

For Lease

Woodcreek Pediatric Bldg

Retail \$29.50 PSF + NNN

1,446 SF (Unit 110)

2,703 SF (Unit 120)

2,124 SF (Unit 130)

1,316 SF (Unit 140)



1706 S Meridian, Puyallup, WA 98371

AVAILABLE UNITS

✓ 1,446 SF (Unit 110)

✓ 2,124 SF (Unit 130)

✓ 2,703 SF (Unit 120)

✓ 1,316 SF (Unit 140)



Natalie Foskey, CPM, CCIM
Designated Broker

425-343-7176
Natalie@Key-CC.com
License Number 26699

Shivani Sterling
Sales & Leasing Broker

425-503-1678
Shivani@Key-CC.com
License Number 138760

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1,446 SF (Unit 110) 2,124 SF (Unit 130)
2,703 SF (Unit 120) 1,316 SF (Unit 140)

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Puyallup, WA 98371

SUITE INFO

Unit 110 Approx 1,446/SF

Private Entrance with Waiting Room
Reception Area
1 ADA Restroom
3 Exam Rooms
4 Office Provider's Offices
Nurses Station with Provider Station

Unit 120 Approx 2,703/SF

Private Entrance with Waiting Room
Reception Area
4 Restrooms
7 Exam Rooms
Staff Lunch Room with Private Exit
Corner Provider Office, with view of wooded grounds
Lab
Nurse's Office

Unit 130 Approx 2,124/SF

Private Entrance with Waiting Room
Reception Area
2 Restrooms
4 Exam Rooms
Lab
Conference Room
3 Offices
Nurse's Station

Unit 140 Approx 1,316/SF

Private Entrance with Waiting Room
2 Restrooms
4 Exam Rooms
2 Storage Rooms
3 Offices
Nurse's Station

