





OFFICE SPACE AVAILABLE

Pierce/Thurston/Kitsap Counties



January 2012





Building Photo	Building/Address	Suite/Floor	± Available SF	Rate PSF/Price	Comments	Contact
PIERCE COUNTY						
	6050 Tacoma Mall Blvd Tacoma, WA		26,000 Div. to 1,000	\$16.00 NNN	<ul style="list-style-type: none"> • 3-Story, Class A building • Building signage available • Tenant improvements to be specific to tenant needs • Ground floor retail or office space 	Bruce Valentine 253.779.2400 Debbie Gallinatti 253.779.2430
	404 Valley Avenue NE Puyallup, WA		± 25,000	\$26.00-\$30.00 NNN	<ul style="list-style-type: none"> • Proposed two-story Class A medical/office building • Build-to-suit opportunity • Competitive lease rates • Ample parking with more than 4.5/1000 ratio • Excellent visibility and access from SR-167 and Valley Avenue NW 	Tom Brown 253.779.2427 Eric Cederstrand 253.779.2428
	Milgard Medical Pavilion 11511 Canterwood Blvd NW Gig Harbor, WA	320 250 130 25	14,802 4,002 3,675 3,092	\$25.80 NNN	<ul style="list-style-type: none"> • Class A medical office space • Divisible to 1,500 SF • Located near the Gig Harbor North development • Connected to the new St. Anthony Hospital • Excellent visibility with easy access 	Bruce Valentine 253.779.2400 Denise Davis 253.779.2423
	1601/1617 Stone Drive NW Gig Harbor, WA		10,484 1.09 Acres Land (3 parcels)	\$1,350,000	<ul style="list-style-type: none"> • Mixed use office/warehouse/retail bldg • Annual income of \$115,344 from four tenants, including additional income from cell tower and billboard • Spectacular view of Tacoma Narrows Bridge and freeway exposure • Great freeway access via 24th St NW 	Joel Jones 253.779.2422 Scott Price 253.395.3130

OFFICE SPACE AVAILABLE

Pierce/Thurston/Kitsap Counties



January 2012





Building Photo	Building/Address	Suite/Floor	± Available SF	Rate PSF/Price	Comments	Contact
	South Hill Park <i>(former Pierce College space)</i> 716 South Hill Park Dr Puyallup, WA	Suite B	10,000	\$17.50 Gross	<ul style="list-style-type: none"> • Access to loading doors • SR-512 frontage with electrical pylon signage • Existing Tenants include: Da Vita and Bally Total Fitness 	Scott Price 253.395.3130
		Suite D	3,370			
	Lakewood Industrial Park Lakewood, WA	Bldg 24, Ste D 9501 Lakewood Dr SW	9,000	\$1.10	<ul style="list-style-type: none"> • 2-story 6,000 SF office with 3,000 SF expansion 	Bruce Valentine Theron Meier 253.779.8400
		Bldg 16, Ste D 9726 47 th Ave SW	1,840	\$.80	<ul style="list-style-type: none"> • Open concept office • Ability to choose carpet & paint 	Scott Price 253.395.3130
	Bridgeport Professional Building 7424 Bridgeport Way W Lakewood, WA	203 & 207	5,760	\$19.00 Gross	<ul style="list-style-type: none"> • Medical office • Remodeled in 2011 • Prominent monument sign • Well located building on Bridgeport Way West near Wal-Mart • Ample parking (156 parking stalls total) • On bus line • Free rent for 5-year term leases 	Denise Davis 253.779.2423
		203	4,156			
		304	1,674			
		207	1,614			
		202	944			
		300	180			
	Canyon Professional Center 5620 – 112 th St E Puyallup, WA	1 st Floor West End	5,492	\$16.00 Gross	<ul style="list-style-type: none"> • Constructed in 2002 • Corporate identity fronting 112th St E • Floors can be demised • Grand lobby entrance • New paint & carpet • New exterior paint • Easy freeway access • 4/1,000 parking ratio (80 stalls) 	Scott Price 253.395.3130
		2 nd Floor West End	5,351	\$16.00 Gross		Joel Jones 253.779.2422
		2 nd Floor East End	5,489	\$16.00 Gross		

