

OFFICE COMPLEX FOR LEASE



PUYALLUP DT OFFICE COMPLEX/PARKING GARAGE

111 & 201 West Main, Puyallup, WA 98371



SUMMARY INFORMATION

Available SF:	27,361 SF
Lease Rate:	\$18.00 SF/yr (NNN)
Lot Size:	1.19 Acres
Building Size:	41,317
Renovated:	2006
Zoning:	Central Business District-Core
Submarket:	Puyallup

PROPERTY OVERVIEW

Now leasing suites! This offering includes a 27,361 SF single tenant office building available for occupancy this spring. Featuring high ceilings, a winding staircase in the entry, elevator, and several historical features. The floor plan includes several private offices, conference rooms, kitchen, meeting and educational rooms, numerous bathrooms, large bull pen areas and outside covered dining areas. In the same complex, the building at 111 West Main includes a 4,597 SF suite ideal for either Retail or Office use, and a 6,537 SF area for storage. This property also enjoys a 160 space parking garage providing ample, secure parking for employees or customers.

Additional surface parking is available too. Walk across the parking lot to ride the Puyallup Sound Transit Station. Floor plans available upon request.

PROPERTY HIGHLIGHTS

- 27,361 square feet office building
- High ceilings
- Elevator
- Winding stair case in entry
- 4,597 SF office or retail suite
- 6,537 SF of storage area
- Parking garage for ample parking
- Adjacent to the Puyallup Sound Transit Station
- Walking distance to numerous restaurants and shops

KELLER WILLIAMS COMMERCIAL
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
201 West Main	Available	27,361 SF	NNN	\$18.00 SF/yr	Two story office building ready to occupy. High ceilings, elevator, unique historical features. Call for a tour.

