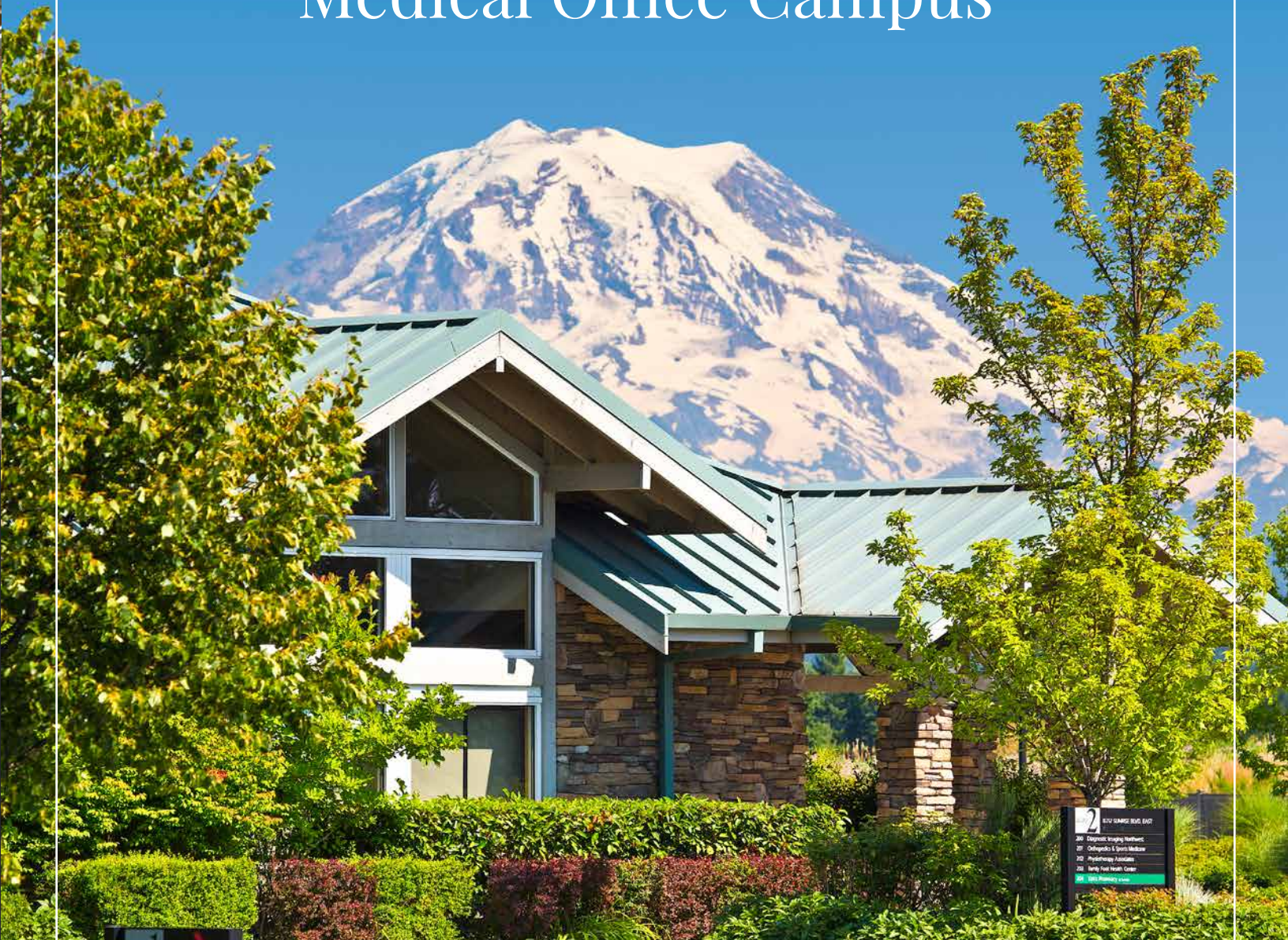


SUNRISE MEDICAL CAMPUS

South Sound's Premier Class A Medical Office Campus



11102 Sunrise Boulevard East
Puyallup, Washington

CLISE PROPERTIES



Where modern elegance & medical office space converge.

