



AVAILABLE FOR LEASE - CLASS A OFFICE

South Building

Up to 104,438 RSF of contiguous space, divisible to 12,553 RSF

- 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
- Building has recently been upgraded to Seismic Design Category IV, providing state-of-the-art, top-tier structural safety

Rental Rate: \$24.50 PSF, plus NNN

West Building

Suite 120 - 48,783 RSF of furnished office space on the first floor (divisible to 24,000 RSF) available now
Suite 210 - 15,282 RSF available January 1, 2027

- Move-in ready suites with efficient mix of private offices, meeting rooms, and open space
- First floor suite off main lobby is fully furnished with office and conference room furniture, workstations, monitors and cabling, upscale kitchen appliances, tables and chairs
- Premium, modern finishes and fixtures throughout each suite, featuring a dramatic combination of open and drop ceilings

Rental Rate: \$23.00 PSF, plus NNN

Owned and managed by:

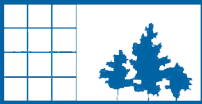


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Benaroya South Hill Business + Technology Center



Property Features & Highlights



1st Generation Space

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



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.



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 improve air quality and reduce airborne pollutants.



Outdoor & Green Spaces

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



World Class Connectivity

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



Strong Ownership

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



Room to Grow

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



Transit Access

Sounder Puyallup Train Station is 3.7 miles from SHBTC Campus



Plentiful, Free Parking

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



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.