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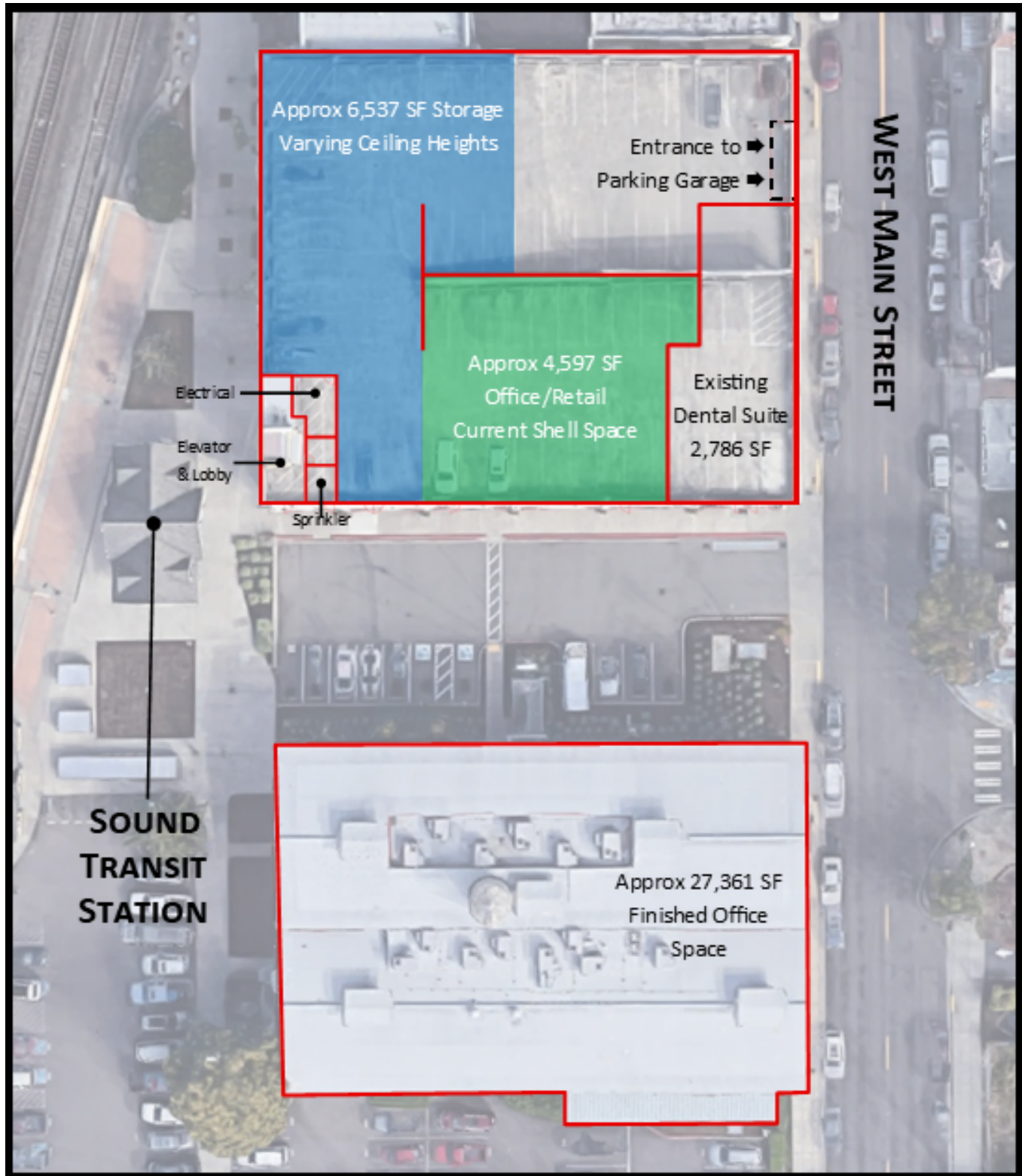
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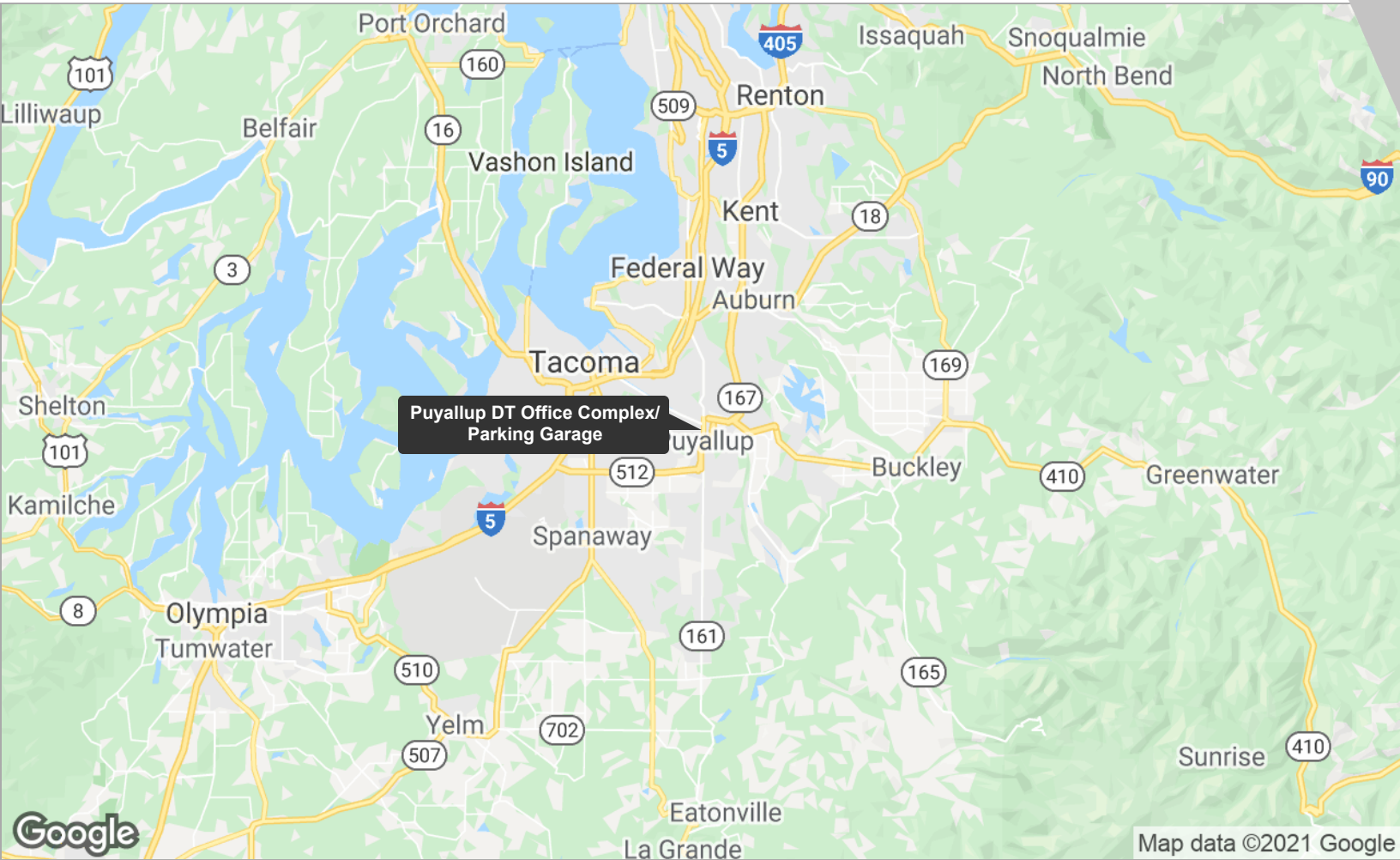
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Location Description

