

# 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)

✓ 2,703 SF (Unit 120)

✓ 2,124 SF (Unit 130)

✓ 1,316 (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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2,703 SF (Unit 120) 1,316 SF (Unit 140)

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## 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

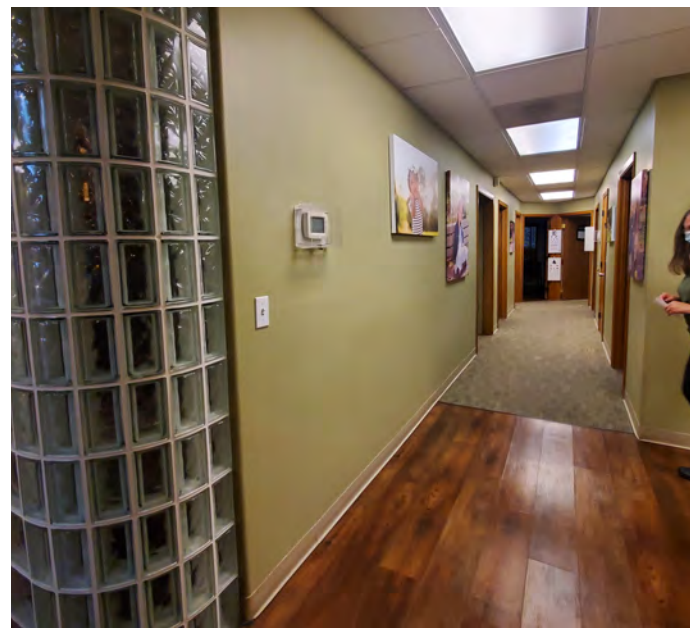
### Unit 130 Approx 2,124/SF

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



Natalie Foskey, CPM, CCIM  
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## FLOOR PLAN

### Woodcreek Healthcare: Main



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License Number 138760

Firm License #7894

6116 211th St. SW #203 | Lynnwood, WA 98036 | 425-658-3288 | KEYCHOICECOMMERCIAL.COM

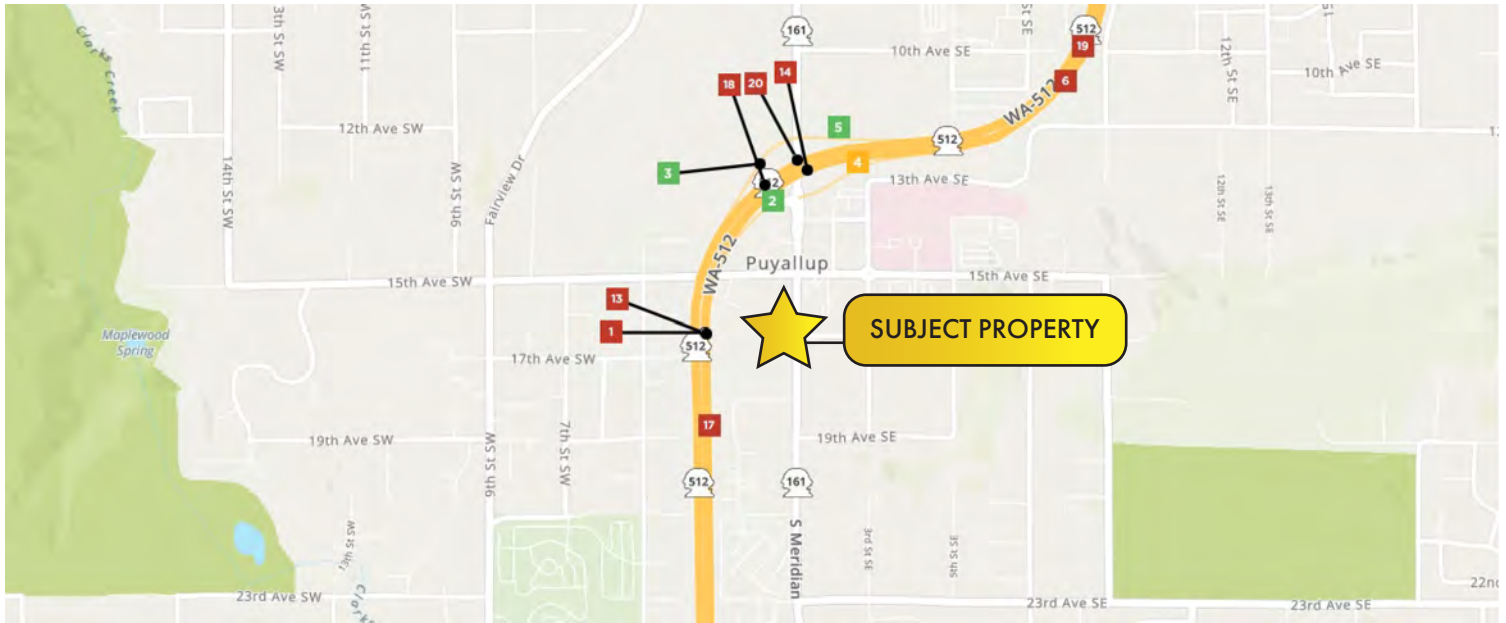
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## TRAFFIC COUNTS



<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
9th St SW	S Meridian	S Meridian	14th Ave SE	S Meridian
Year: 2021 83,921 est	Year: 2021 3,720 est	Year: 2021 4,437 est	Year: 2021 6,055 est	Year: 2021 4,496 est
Year: 2019 101,000	Year: 2019 3,600	Year: 2019 4,300	Year: 2019 6,300	Year: 2019 4,500
Year: 2015 71,000	Year: 2018 3,600	Year: 2018 4,500	Year: 2018 6,400	Year: 2018 4,300
<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>
7th St SE	S Meridian	State Hwy512	30th Ave SW	31st Avenue Southwest
Year: 2021 106,196 est	Year: 2021 19,176 est	Year: 2021 7,599 est	5th St SW	S Hill PkDr
Year: 2019 104,000	Year: 2019 19,000	Year: 2019 7,500	Year: 2021 18,771 est	Year: 2021 31,121 est
Year: 2018 104,000	Year: 2018 19,000	Year: 2018 7,500	Year: 2019 19,000	Year: 2019 31,000
<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>
31st Avenue Southwest	31st Ave SW	State Rte 512	State Rte 512	31st Ave SW
S Hill PkDr	Meridian St S	15th Ave SW	S Meridian	S Hill PkDr
Year: 2021 40,725 est	Year: 2021 17,860 est	Year: 2021 103,646 est	Year: 2021 95,436 est	Year: 2021 29,889 est
Year: 2019 31,000	Year: 2019 47,000	Year: 2018 101,000	Year: 2018 93,000	Year: 2018 31,000
Year: 2017 46,000	Year: 2018 47,000			Year: 2017 31,000
<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>
31st Avenue Southwest	State Rte 161	State Rte 161	State Rte 161	S Meridian
S Hill PkDr	21st Ave SW	S Meridian	7th St SE	State Hwy161
Year: 2021 31,151 est	Year: 2021 98,175 est	Year: 2021 89,188 est	Year: 2021 99,232 est	Year: 2021 24,803 est
Year: 2018 31,000	Year: 2017 99,000	Year: 2017 90,000	Year: 2017 100,000	Year: 2012 24,000
	Year: 2015 94,000	Year: 2015 85,000	Year: 2015 95,000	Year: 2010 26,000



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