

FOR LEASE

2222 Meridian Ave East
Edgewood, WA 98372



WINDMILL CENTER OFFICE BUILDING

Jameson Sullivan

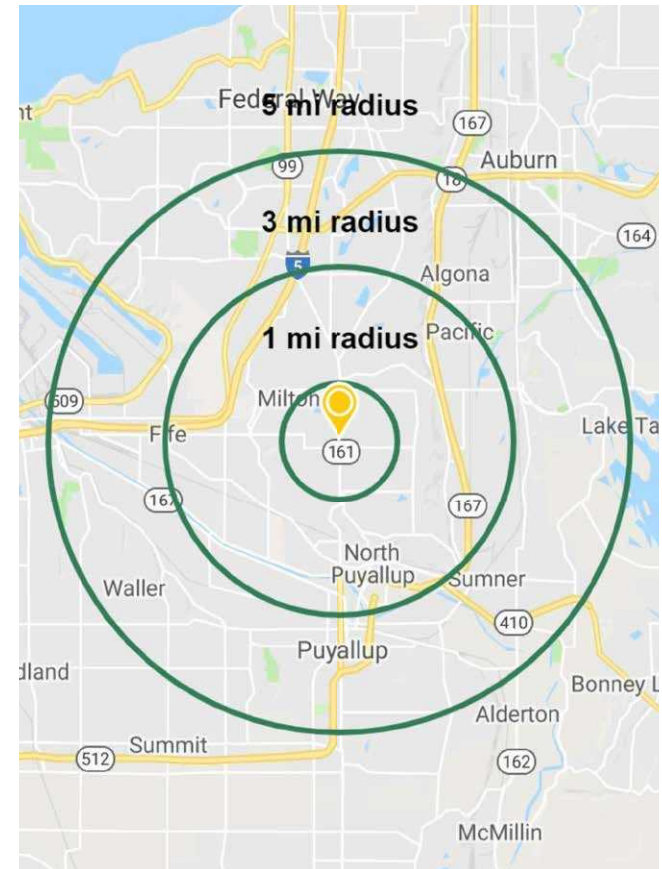
First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

2222 MERIDIAN AVE E

SUITE A 1,312 SF **\$14 PSF** **PLUS NNN**
(LOWER LEVEL)

SUITE D 933 SF **\$17 PSF** **PLUS NNN**
(UPPER LEVEL)

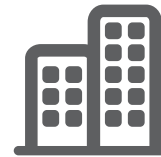
- Great visibility on Meridian - signaled intersection on 24th St
- Monument signage available
- Landlord improvements upon request



Population



Average HH Income



Daytime Population

Regis - 2019

	Population	Average HH Income	Daytime Population
Mile 1	6,073	\$85,932	3,391
Mile 3	53,299	\$89,682	43,279
Mile 5	167,335	\$93,185	139,319



LEVEL 1

Floor Summary SQ. FT.
 Total Rentable Area 2,677.45
 Total Occupant Area 2,169.05
 Load Factor 1.234390

	SQ. FT.	Suite #	Occupant Area	Rentable Area
Floor Service Area	450.99	Suite A	1,062.99	1,312.14
Building Service Area	119.47	Suite B	958.73	1,183.45
Total Vertical	0	Suite E	147.33	181.86

Area Analysis performed in accordance with ANSI/BOMA Z65.1 - 2017 Method A Standard.

