

OFFICE 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:

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15121 198TH AVENUE EAST



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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

Building SF:	60,140
Floors:	4
Retail Lease Rate:	\$20 - \$30 SF/YR
Office Lease Rate:	\$18 - \$24 SF/YR
Executive Lease Rate:	\$800/month per office
Parking:	Ample Surface Parking Available!

AVAILABLE SPACES

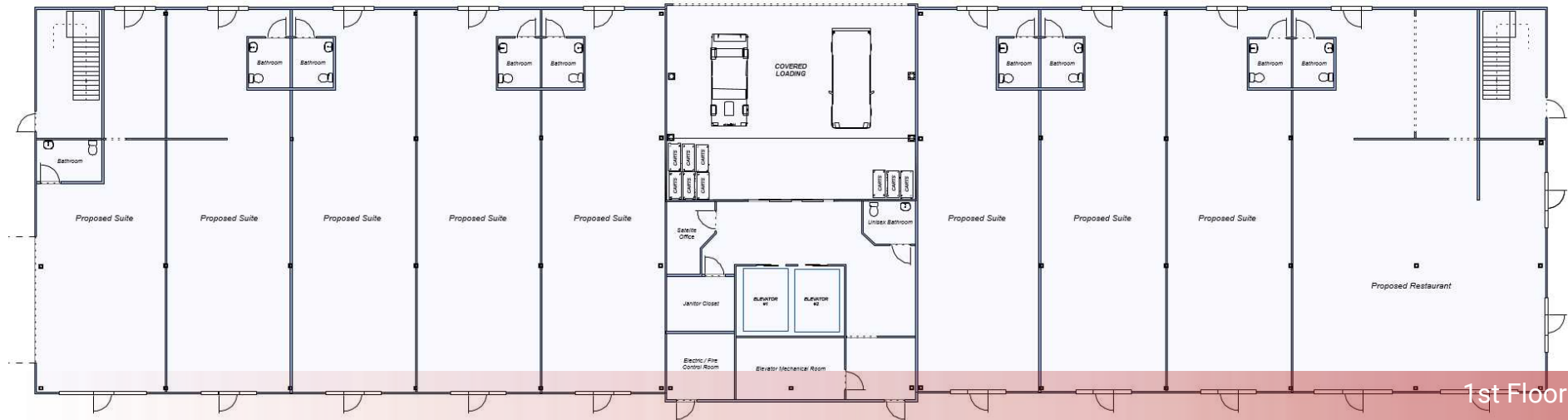
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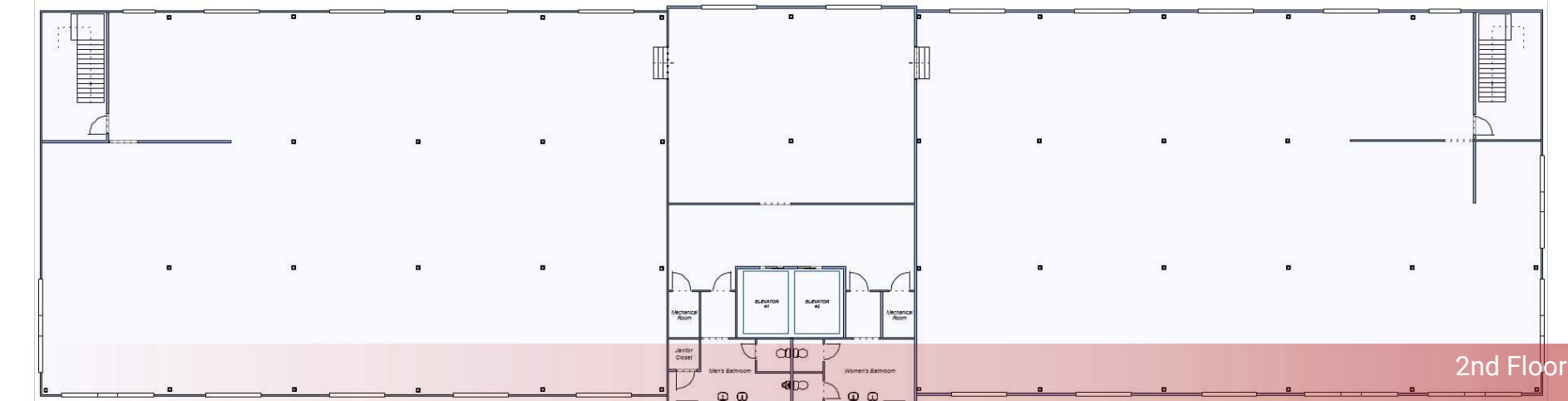
AVAILABLE SUITES

