

AVAILABLE FOR LEASE - CLASS A OFFICE

South Building - Up to 110,722 RSF of contiguous space, with the ability to expand 158,934 RSF in building

- Brand new construction featuring all new infrastructure and HVAC, custom built to latest codes
- 1st generation office space, ready for custom build-out
- Newly renovated lobby with hang-out space, gaming and wifi
- Large, flexible floor plates with high ceilings, abundant natural light and inviting outdoor patio spaces

Rental Rate: \$21.50 PSF, plus NNN

West Building - 48,783 RSF of furnished office space on the first floor (divisible to 24,000 RSF) available now

- Move-in ready office suite with efficient mix of private offices, meeting rooms, and open space
- First floor suite is fully furnished with office and conference room furniture, as well as workstations in the open area
- Premium, modern finishes and fixtures throughout each suite, featuring a dramatic combination of open and drop ceilings

Owned and managed by:

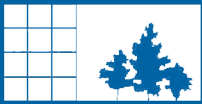


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Benaroya South Hill Business + Technology Center



Property Features & Highlights



1st Generation Space

1st generation office space at 2nd generation pricing, custom built to your exact standards.



World Class Connectivity

State-of-the-art technology infrastructure, including on-campus data center and robust global connectivity with extremely low latency to 200+ fiber providers at Westin Building Exchange.



Safe and Vibrant Campus

Park-like suburban campus environment on 86 acres offers employees the ability to spread out and enjoy the beauty of the outdoors.



Room to Grow

Additional land available on-site offers larger tenants the ability to expand up to 700,000 SF.



Clean, Fresh Air Building Systems

The 1015 Building offers a new HVAC system designed with employee health, safety and comfort in mind. Built-in bipolar ionization and MERV-13 filters help prevent the spread of bacteria and viruses.



Transit Access

Sounder Puyallup Train Station is 3.7 miles from SHBTC Campus



Outdoor & Green Spaces

Access to outside patio with WiFi, featuring collaborative & gaming spaces in a green-rich environment.



Plentiful, Free Parking

Safe, well-lit, free surface parking at ratio of 4/1,000 RSF, with space available for additional parking.



Ideal for Social Distancing

Two-story buildings with conveniently located open staircases allow for minimal elevator use, if preferred.



Neighborhood Amenities

Abundant retail amenities nearby including 100+ stores and restaurants at South Hill Mall, fitness and medical facilities. On-site food trucks, walking trails and direct access to Bradley Lake Park.



Strong Ownership

Locally owned & managed by the Benaroya Company, with dedicated on-site building engineers.

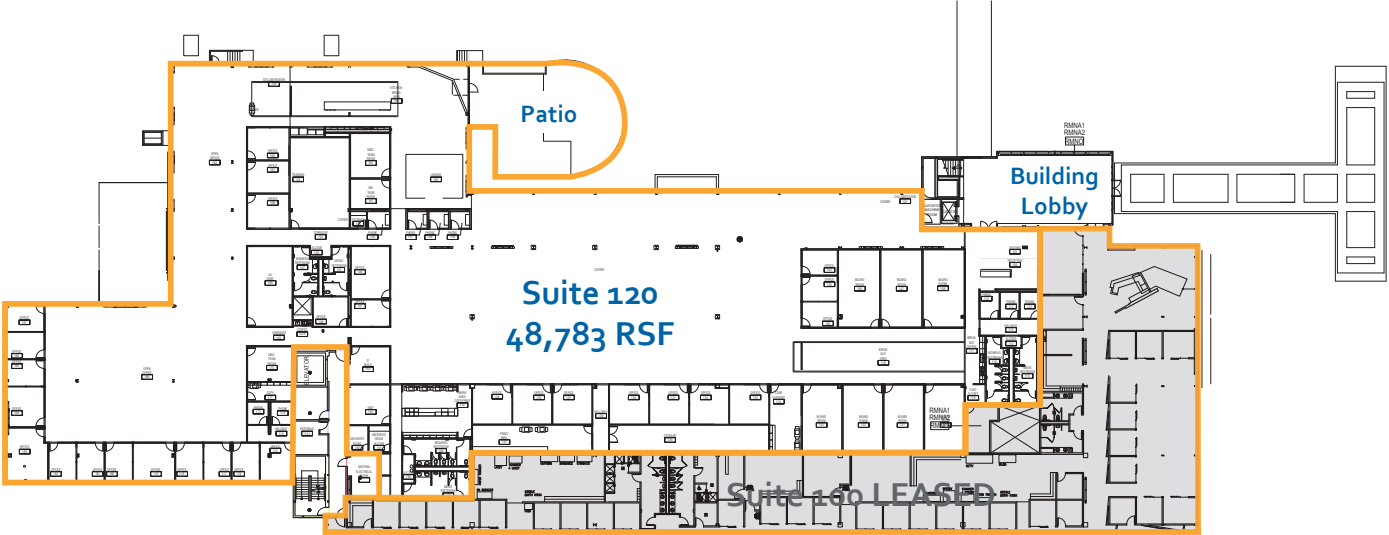


Energy Efficiency

Separately metered electricity and new energy efficient HVAC built to meet the latest 2021 ASHRAE codes.