OFFICE SPACE AVAILABLE

Pierce/Thurston/Kitsap Counties



January 2012








Building Photo	Building/Address	Suite/Floor	± Available SF	Rate PSF/Price	Comments	Contact
	Canyon Road Shopping Ctr 11515 Canyon Road E Puyallup, WA		4,364	\$16.00-\$18.00 NNN	<ul style="list-style-type: none"> • NEW • Office build-out ideal for real estate • Ample parking; access to Hwy-512 • Located next door to Walgreens and nearby McLendon's Hardware • Tenant Improvement dollars available 	Debbie Gallinatti 253.779.2430
			Div. to 2,000			
	East Main Attractions 120 15 th St SE 1416 E Main Ave Puyallup, WA	Suite 1416-F	4,000	\$15.00 NNN	• Office/retail space	Stephanie Clabaugh 253.779.2403
		Suite 1430-C	2,000	\$15.00 NNN	• Office/retail space	Debbie Gallinatti 253.779.2430
		Suite 1430-A	2,000	\$15.00 NNN	• Office/retail space	
		Suite 203	809	\$13.00 NNN	• Office space	
		Suite 202	1,000	\$12.00 NNN	• Private offices, reception and restroom	
		Suite 201	506	\$12.00 NNN	• Office space	
		Suite 101	356	\$12.00 NNN	• First floor space; private restroom	
	Jerome Center 311 River Road Puyallup, WA	Suite 206/208	3,007	\$18.00 NNN	<ul style="list-style-type: none"> • Mixed use, Starbucks anchored center • On busy River Rd • Shadow-anchored by Fred Meyer • Class A office space • Ample parking 	Bruce Valentine 253.779.2400
		Suite 208	1,581			Debbie Gallinatti 253.779.2430
		Suite 206	1,426			
	DuPont Station 1520 Wilmington Drive DuPont, WA 98327	1570, Suite 220	2,700	\$18.00 NNN	<ul style="list-style-type: none"> • Located in the growing city of DuPont, Adjacent to two large military bases • Daytime populations of almost 3,400 and growing • 180 unit Multi-Family town home project in development 	Briana Hickey 253.779.2424
		1570, Suite 240	1,088			Stephanie Clabaugh 253.779.2403
		1570, Suite 200	1,011			
		1520, Suite 240	994			

OFFICE SPACE AVAILABLE

Pierce/Thurston/Kitsap Counties



January 2012

Building Photo	Building/Address	Suite/Floor	± Available SF	Rate PSF/Price	Comments	Contact																											
	Perkins II 10116 S Tacoma Way Lakewood, WA		2,003 – 534 SF	\$18.50 Gross	<ul style="list-style-type: none"> • Free use of common conference room • Janitorial service 5 nights a week • Updated camera security with internet access • Abundant parking 	Debbie Gallinatti Denise Davis Briana Hickey 253.779.8400																											
			1,446 – 460 SF	\$12.00-\$13.00 Gross				Trans-Pacific Trade Center 3700 Pacific Hwy E Fife, WA	Suite 407	1,950	\$24.00 Full Service	<ul style="list-style-type: none"> • Class A building • Great access and visibility to I-5 and Port of Tacoma • Extended building hours • 4.25/1000 parking ratio 	Denise Davis 253.779.2423 Chris Highsmith 253.779.2402	Suite 301	1,750		Suite 418	768			Wapato Creek Place 4210 – 20 th Street East Fife, WA	2 nd Floor Suite F	1,413	\$10.00 NNN	<ul style="list-style-type: none"> • 5 offices/conference • Copy room • Abundant natural light 	Stephanie Clabaugh 253.779.2403 Briana Hickey 253.779.2424	1 st Floor Suite D	1,135	\$15.00 NNN	<ul style="list-style-type: none"> • 5 offices • Reception • Waiting area 		Better Business Bureau Building 1000 Station Drive DuPont, WA	Suite 130
	Trans-Pacific Trade Center 3700 Pacific Hwy E Fife, WA	Suite 407	1,950	\$24.00 Full Service	<ul style="list-style-type: none"> • Class A building • Great access and visibility to I-5 and Port of Tacoma • Extended building hours • 4.25/1000 parking ratio 	Denise Davis 253.779.2423 Chris Highsmith 253.779.2402																											
		Suite 301	1,750																														
		Suite 418	768																														
	Wapato Creek Place 4210 – 20 th Street East Fife, WA	2 nd Floor Suite F	1,413	\$10.00 NNN	<ul style="list-style-type: none"> • 5 offices/conference • Copy room • Abundant natural light 	Stephanie Clabaugh 253.779.2403 Briana Hickey 253.779.2424																											
		1 st Floor Suite D	1,135	\$15.00 NNN			<ul style="list-style-type: none"> • 5 offices • Reception • Waiting area 																										
	Better Business Bureau Building 1000 Station Drive DuPont, WA	Suite 130	940	\$20.00 Gross	<ul style="list-style-type: none"> • 2 private offices • Efficient work area configuration 	Stephanie Clabaugh 253.779.2403 Briana Hickey 253.779.2424																											