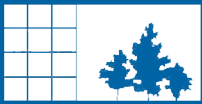


Energy Efficiency

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

1015 & 1019 39TH AVE SE
PUYALLUP, WASHINGTON

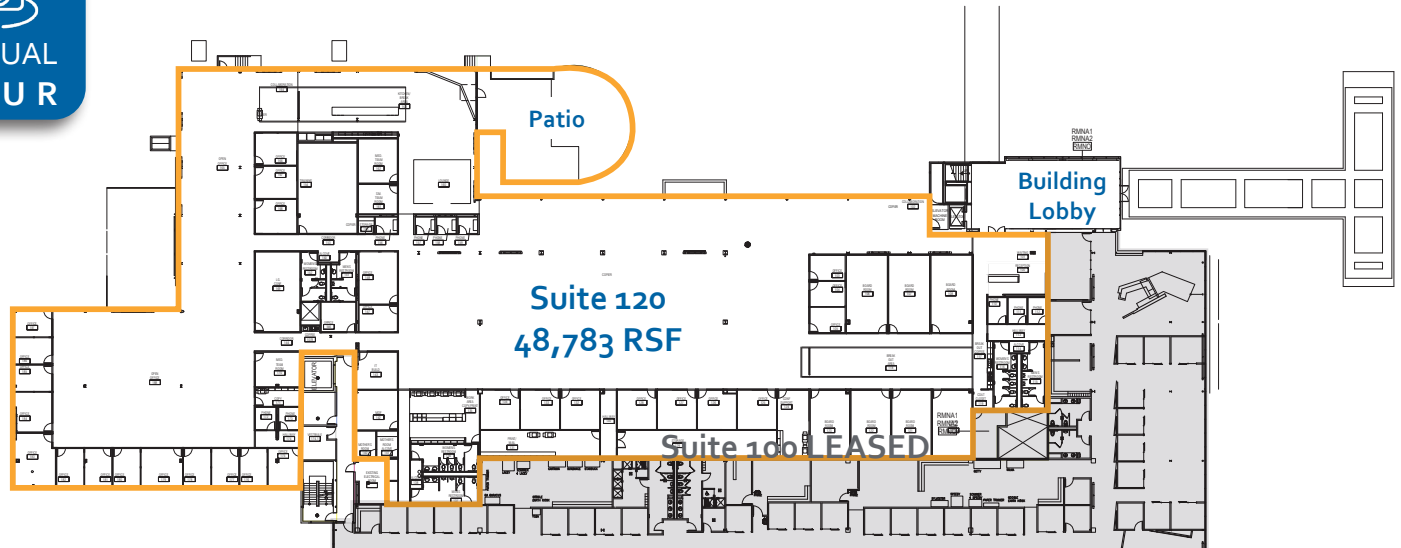




Benaroya South Hill Business + Technology Center

West Building - Floor 1

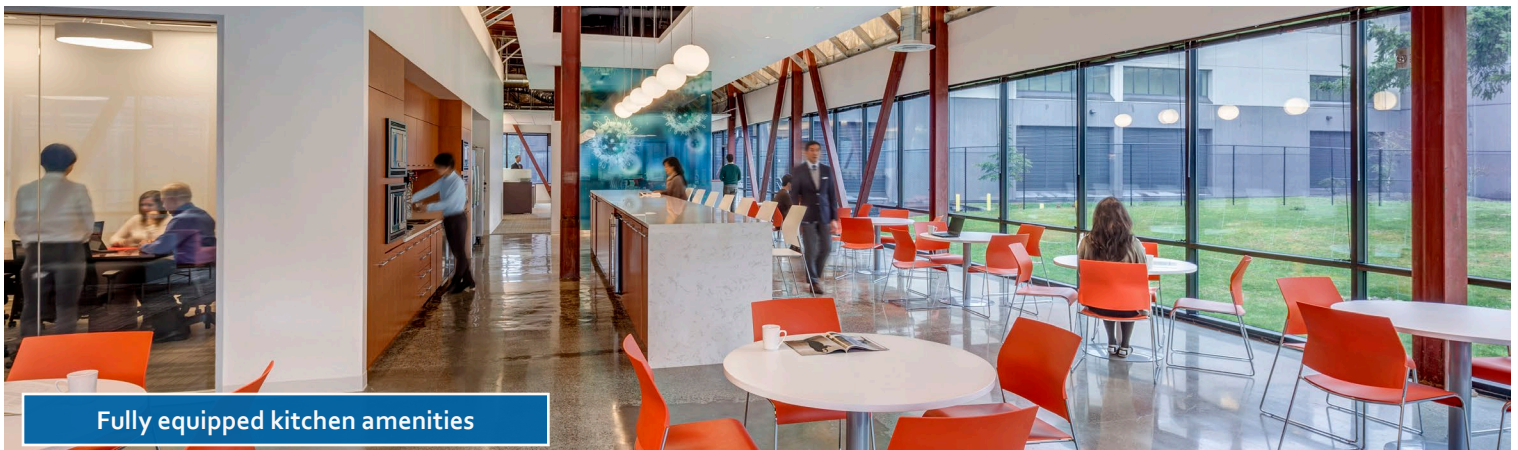
48,783 RSF Divisible to approx. 24,000 RSF



Finished tenant suite on the 1st floor of West Building