West Building - Floor 1

48,783 RSF Divisible to approx. 24,000 RSF



SUITE 120

FULLY FURNISHED & MOVE-IN READY

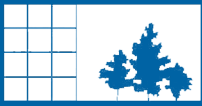
- 48,783 RSF (divisible to approximately 24,000 RSF), available now
- Efficient suite with a generous mix of offices, group meeting rooms, and open spaces allowing for a highly collaborative work areas all with exceptional existing high end finishes
- Abundant natural light available throughout the suite
- Main suite entrance with building lobby exposure
- Private patio included with the suite with access to kitchen/ break area for company events



Finished tenant suite on the 1st floor of West Building

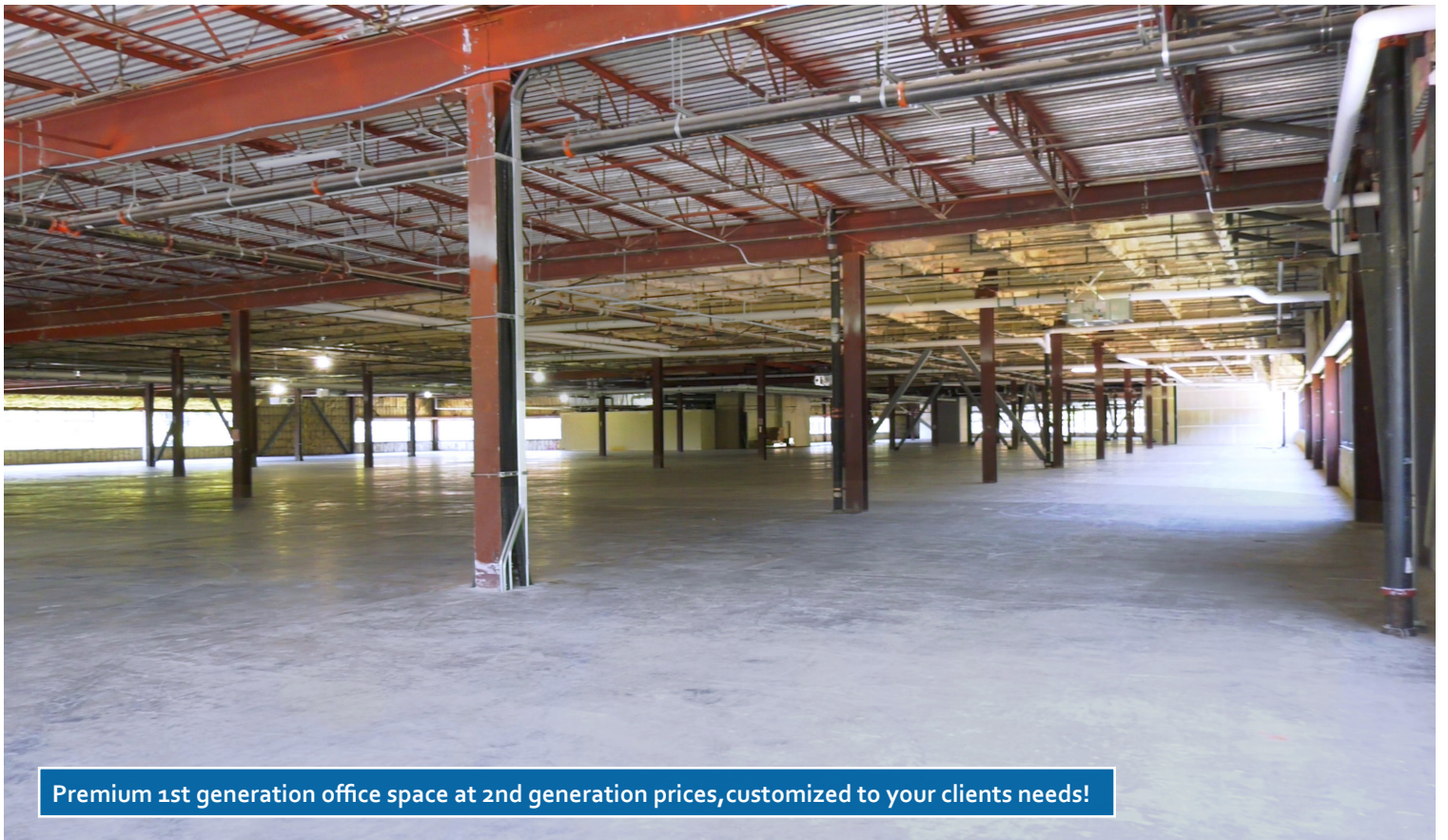
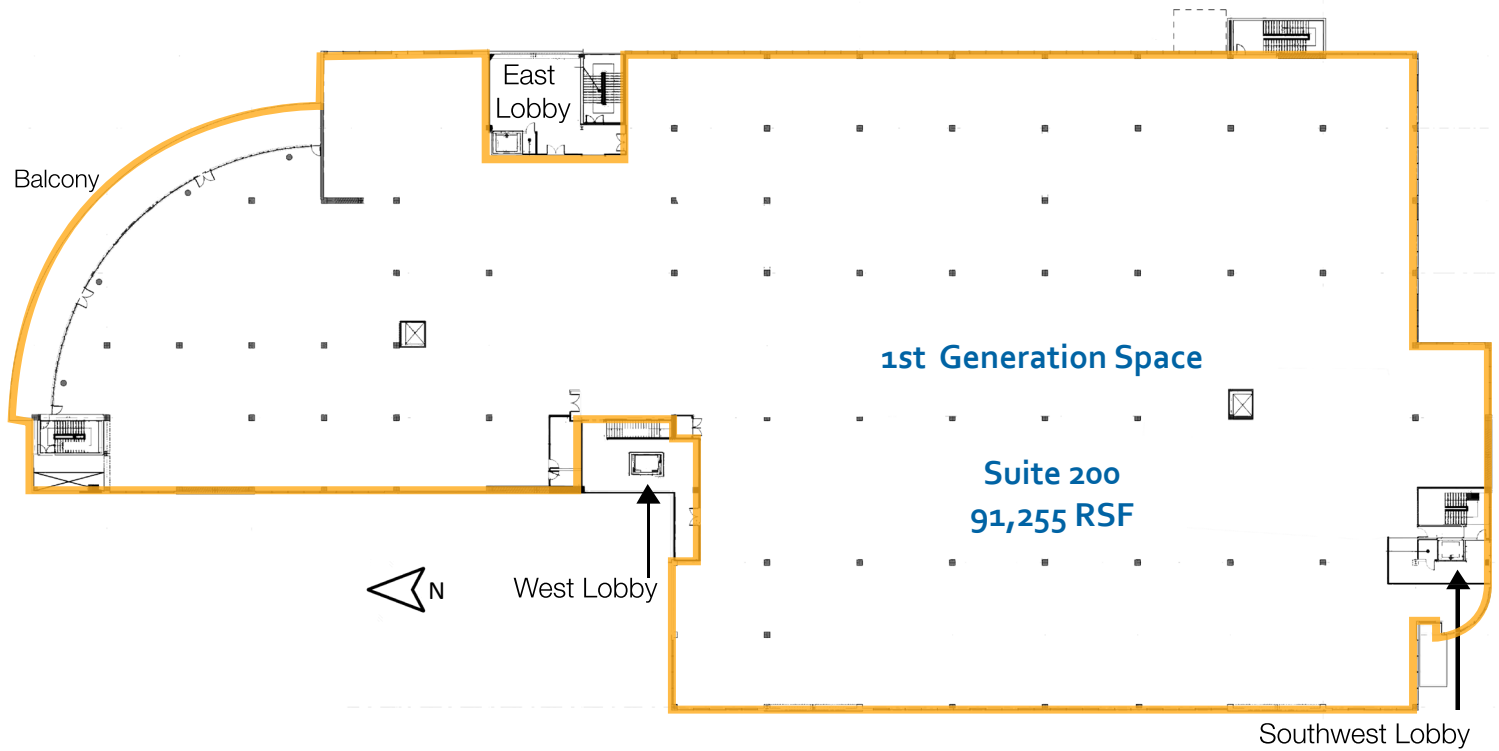


