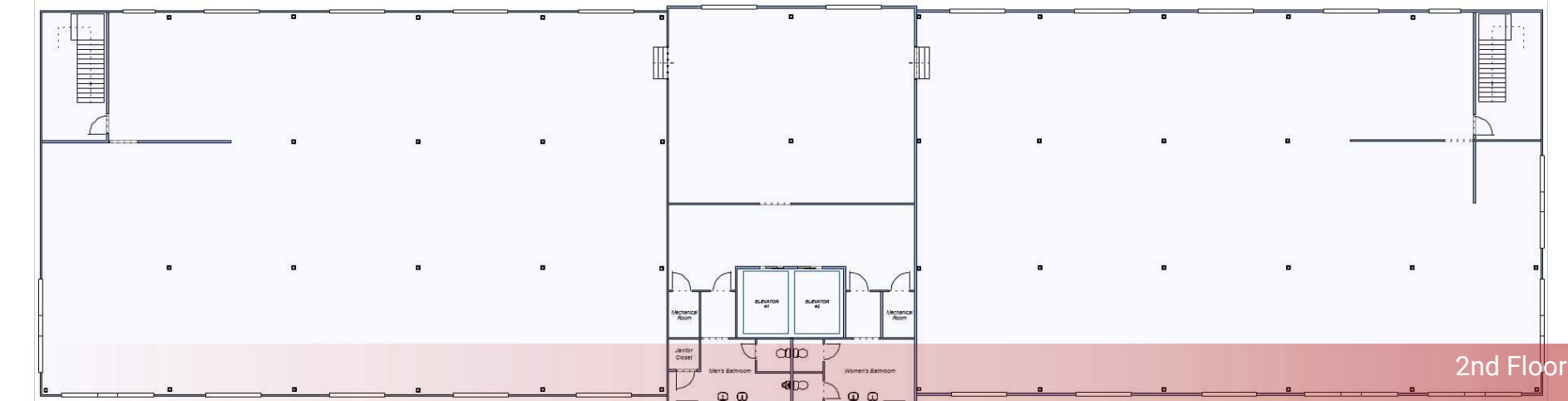
## AVAILABLE SUITES

Suite	Size	Rate	Use
Retail	Negotiable	\$30.00 /SF/YR + NNN	Boutique clothing, pet supply store, or artisan market
Office	Negotiable	\$24.00 /SF/YR + NNN	Pediatric dentist, family medical practice, CPA firm
Executive	Negotiable	\$800 /mo per office	Local entrepreneurs, remote tech workers, & small consulting firms