Parking Lot
Storage Buildings



LEVEL 2

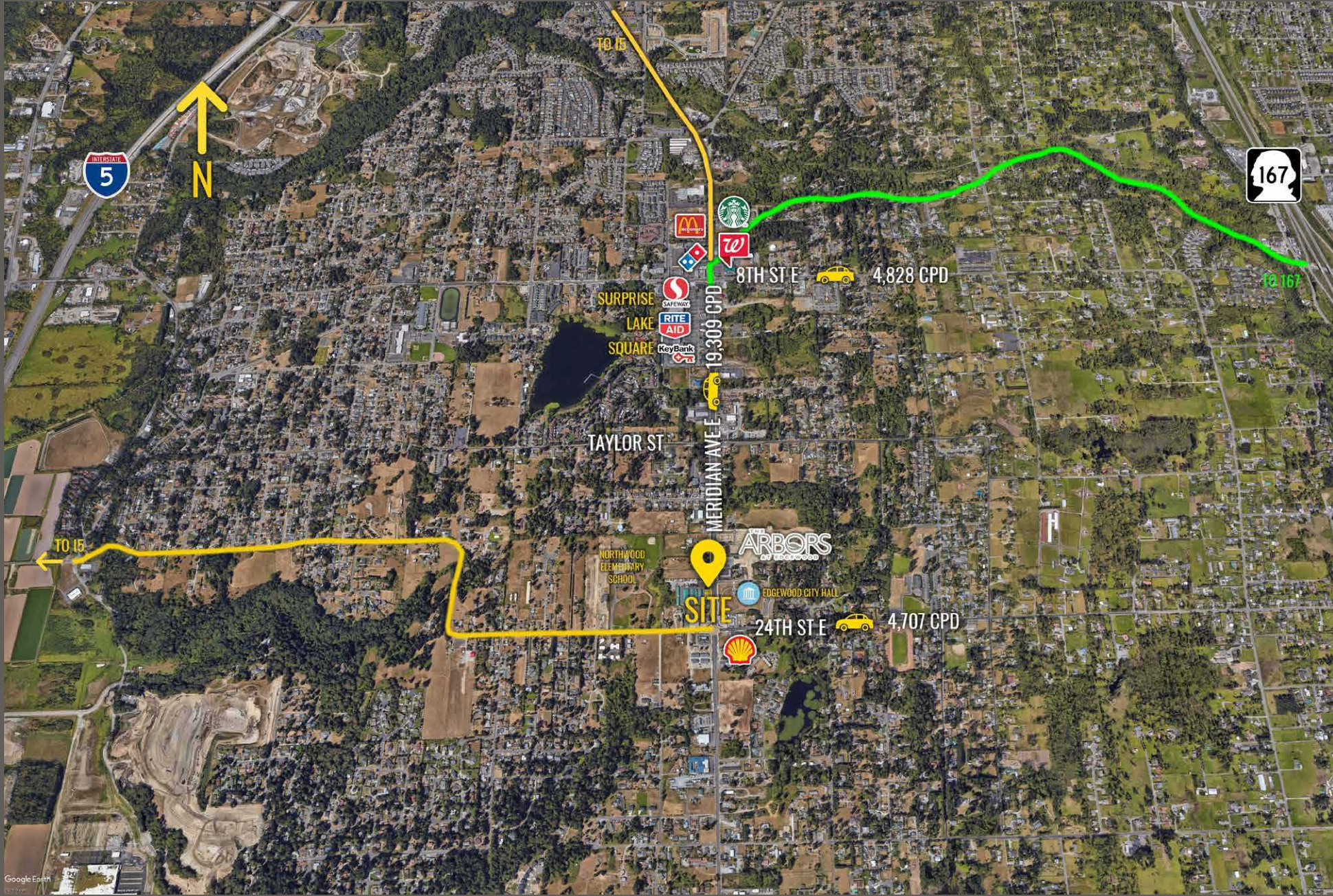
Floor Summary SQ. FT.
 Total Rentable Area 2,894.07
 Total Occupant Area 2,572.90
 Load Factor 1.124827

	SQ. FT.	Suite #	Occupant Area	Rentable Area
Floor Service Area	259.11	Suite C	1,743.58	1,961.23
Building Service Area	0	Suite D	829.32	932.84
Total Vertical	7.98			

Area Analysis performed in accordance with ANSI/BOMA Z65.1 - 2017 Method A Standard.

Parking Lot
Storage Buildings

LOCATION DETAILS



LOCATION AERIAL



Located conveniently between I5 & SR 167



Located near Surprise Lake Square



19,309 CPD Meridian Ave E



4,707 CPD 24th St E

TACOMA | KIRKLAND | PORTLAND | SEATTLE



RETAIL FOCUSED. RESULTS DRIVEN.

JAMESON SULLIVAN

253.471.5508

jsullivan@firstwesternproperties.com



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