Fully equipped kitchen amenities



South Building - Floor 2

91,255 RSF Divisible to 26,110 RSF



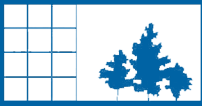
Premium 1st generation office space at 2nd generation prices, customized to your clients needs!



15-17 ft. ceiling heights allow for maximum design potential

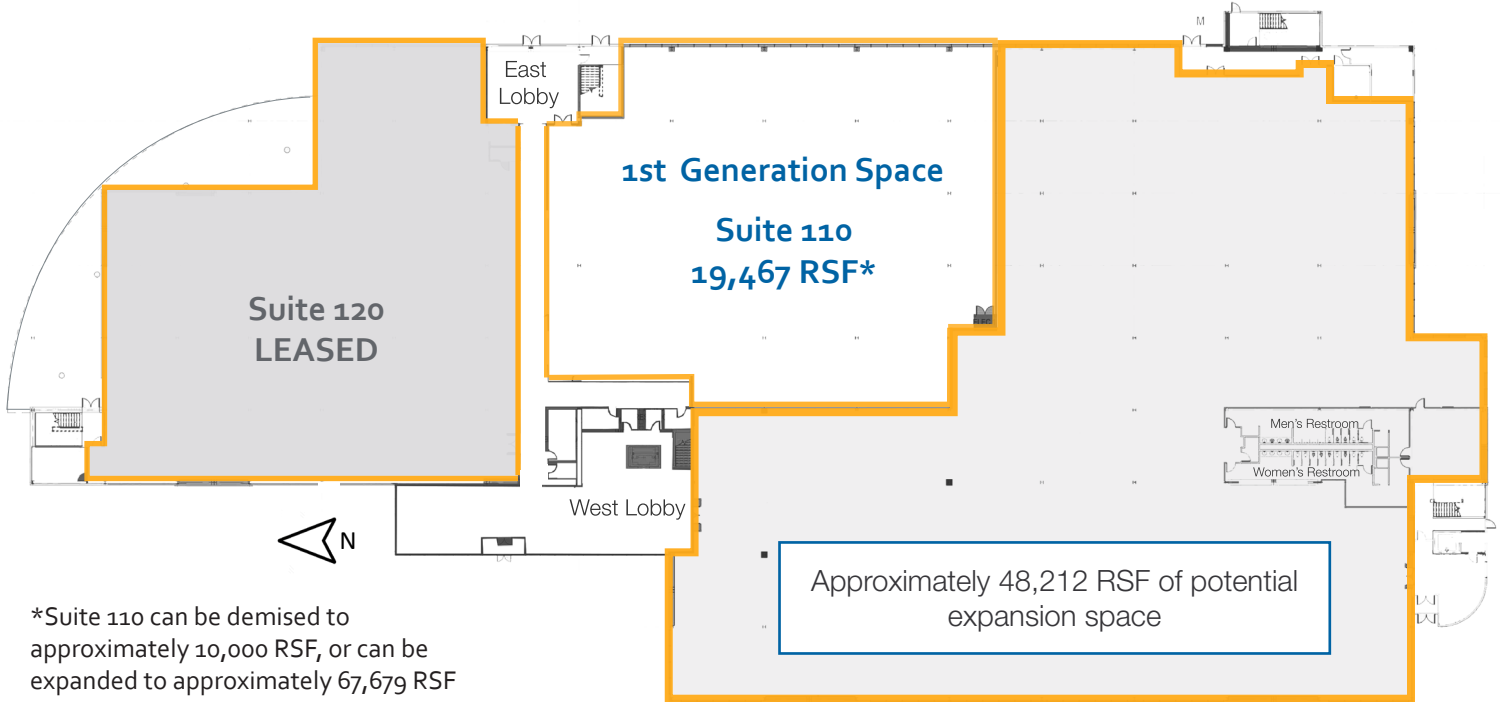


Tenant spaces built to exact specifications



Benaroya South Hill Business + Technology Center

South Building - Floor 1



*Suite 110 can be demised to approximately 10,000 RSF, or can be expanded to approximately 67,679 RSF



Newly renovated lobby in South Building



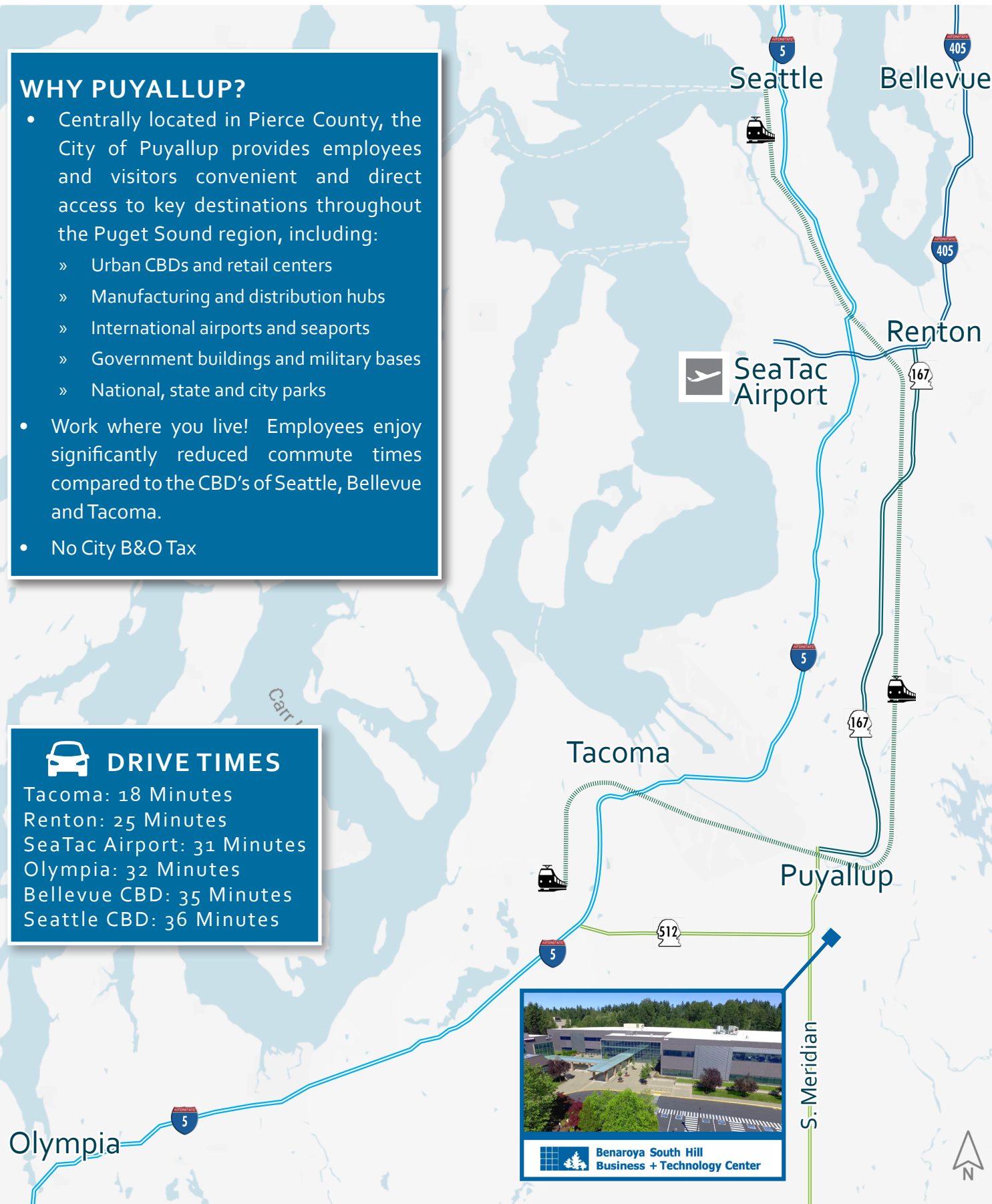
WHY PUYALLUP?