Suite	Size	Rate	Use
Retail	Negotiable	\$20- \$30.00 /SF/YR + NNN	Boutique clothing, pet supply store, or artisan market
Office	Negotiable	\$18 - \$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



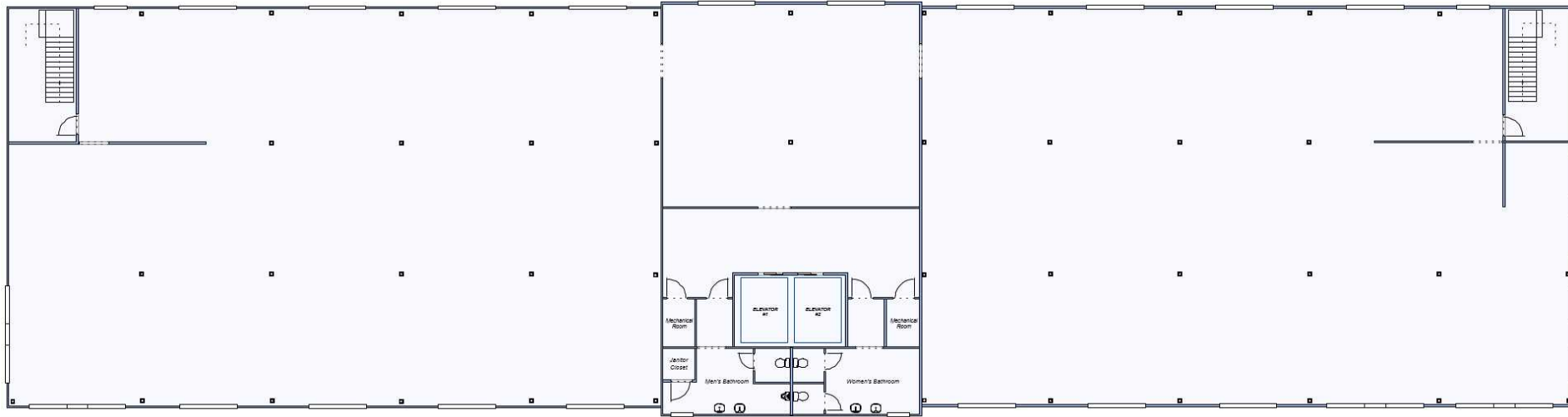
2nd Floor

AVAILABLE SPACES

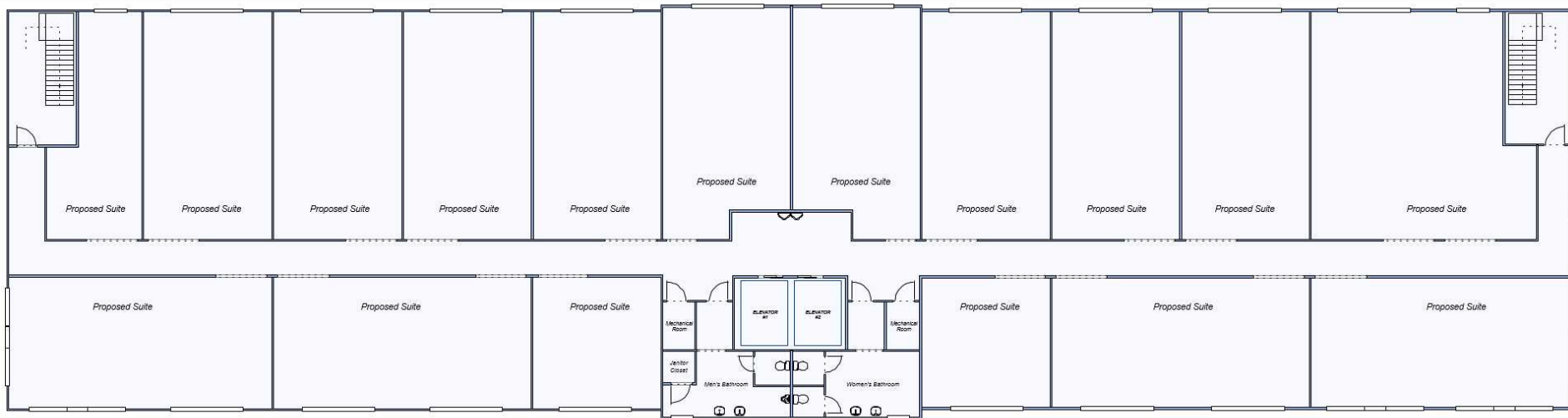
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3rd Floor