The City of Puyallup is situated at the foot of scenic Mount Rainier in the beautiful Puget Sound region 10 miles east of Tacoma and approximately 35 miles south of Seattle. It's an easy commute on Sound Transit's Sounder train to Tacoma, Seattle and many cities in between. Attractive, friendly neighborhoods with still-affordable housing make Puyallup an increasingly popular place for people to settle. With this property located adjacent to the Sound Transit Station, employees can stroll down a short sidewalk to the entrance of these buildings. Employees also have the luxury of using the 160+ space private parking garage located on the property. With a walking score of 90, this project is a walker's paradise being close to numerous restaurants, shopping, and services.

Puyallup is home to the Washington State Fair. The Puyallup Valley community joined together to create the "Valley Fair" in 1900. The Fair provided a place to exhibit animals of all kinds, and became a premier venue to showcase the crops which flourished in the valley's rich soil. Today a total of more than 2.5 million people visit the Washington State Fair and Event Center for the September and spring fairs, plus all the other year-round events like the Sewing Expo and Good Guys Car Show.

Though some local farms still exist, the Puyallup business community has grown to include a diverse cross section of commerce and the arts. The historic downtown boasts the largest indoor/outdoor farmer's market in Pierce County. It has a thriving antique district that draws attention throughout the state, and a prominent and well known outdoor gallery of art that changes annually and features local artists. Add to that, regular performances by the Northwest Sinfonietta, free community summer concerts in Pioneer Park, and visitors soon recognize that Puyallup is a culturally diverse community that celebrates its heritage in a variety of methods.