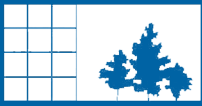
- Centrally located in Pierce County, the City of Puyallup provides employees and visitors convenient and direct access to key destinations throughout the Puget Sound region, including:
 - » Urban CBDs and retail centers
 - » Manufacturing and distribution hubs
 - » International airports and seaports
 - » Government buildings and military bases
 - » National, state and city parks
- Work where you live! Employees enjoy significantly reduced commute times compared to the CBD's of Seattle, Bellevue and Tacoma.
- No City B&O Tax



DRIVE TIMES

- Tacoma: 18 Minutes
- Renton: 25 Minutes
- SeaTac Airport: 31 Minutes
- Olympia: 32 Minutes
- Bellevue CBD: 35 Minutes
- Seattle CBD: 36 Minutes





Superior Economics

Save up to 56% in occupancy costs when you locate to Benaroya South Hill Business + Technology Center

Submarket Occupancy Cost Comparison to SHBTC

Tenant Occupancy Cost	SHBTC	Seattle CBD	Bellevue CBD	Tacoma CBD
Average Full Service Rental Rate ¹	\$30.95	\$42.78	\$58.29	\$32.08
Average Parking Cost / SF ²	\$0.00	\$15.60	\$10.80	\$7.68
Business and Occupation Tax-Head Tax / SF ³	\$0.00	\$4.27	\$1.50	\$4.00
Total Cost / SF /Year	\$30.95	\$62.65	\$70.59	\$43.76
Total Cost / Employee /Year ⁴	\$6,190	\$12,530	\$14,118	\$8,752

Tenant Savings

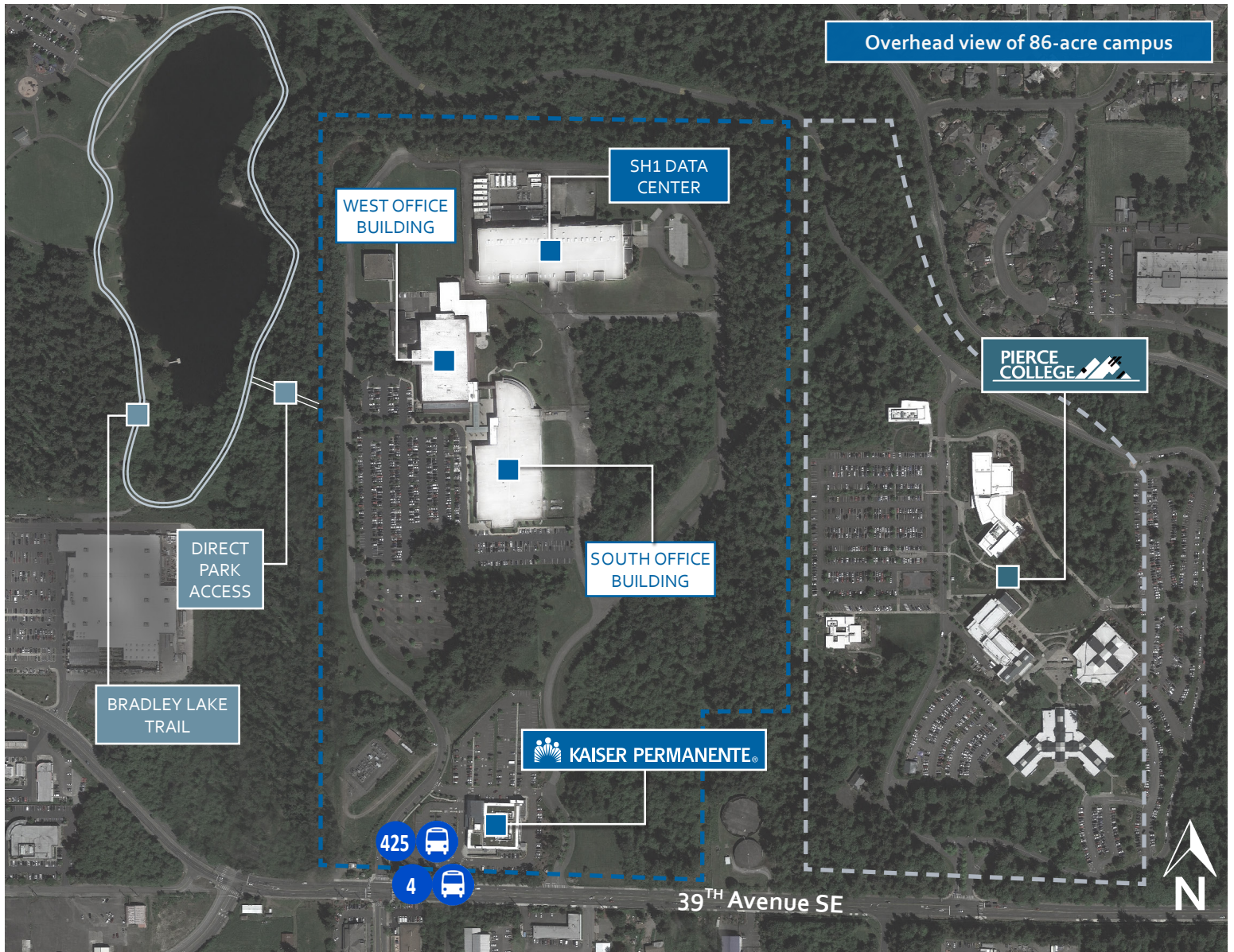
Total Cost / SF /Year Difference over SHBTC		\$31.70	\$39.64	\$12.81
Total Savings / Employee /Year		\$6,340	\$7,928	\$2,562
Total Savings for a Company with 100 Employees over a 5 Year Lease Term		\$3,170,000	\$3,964,000	\$1,281,000

¹ As reported by Costar for Class A Office Buildings.

² Based on 4 parking stalls per 1,000 SF leased at the average monthly parking cost per CBD. (Seattle: \$325, Bellevue: \$225, Tacoma: \$160).

³ B&O Taxes based on 0% for SHBTC (Puyallup), 0.427% for Seattle, 0.1496% for Bellevue, and 0.400% for Tacoma assuming \$1,000 gross revenue per square foot of leased premises by a Basic Services Company. Rates from each city's website for 2021.