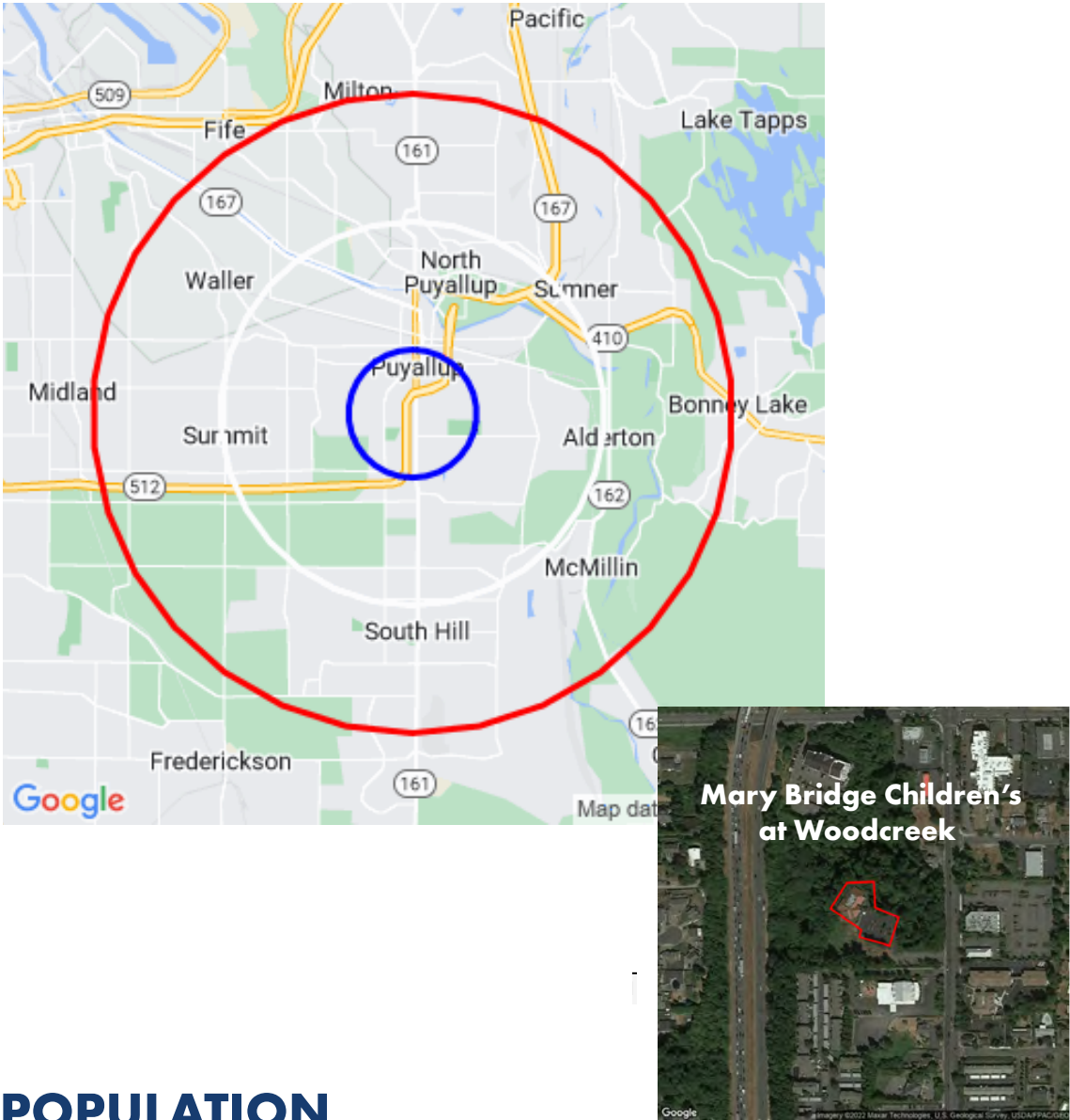
PROPERTY PHOTOS



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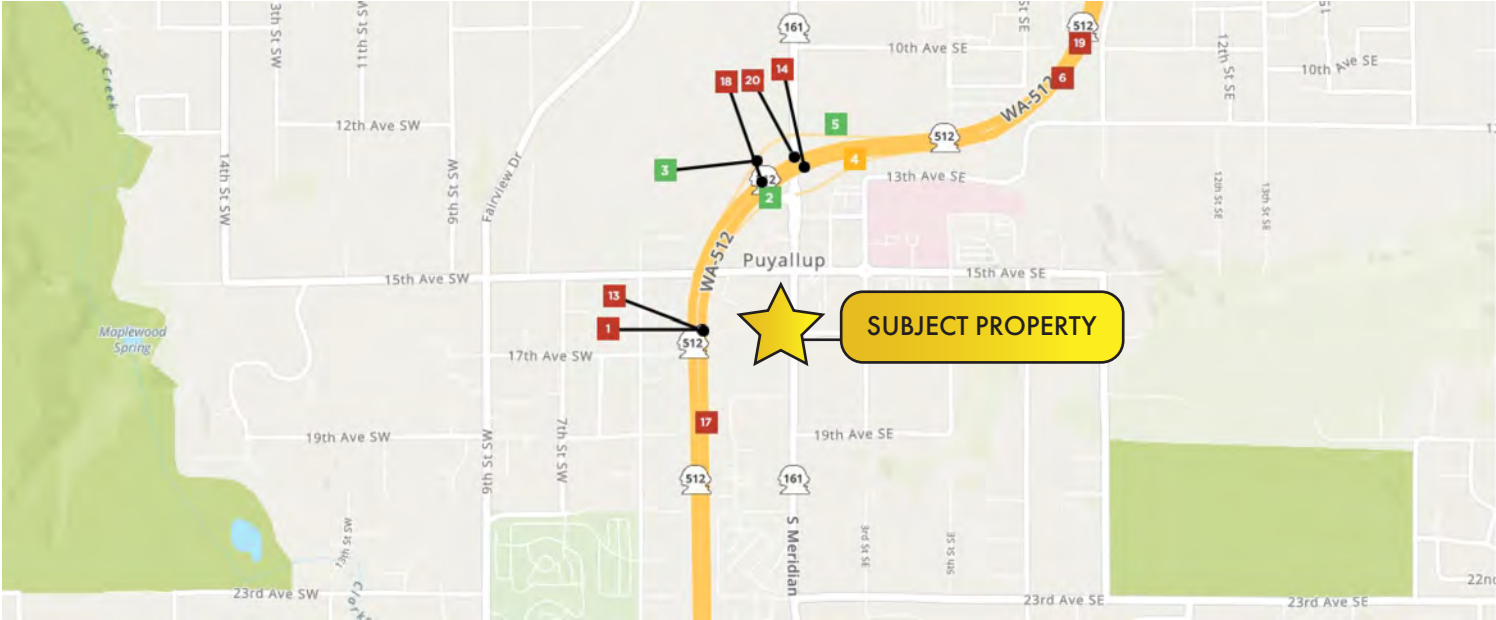
DEMOGRAPHICS