Welcome to South Sound's state-of-the-art, medical office building campus. Consisting of three, state-of-the-art, medical office buildings, the campus is comprised of 98,815 square feet, situated on 17-acres of lush greenery, providing unobstructed, majestic views of Mt. Ranier.



3 BUILDINGS



98,815 TOTAL SF



744 SF | 2,221 SF
3,580 SF | 4,528 SF
AVAILABLE



\$32.00 PSF, NNN



THE CAMPUS

Sunrise Medical is located on 17-acres of beautifully landscaped lawns, gardens and fountains. Large double paned windows create exceptional lighting and natural wood framed glass storefront entry doors complete the elegance of the campus. The property's superior landscaping includes a courtyard, water fountains, as well as spectacular views of Mt. Rainer.



NEIGHBORHOOD

Pierce County is home to the well-known medical giant, MultiCare Health System, and several major hospitals including Allenmore Hospital, Good Samaritan Hospital, Mary Bridge Children's hospital and Tacoma General Hospital. The location is one of the densest medical districts in the state and is close to many residential and local businesses.



EFFICIENCY AT ITS BEST

Sunrise Medical Campus offers a variety of efficient and flexible office spaces with desirable floor plans for small, medium and larger sized medical offices. Buildings One and Two provide individual tenant exterior entrances while Building Three features internal access to tenant spaces from its beautiful two-story glass atrium elevator lobby.



Features

- 3-building, Class A medical office campus
- On-site management, engineering, landscaping & security staff
- Abundant, free on-site parking available for tenants and patients (6.5 stalls/1,000 usf)
- Superior landscaped courtyard

Location

- Located in one of the densest medical districts in the state
- Close proximity to numerous residential and local businesses
- Easy access to North & Southbound SR-167, East & Westbound Highway 512 and multiple transit routes

Amenities

- Tenant spaces with a variety of floor plans, each offering quality finishes and air conditioning
- Building conference room
- Telecommunications and connectivity capabilities
- On-site storage area, & pharmacy
- Bicycle storage

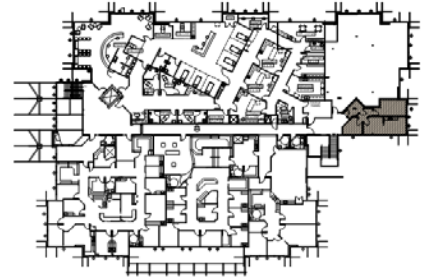
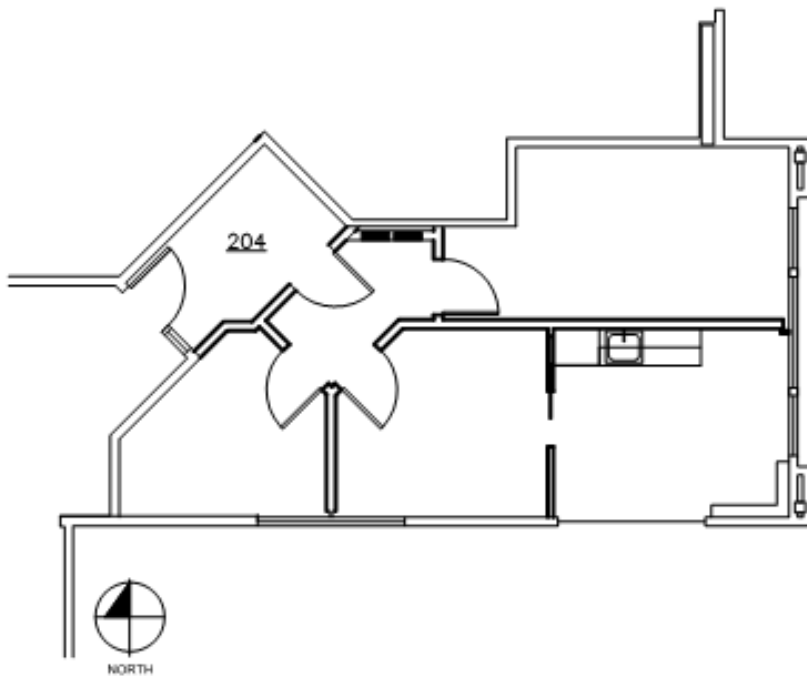