SUITE 120 FULLY FURNISHED & MOVE-IN READY

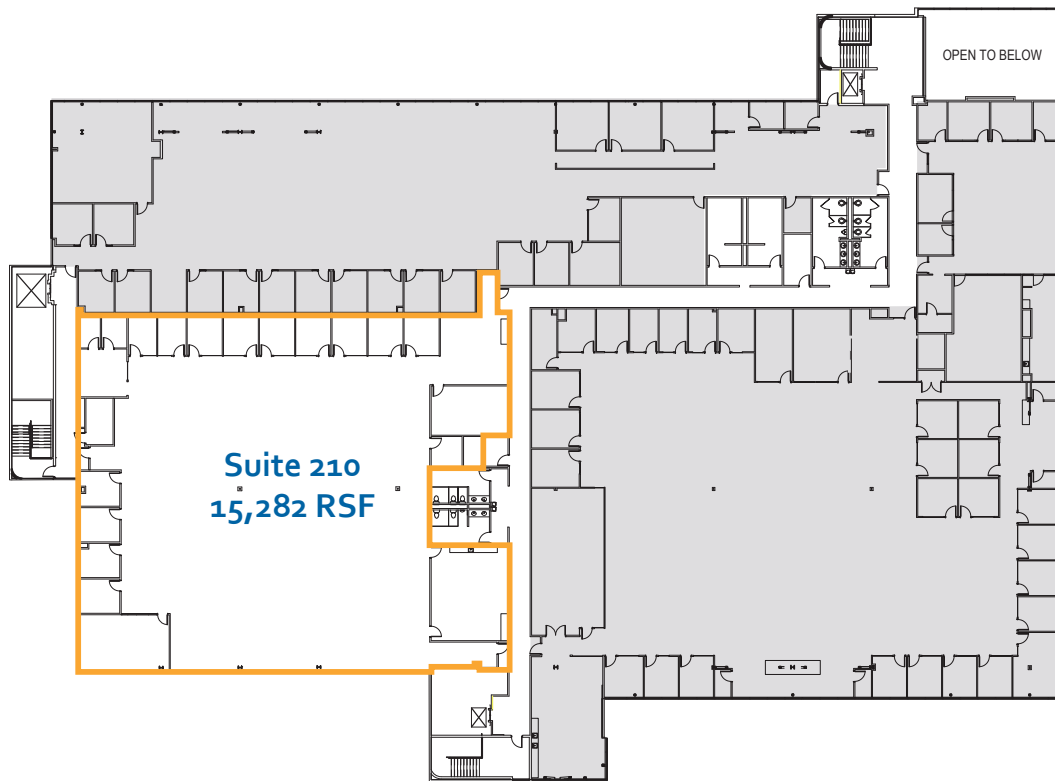
- 48,783 RSF (divisible to approximately 24,000 RSF), available now
- Efficient suite with a generous mix of offices, group meeting rooms, and open spaces allowing for a highly collaborative work areas all with exceptional existing high end finishes
- Abundant natural light available throughout the suite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