POPULATION

Distance	Male	Female	Total
1 Mile	2,099	2,294	4,393
2 Mile	20,939	21,917	42,856
3 Mile	45,540	48,574	94,114

TRAFFIC COUNTS



<div>1</div> <div>9th St SW</div> <div>Year: 202183,921 est</div> <div>Year: 2019101,000</div> <div>Year: 201571,000</div>	<div>2</div> <div>S Meridian</div> <div>Year: 20213,720 est</div> <div>Year: 20193,600</div> <div>Year: 20183,600</div>	<div>3</div> <div>S Meridian</div> <div>Year: 20214,437 est</div> <div>Year: 20194,300</div> <div>Year: 20184,500</div>	<div>4</div> <div>14th Ave SE</div> <div>Year: 20216,055 est</div> <div>Year: 20196,300</div> <div>Year: 20186,400</div>	<div>5</div> <div>S Meridian</div> <div>State Rte 512</div> <div>Year: 20214,496 est</div> <div>Year: 20194,500</div> <div>Year: 20184,300</div>
<div>6</div> <div>7th St SE</div> <div>Year: 2021106,196 est</div> <div>Year: 2019104,000</div> <div>Year: 2018104,000</div>	<div>7</div> <div>S Meridian</div> <div>Year: 202119,176 est</div> <div>Year: 201919,000</div> <div>Year: 201819,000</div>	<div>8</div> <div>State Hwy512</div> <div>Year: 20217,599 est</div> <div>Year: 20197,500</div> <div>Year: 20187,500</div>	<div>9</div> <div>30th Ave SW</div> <div>5th St SW</div> <div>Year: 202118,771 est</div> <div>Year: 201919,000</div> <div>Year: 201819,000</div>	<div>10</div> <div>31st Avenue Southwest</div> <div>S Hill PkDr</div> <div>Year: 202131,121 est</div> <div>Year: 201931,000</div>
<div>11</div> <div>31st Avenue Southwest</div> <div>S Hill PkDr</div> <div>Year: 202140,725 est</div> <div>Year: 201931,000</div> <div>Year: 201746,000</div>	<div>12</div> <div>31st Ave SW</div> <div>Meridian St S</div> <div>Year: 202117,860 est</div> <div>Year: 201947,000</div> <div>Year: 201847,000</div>	<div>13</div> <div>State Rte 512</div> <div>15th Ave SW</div> <div>Year: 2021103,646 est</div> <div>Year: 2018101,000</div>	<div>14</div> <div>State Rte 512</div> <div>S Meridian</div> <div>Year: 202195,436 est</div> <div>Year: 201893,000</div>	<div>15</div> <div>31st Ave SW</div> <div>S Hill PkDr</div> <div>Year: 202129,889 est</div> <div>Year: 201831,000</div> <div>Year: 201731,000</div>
<div>16</div> <div>31st Avenue Southwest</div> <div>S Hill PkDr</div> <div>Year: 202131,151 est</div> <div>Year: 201831,000</div>	<div>17</div> <div>State Rte 161</div> <div>21st Ave SW</div> <div>Year: 202198,175 est</div> <div>Year: 201799,000</div> <div>Year: 201594,000</div>	<div>18</div> <div>State Rte 161</div> <div>S Meridian</div> <div>Year: 202189,188 est</div> <div>Year: 201790,000</div> <div>Year: 201585,000</div>	<div>19</div> <div>State Rte 161</div> <div>7th St SE</div> <div>Year: 202199,232 est</div> <div>Year: 2017100,000</div> <div>Year: 201595,000</div>	<div>20</div> <div>S Meridian</div> <div>State Hwy161</div> <div>Year: 202124,803 est</div> <div>Year: 201224,000</div> <div>Year: 201026,000</div>