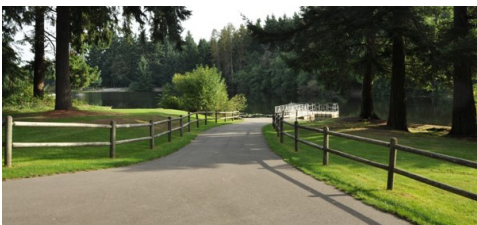
⁴ Based on 200 SF per employee



Overhead view of 86-acre campus

BRADLEY LAKE PARK

- Direct on-site access to 59 acre park
- One mile paved trail loop for walking & running - dog friendly



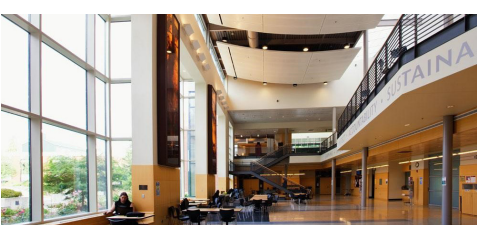
SOUTH HILL BUSINESS + TECHNOLOGY CENTER

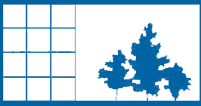
- New first generation space and green campus setting delivers healthier environment for employees
- Easy to avoid crowded elevators, with option to walk one flight of stairs; or lease first floor space



PIERCE COLLEGE SHBTC TENANT SERVICES

- Customized work-force training available for high-demand jobs
- Fitness & child care centers, library, cafeteria and auditorium





Benaroya South Hill Business + Technology Center

AMENITIES MAP

FOOD & DRINK

1. Applebee's Grill + Bar
2. Auntie Anne's
3. Ayothaya
4. Bangkok Thai Restaurant
5. BJ's Restaurant & Brewhouse
6. Black Angus Steakhouse
7. Buffalo Wild Wings
8. Burger King
9. Cheers Bar & Grill
10. Chick-fil-A
11. Chipotle Mexican Grill
12. Denny's
13. Dickey's Barbecue Pit
14. Dutch Bros Coffee
15. El Rinconsito
16. Golden Corral
17. IHOP
18. Iron Chef
19. It's Pho U
20. Jack in the Box
21. Karma Indian Cuisine
22. Los amigos taqueria
23. Ma's Place Restaurant
24. McDonald's
25. McDonald's
26. OKI Japan
27. Olive Garden Italian Restaurant
28. Outback Steakhouse
29. Panera Bread
30. Papa Johns Pizza
31. Papa Murphy's
32. RAM Restaurant & Brewery
33. Red Robin
34. Shilla Teriyaki
35. Sonic Drive-In
36. South Hill BigFoot Java
37. Starbucks
38. Starbucks
39. Subway
40. Sushi Ari Japanese Restaurant
41. Tandoori Grill
42. Tortas Locas
43. Wendy's

MEDICAL FACILITIES

1. Kaiser Permanente
2. Dedicated Women's Health
3. MultiCare Good Sam. Hospital
4. MultiCare Good Sam. Medical
5. MultiCare Othropedics & Sports
6. MultiCare Women's Center

RETAIL

- | | |
|---------------------------------|----------------------|
| 1. South Hill Mall (116 stores) | 5. Home Depot |
| 2. Best Buy | 6. T.J. Maxx |
| 3. Hobby Lobby | 7. Total Wine & More |
| 4. Lowe's | 8. Walmart |