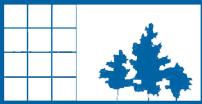


Fully equipped kitchen amenities

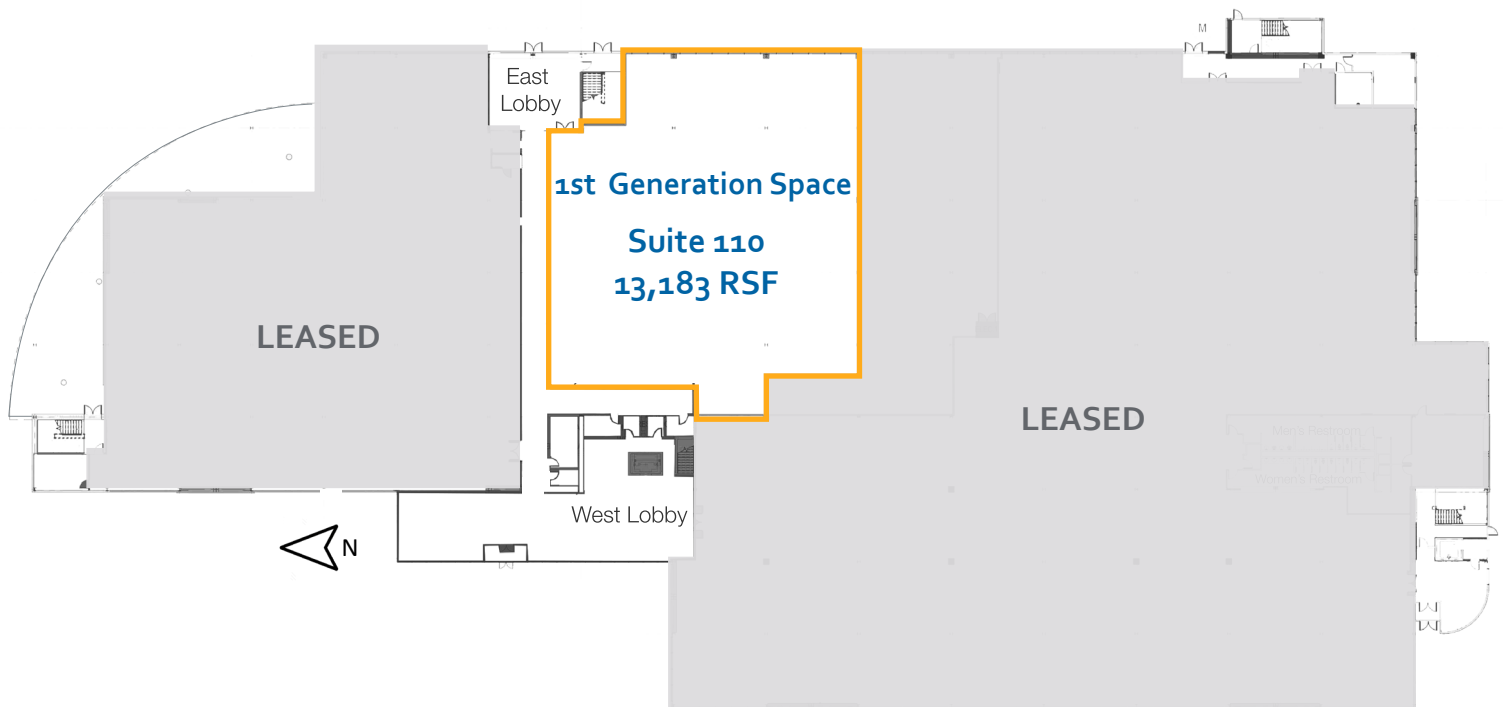
West Building - Floor 2

15,282 RSF

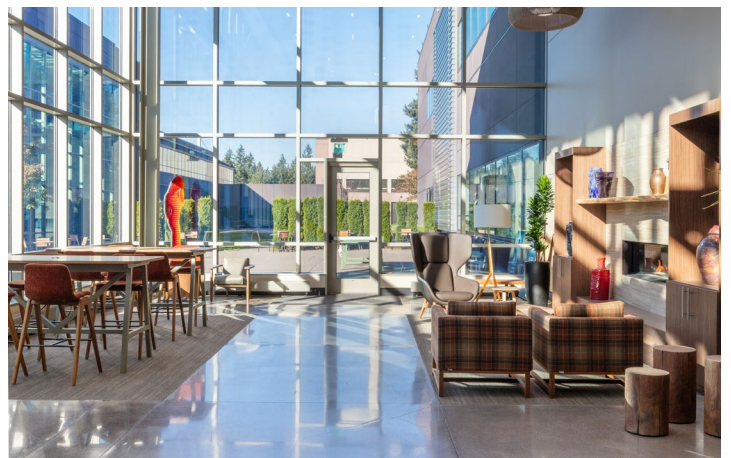




