

# SUBLEASE: AVAILABLE NOW

1 - 3 YEAR SUBLEASE TERM // EXTENDABLE 1-2 YEARS  
SUITE A101 - A103, 402 VALLEY AVE NW, PUYALLUP, WA 98371



## PROPERTY DETAILS

- Office/Warehouse/Flex
- Total Available Space: 21,170 SF
- Restrooms Per Building Plan (see page 2)
- Limited Office Buildout Possible
- Loading: 3 Dock High and 3 Grade Level Doors
- Clear Height: 22 Feet
- Sprinkler System
- LED Lighting
- Immediate Access to Hwy 167, and Minutes to I-5 and Port of Tacoma
- Lease Rate: \$1.03/SF/Month NNN
- 2022 Operating Expenses: \$0.26/SF/Month

DAN FOSTER  
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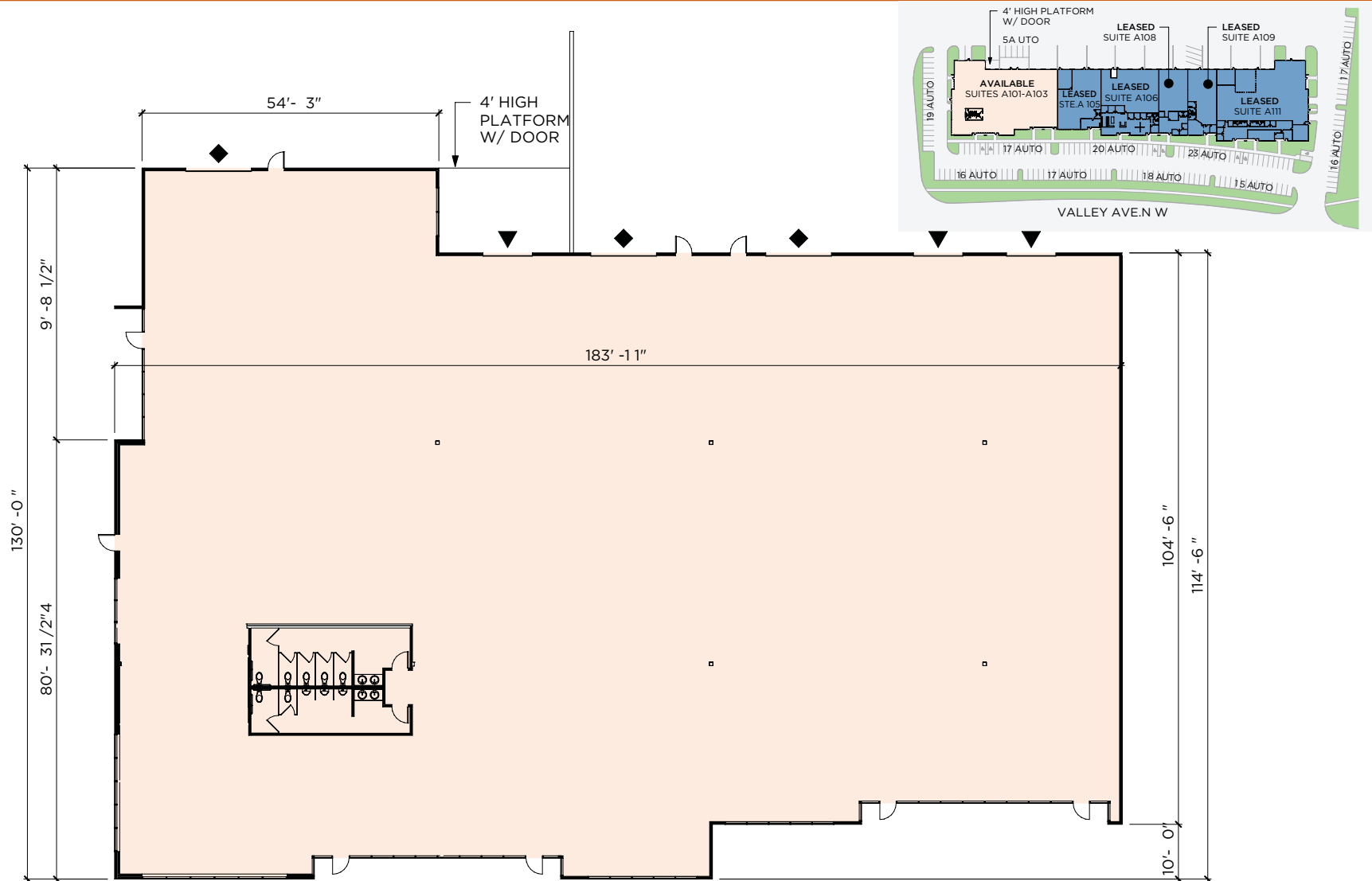
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Established in 2010

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#### TRAFFIC COUNTS

N Meridian & Valley Ave NW S:	28,911
N Meridian Ave & Hwy 167: S:	34,479
N Meridian & Valley Ave NW:	37,000
<i>Average trips per day.</i>	



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