HOTELS

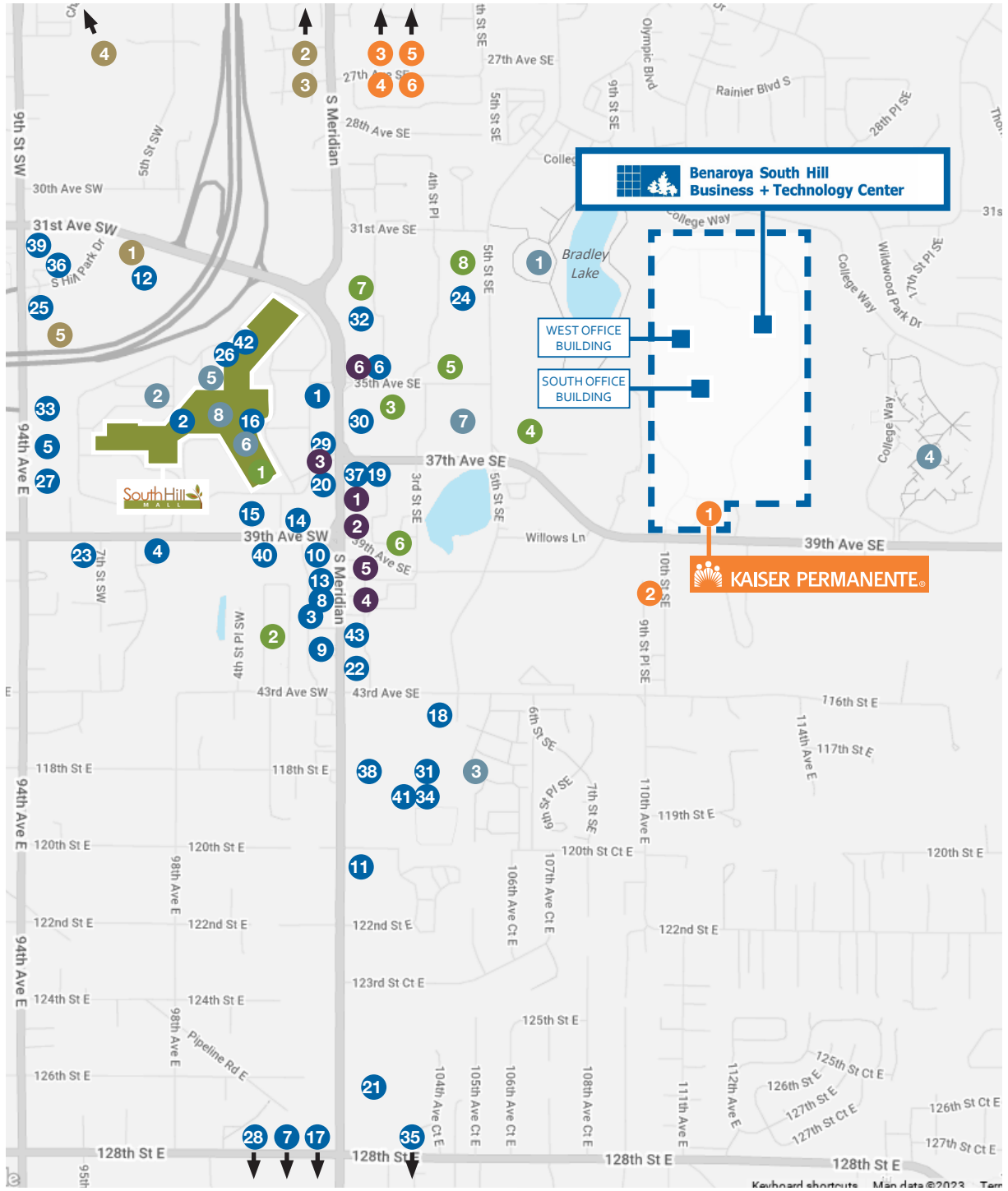
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|------------------|------------------------|
| 1. Best Western | 4. Hedman House |
| 2. Fairfield Inn | 5. Holiday Inn Express |
| 3. Hampton Inn | |

PARKS & RECREATION

- | | |
|----------------------|---------------------|
| 1. Bradley Lake Park | 5. Regal South Hill |
| 2. New Level 360 | 6. Super Jump Party |
| 3. YMCA | 7. UFC Fit |
| 4. Pierce College | 8. WiggleWorks Kids |