4th Floor

BUSINESS MAP

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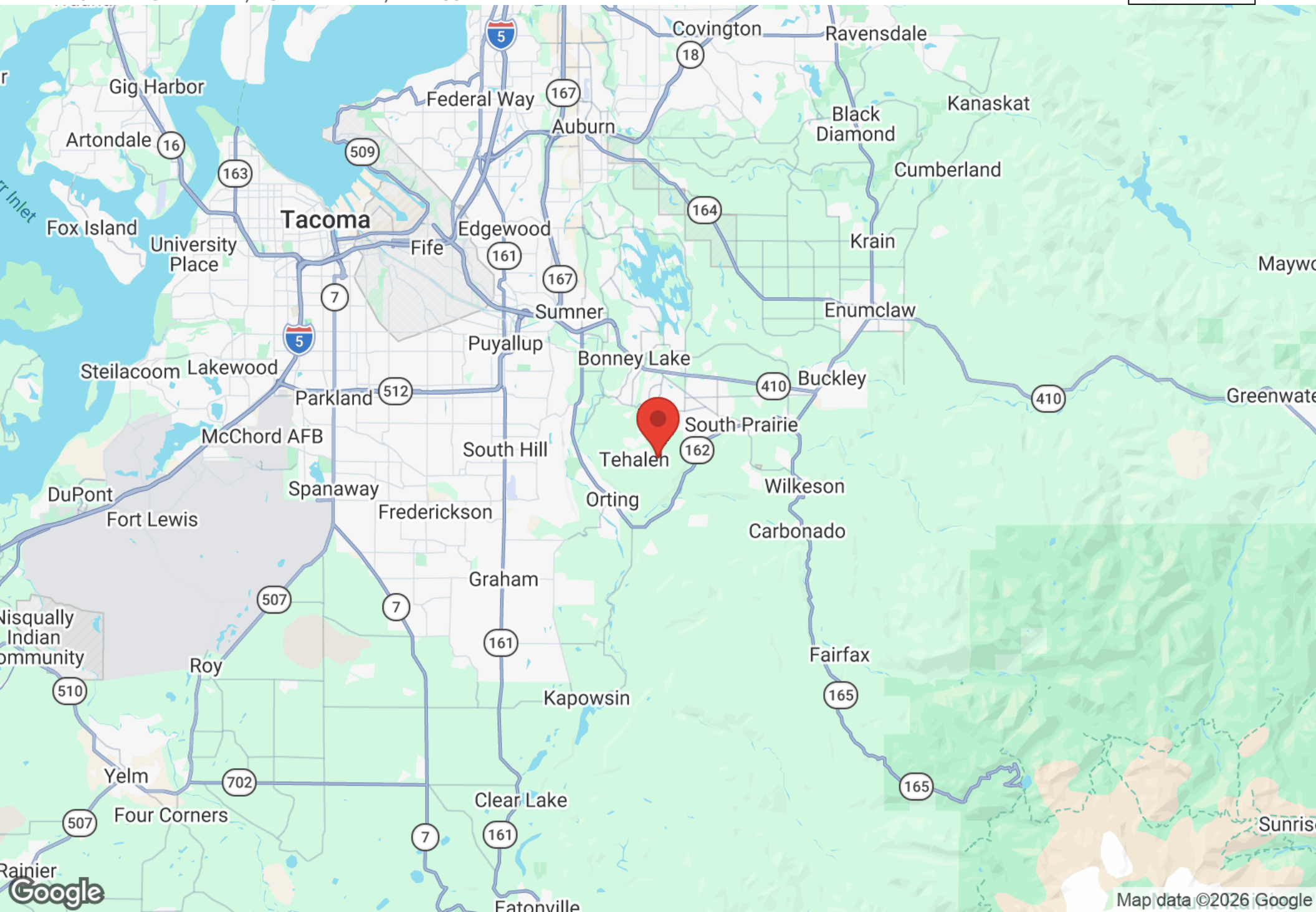
Tehaleh Community