FOR LEASE



1st Floor



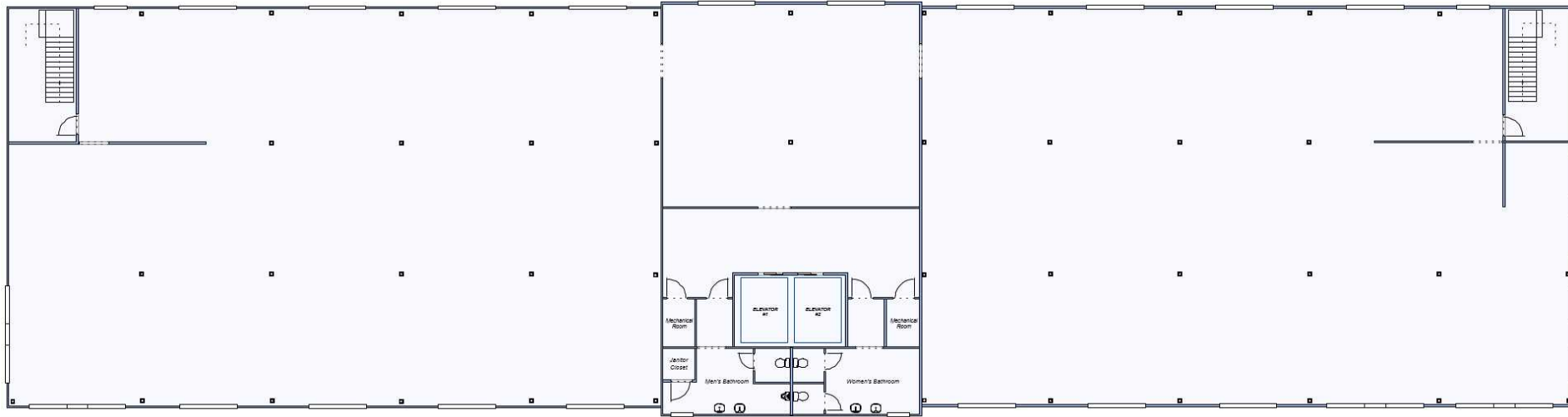
2nd Floor

# AVAILABLE SPACES

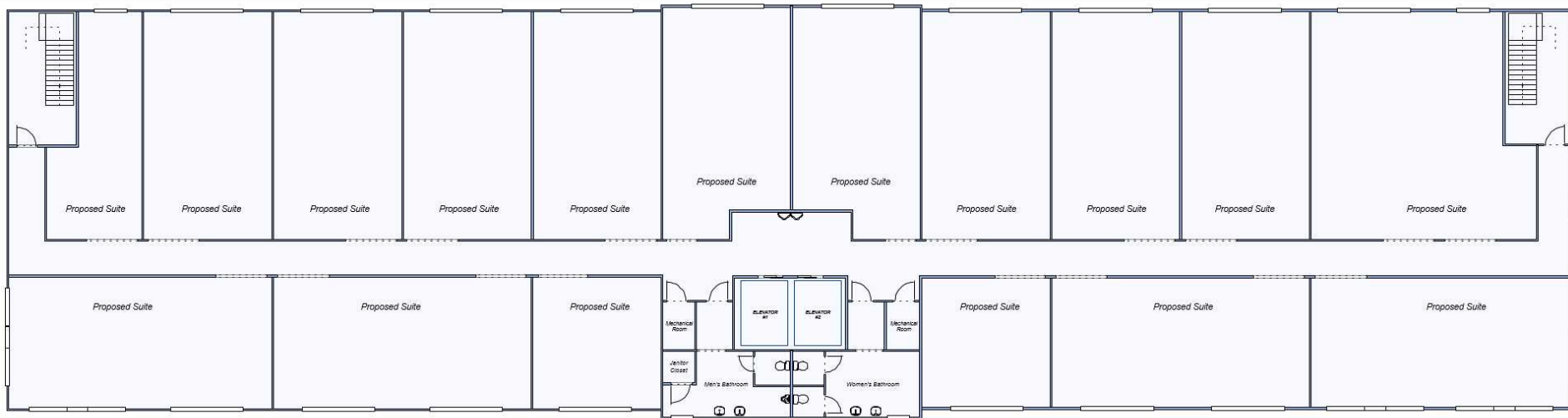
15121 198TH AVE E, BONNEY LAKE, WA 98391