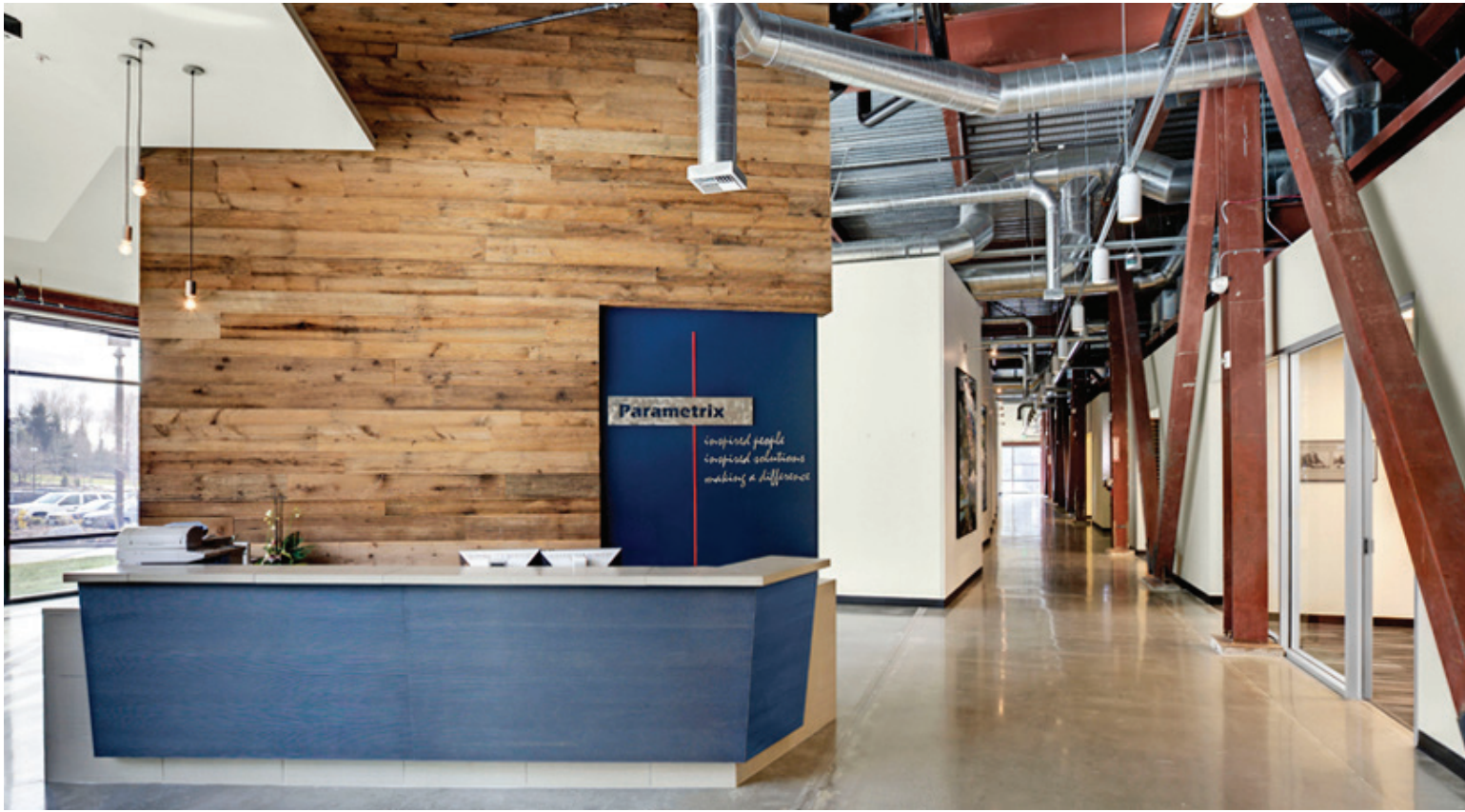
FINANCIAL INSTITUTIONS

- | | |
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| 1. Bank of America | 4. Harborstone Credit U |
| 2. BECU Credit Union | 5. KeyBank |
| 3. Chase Bank | 6. Umpqua Bank |



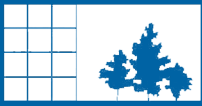
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1015 & 1019 39TH AVE SE
PUYALLUP, WASHINGTON



Finished tenant suites feature loft-style exposed ceilings, steel beams and premium custom finishes