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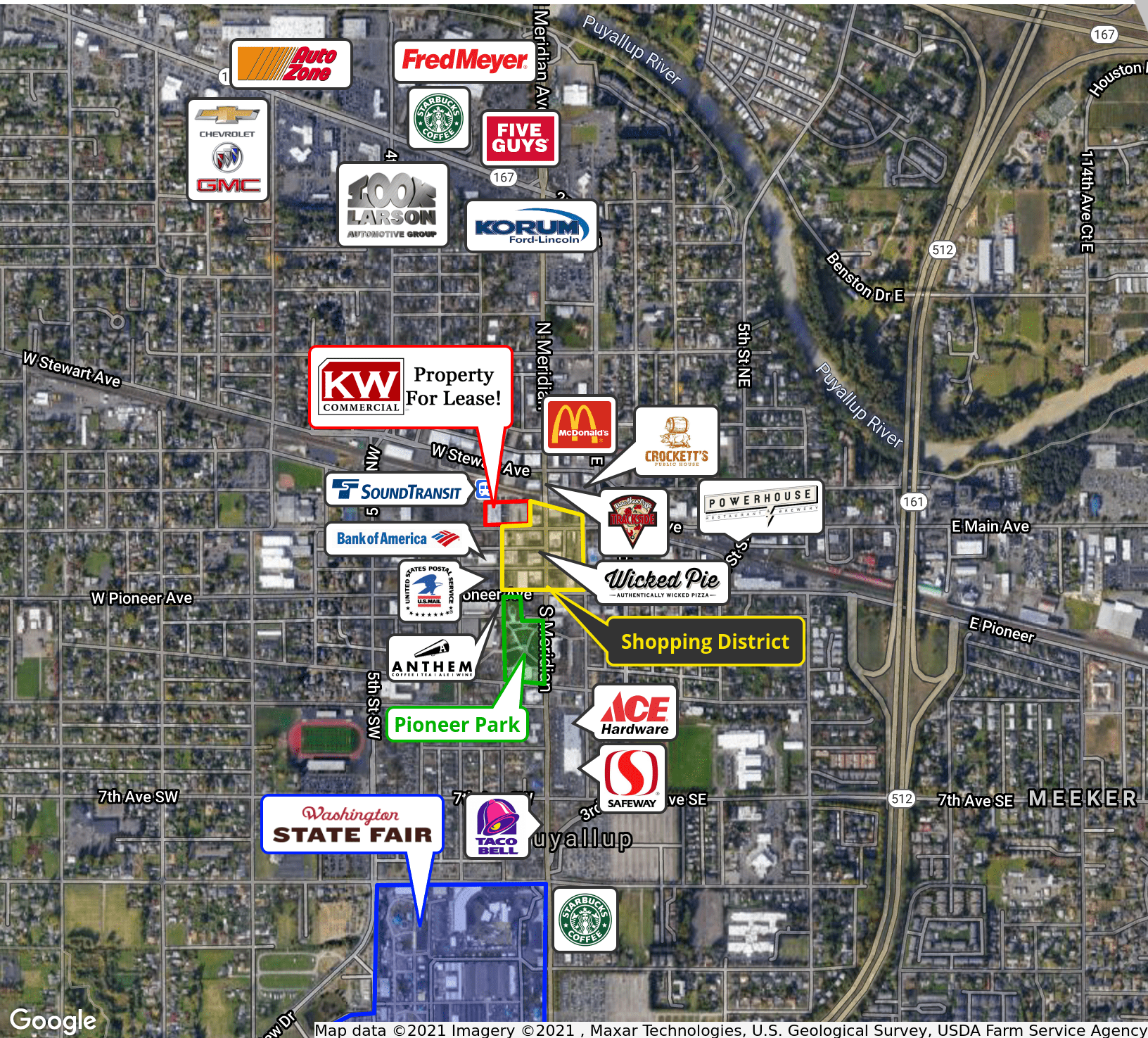
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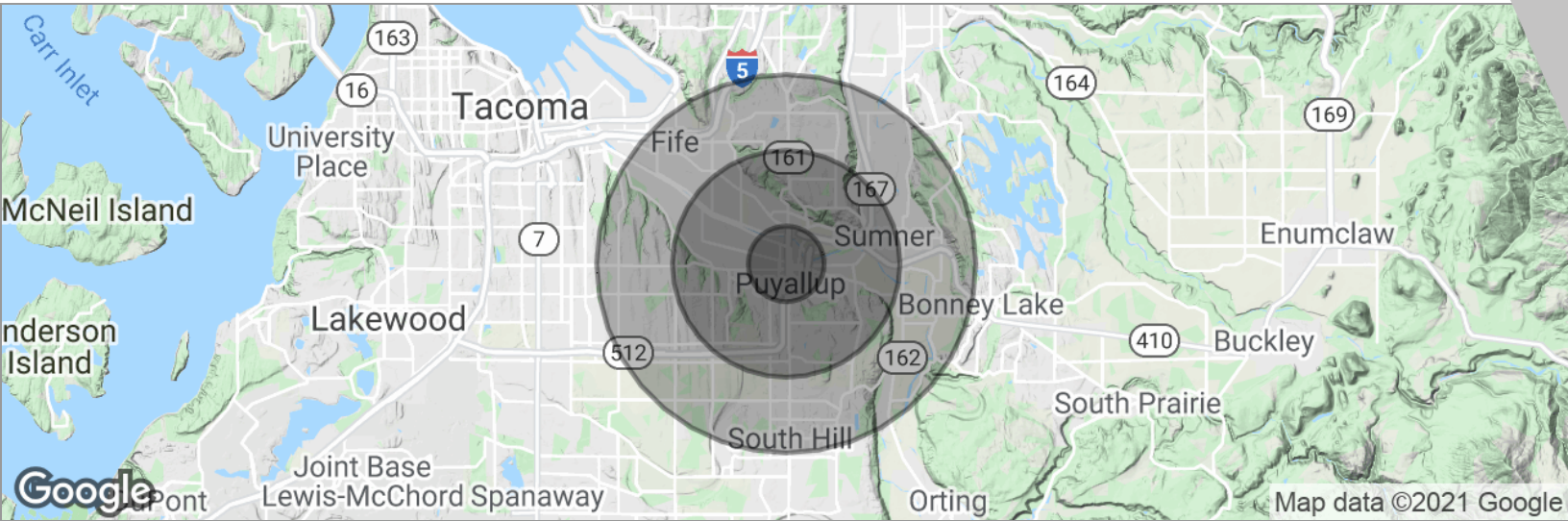
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,861	62,250	159,887
Median age	35.7	36.6	36.2
Median age (male)	34.4	35.3	35.4
Median age (Female)	36.9	37.5	36.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,687	25,039	63,248
# of persons per HH	2.4	2.5	2.5
Average HH income	\$60,776	\$67,923	\$71,575
Average house value	\$237,372	\$334,827	\$329,215

* Demographic data derived from 2010 US Census

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