SUNRISE MEDICAL CAMPUS

Building 3

Suite 204 | 744 RSF



OWNERSHIP

CLISE PROPERTIES



LEASING INFORMATION

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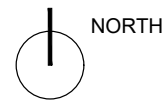
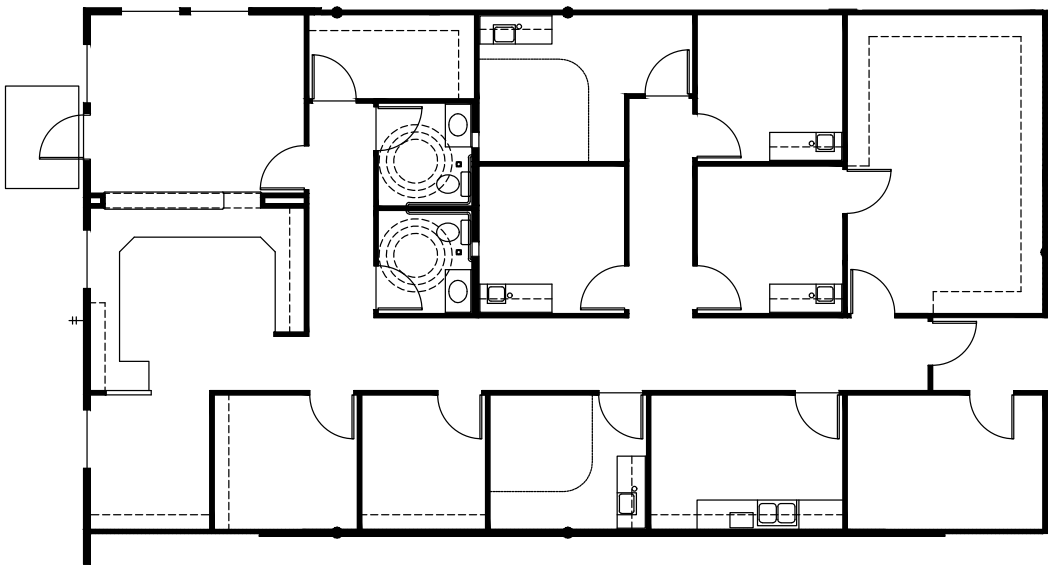




SUNRISE MEDICAL CAMPUS

Building 1

Suite 107 | 2,221 RSF



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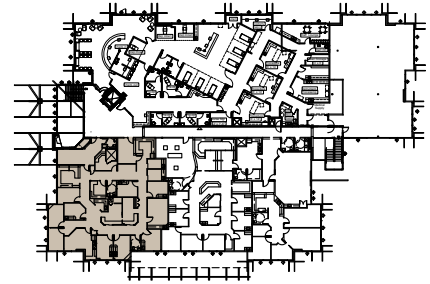
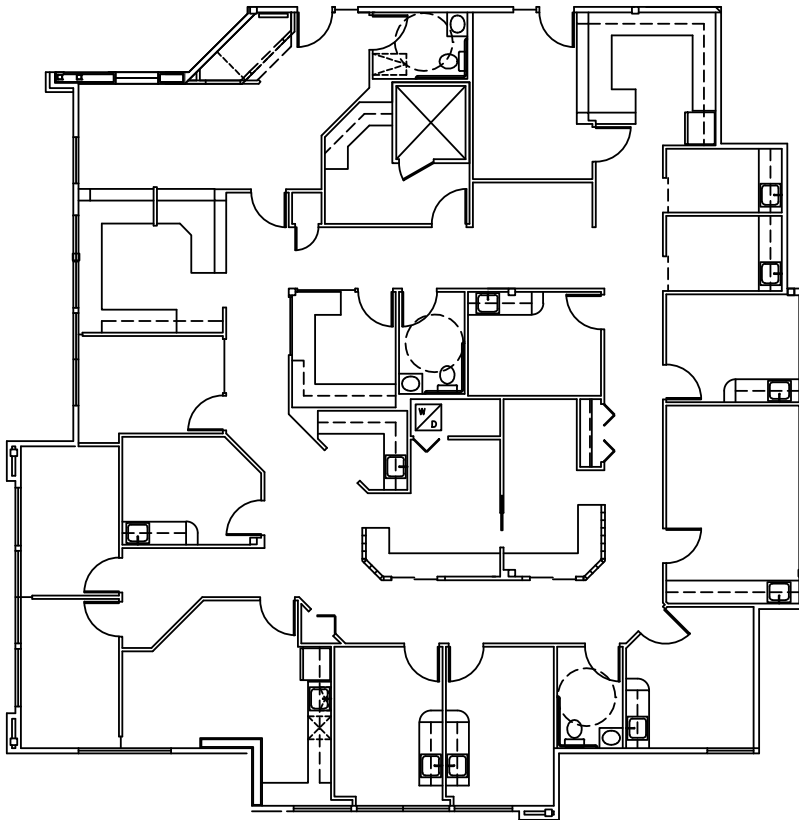