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Outdoor active areas invite employee collaboration

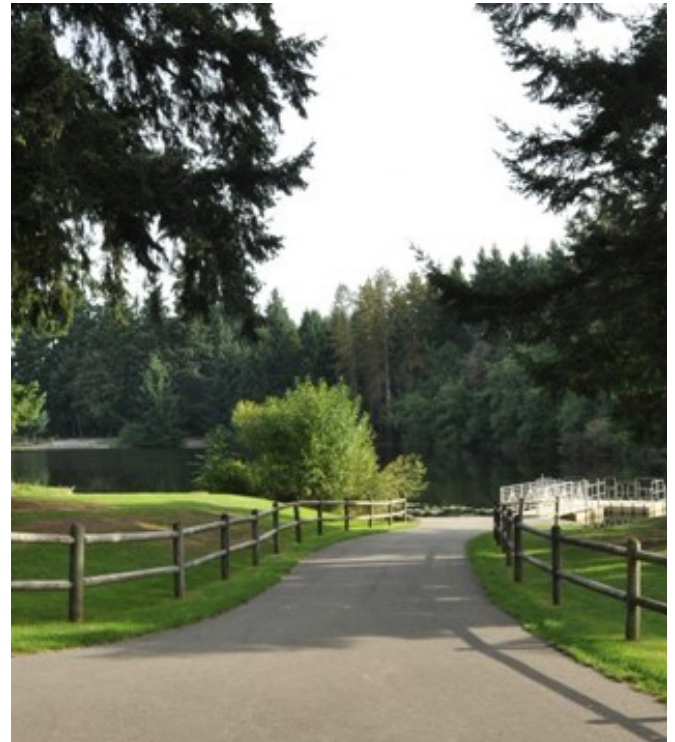
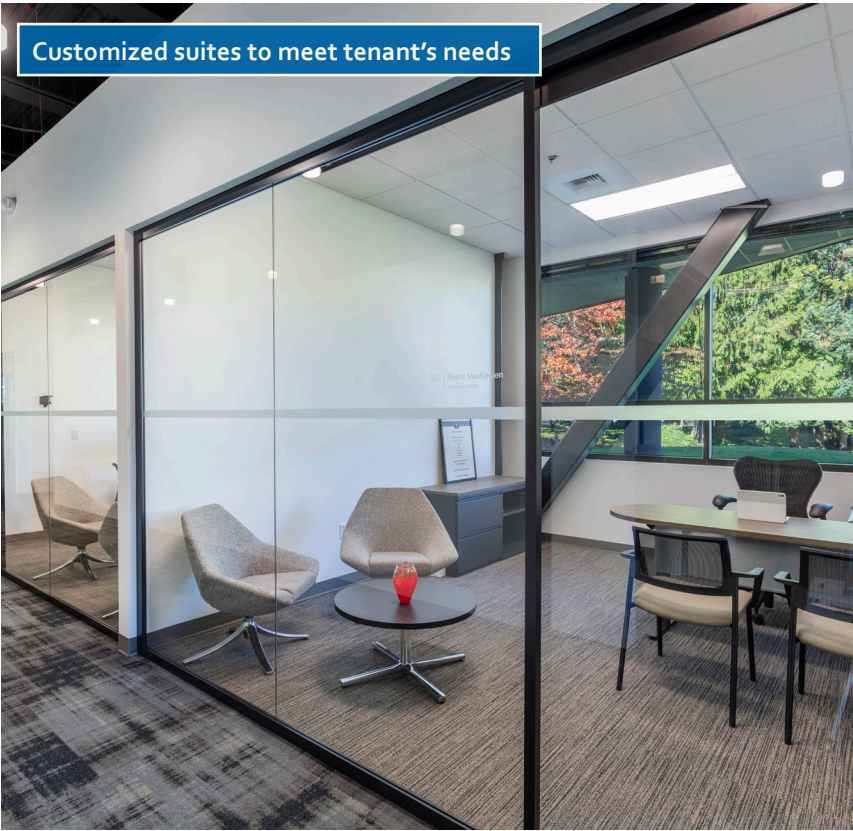


Premium, first-class finishes



Comfortable furnishings for the ultimate office experience

Customized suites to meet tenant's needs



Safe suburban park-like setting with abundant walking trails through adjacent Bradley Lake Park



Safe, well-lit, free surface parking at ratio of 4/1,000 RSF

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