FOR LEASE



3rd Floor



4th Floor

# BUSINESS MAP

15121 198TH AVE E, BONNEY LAKE, WA 98391



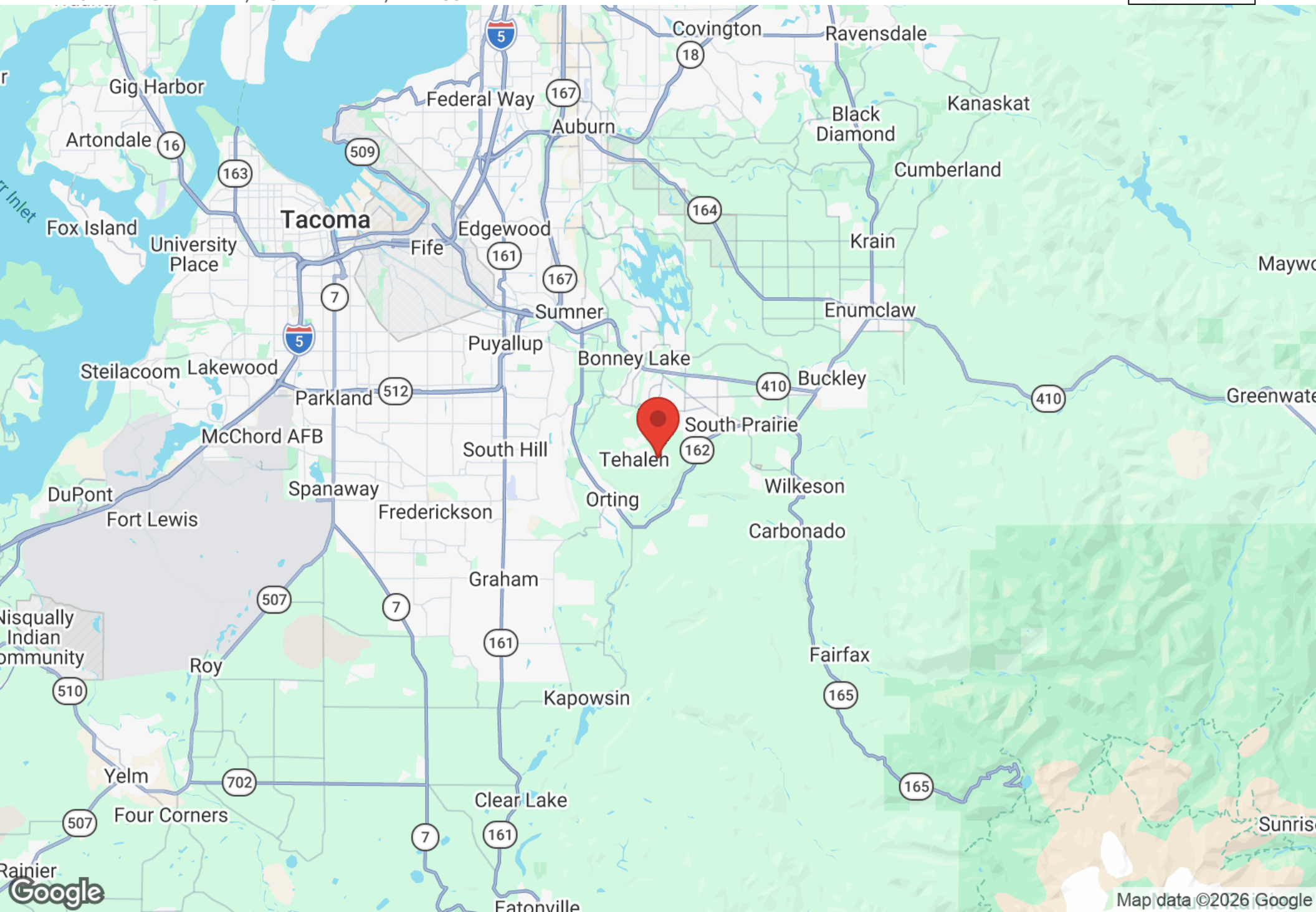
Tehaleh Community

Tehaleh

**KW** FOR LEASE!  
COMMERCIAL

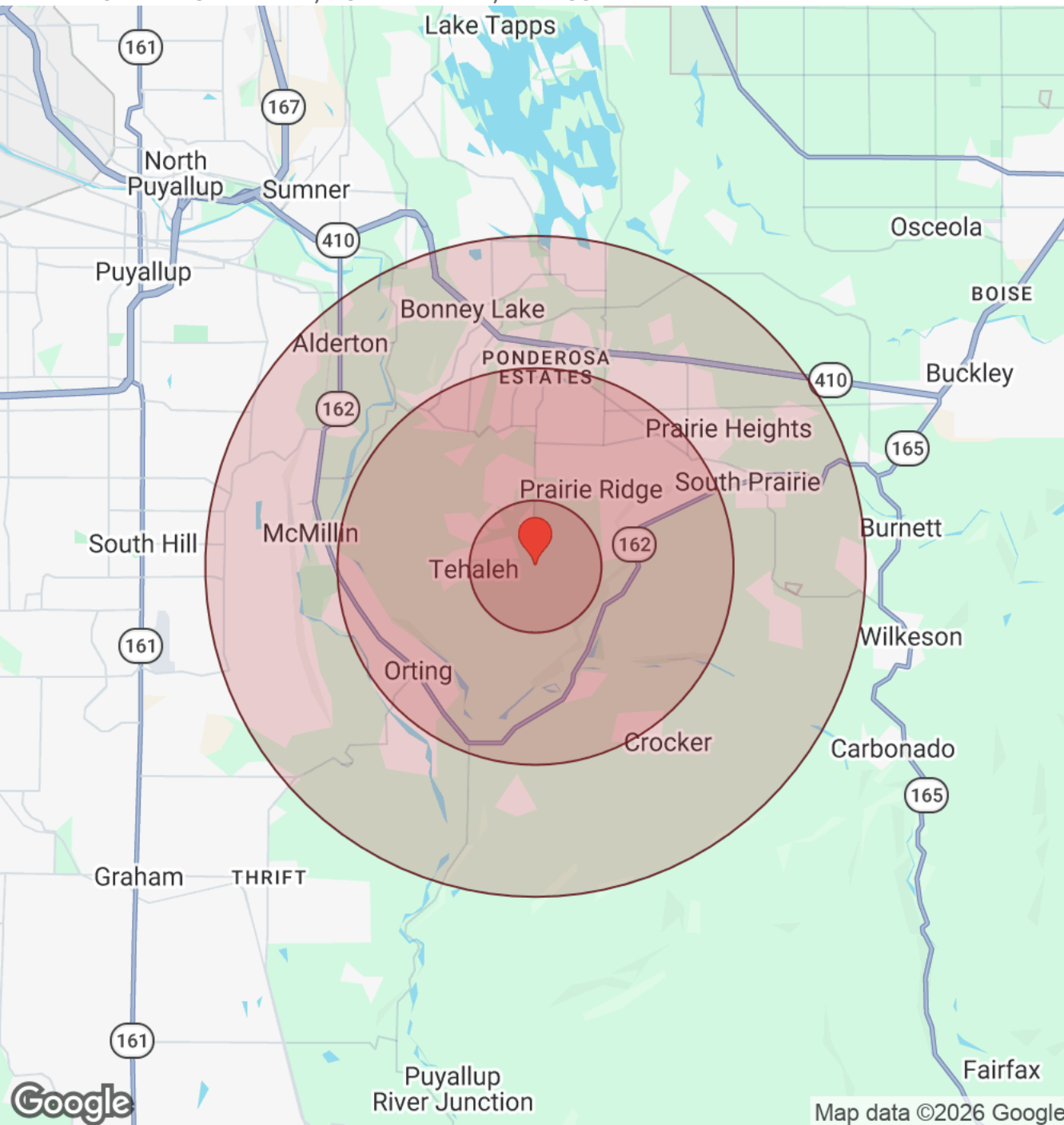
# REGIONAL MAP

15121 198TH AVE E, BONNEY LAKE, WA 98391



# DEMOGRAPHICS

15121 198TH AVE E, BONNEY LAKE, WA 98391



Population	1 Mile	3 Miles	5 Miles
Male	2,171	20,140	43,816
Female	2,200	20,044	42,800
Total Population	4,371	40,184	86,617

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,094	29,358	62,598
Black	140	1,262	2,850
Am In/AK Nat	22	257	606
Hawaiian	25	197	476
Hispanic	352	4,047	9,225
Asian	312	1,792	4,088
Multiracial	368	2,966	6,236
Other	57	301	546

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,631	14,837	32,335
Occupied	1,551	14,078	30,583
Owner Occupied	1,381	12,337	25,659
Renter Occupied	170	1,741	4,924
Vacant	80	758	1,752

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,145	9,197	18,051
Ages 15 - 24	351	3,977	9,307
Ages 25 - 54	1,831	17,320	36,586
Ages 55 - 64	427	4,463	10,417
Ages 65+	616	5,225	12,256

Income	1 Mile	3 Miles	5 Miles
Median	\$140,948	\$136,801	\$135,730
Under \$15k	12	410	950
\$15k - \$25k	19	144	483
\$25k - \$35k	60	347	838
\$35k - \$50k	33	439	1,447
\$50k - \$75k	167	1,178	2,733
\$75k - \$100k	199	1,632	3,275
\$100k - \$150k	327	3,770	7,376
\$150k - \$200k	247	2,522	5,175
Over \$200k	488	3,637	8,306

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Map data ©2026 Google