SUNRISE MEDICAL CAMPUS

Building 3

Suite 209 | 4,528 RSF



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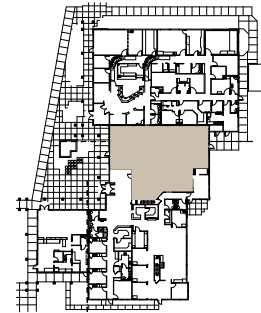
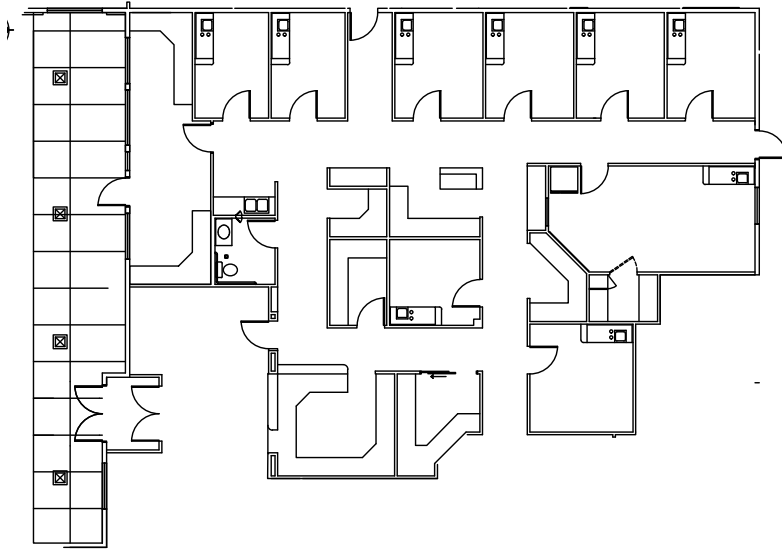




SUNRISE MEDICAL CAMPUS

Building 2

Suite 201 | 3,580 RSF



OWNERSHIP

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CLISE

PROPERTIES



Building Seattle's future since 1889

For more than 127 years, Clise Properties and the Clise family have led development in Seattle. JW Clise, our company's founder, arrived in Seattle in 1889, one day after the Great Seattle Fire left the central business district in ashes. JW saw opportunity amid the devastation, and he played an integral role in rebuilding the City from the ground up.

Today, under fourth-generation leader A.M. Clise, we strive to advance the Clise Family's goal of transforming the Denny Regrade into Seattle's premier urban neighborhood. A.M. has expanded this original vision to include the greater Puget Sound region, and we currently have properties in Bothell, Federal Way, Tacoma, and Puyallup. While property development is our business, the Clise family possesses a passion and respect for Seattle that extends beyond our daily work. Among the family's many contributions to the community is the founding of Seattle Children's Hospital, conceived by JW's wife, Anna Herr Clise, in 1907.

Today, Seattle Children's is considered one of the top pediatric hospitals in the nation. With the best interest of Seattle always at heart, Clise Properties is eager to continue building the future of this vibrant city. Our new generation of classic, contemporary structures represents our ongoing commitment to thoughtful development and unparalleled style for the next 127 years.



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SUNRISE MEDICAL CAMPUS

OWNERSHIP

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