Tehaleh

KW FOR LEASE!
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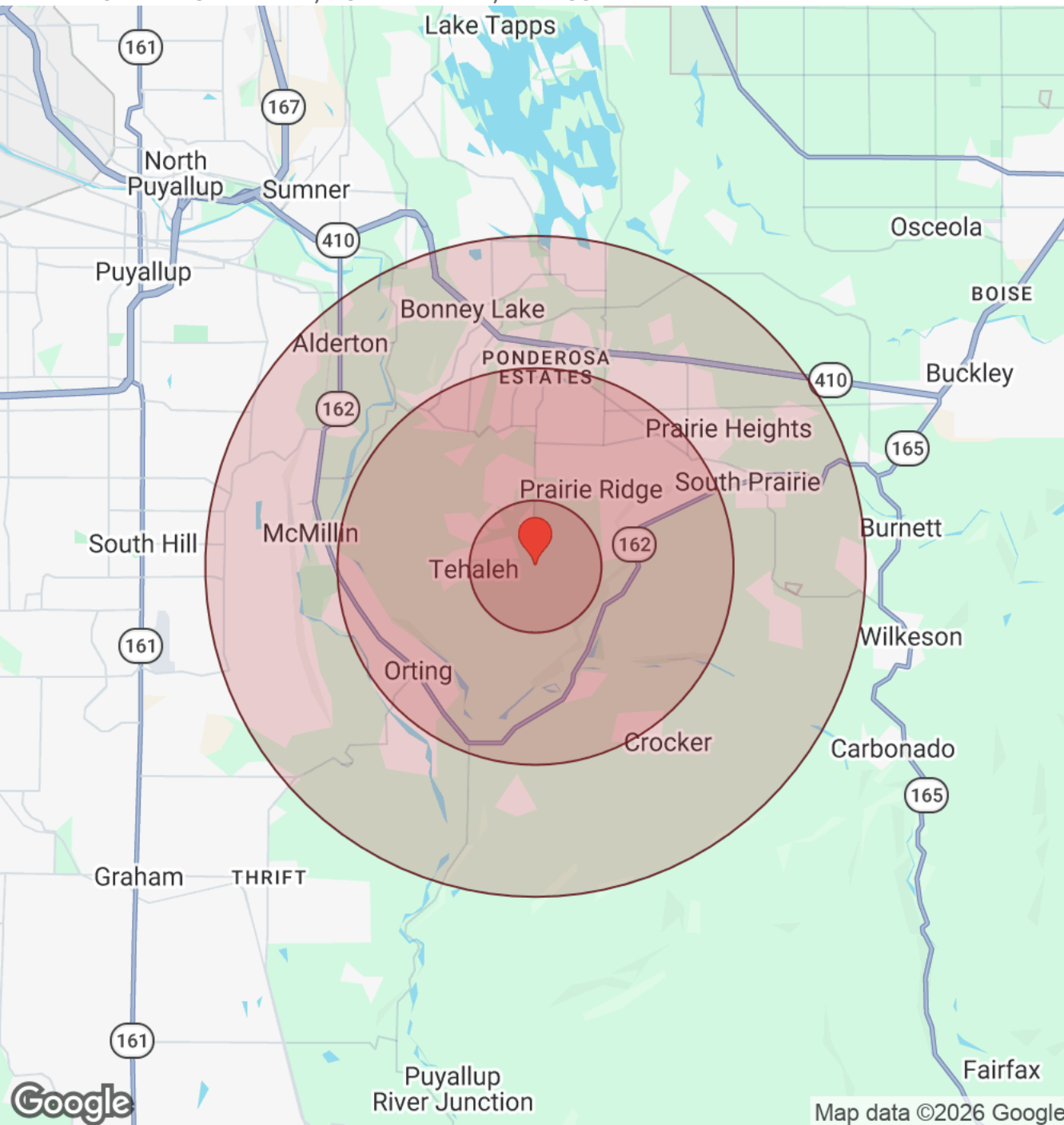
REGIONAL MAP

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DEMOGRAPHICS

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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