South Building - Floor 1

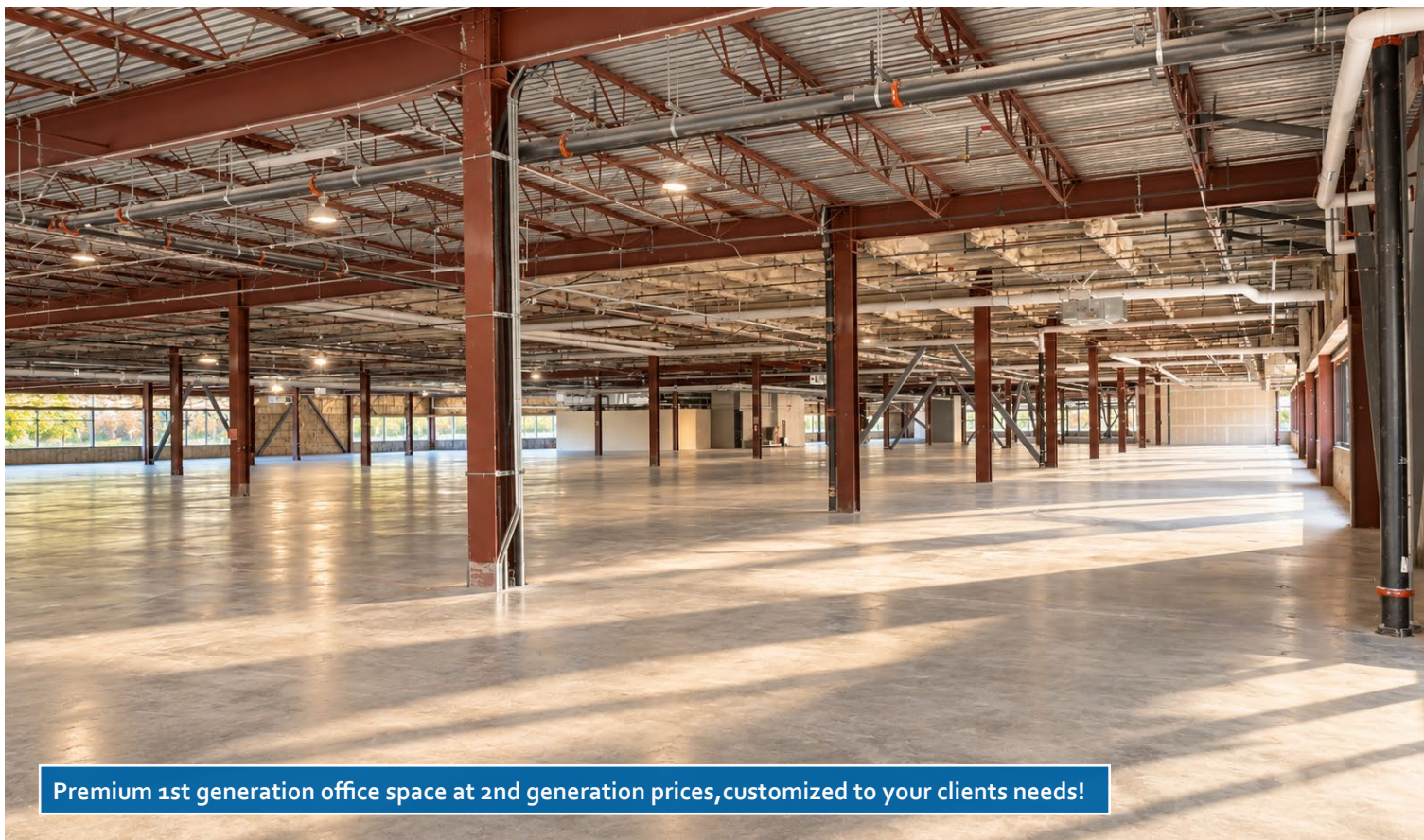
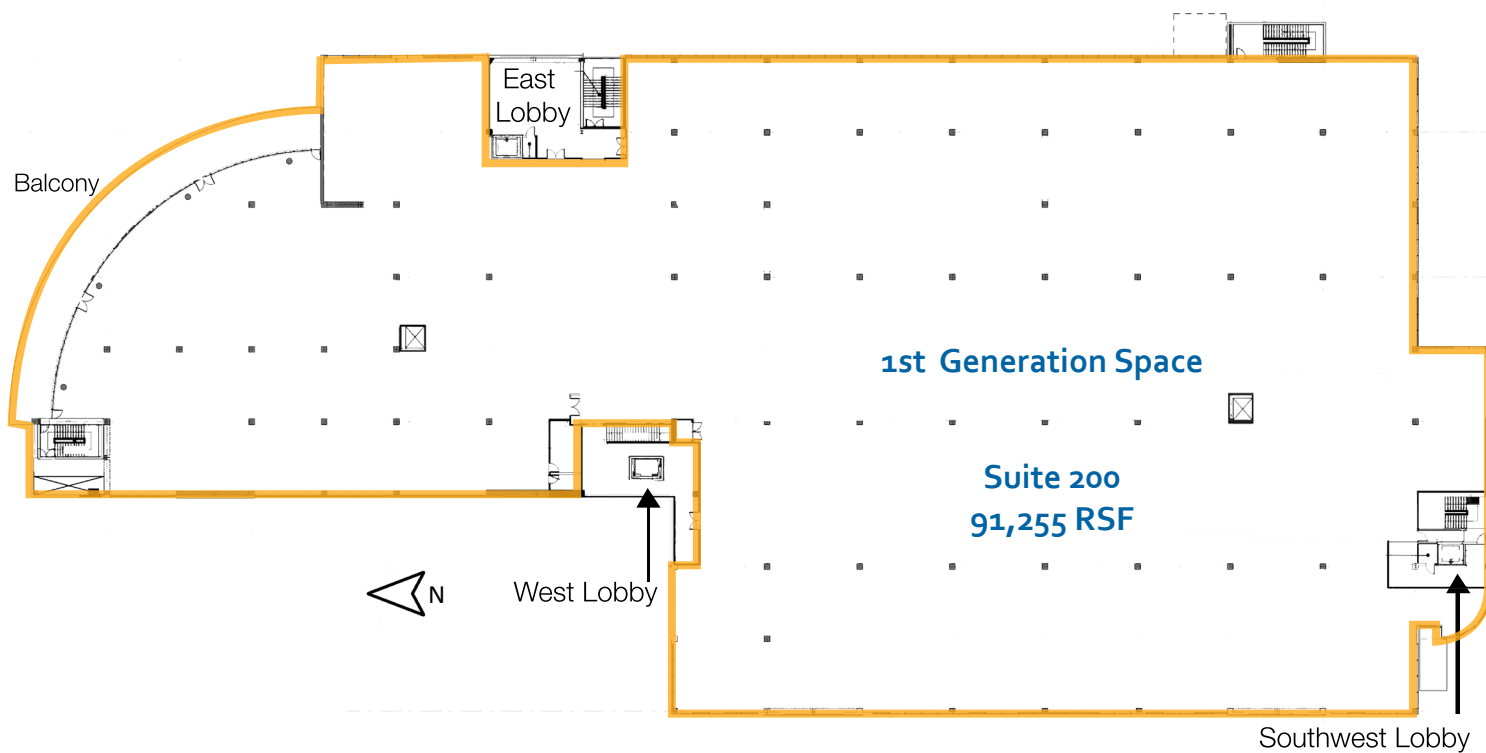


Newly renovated lobby in South Building

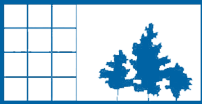


South Building - Floor 2

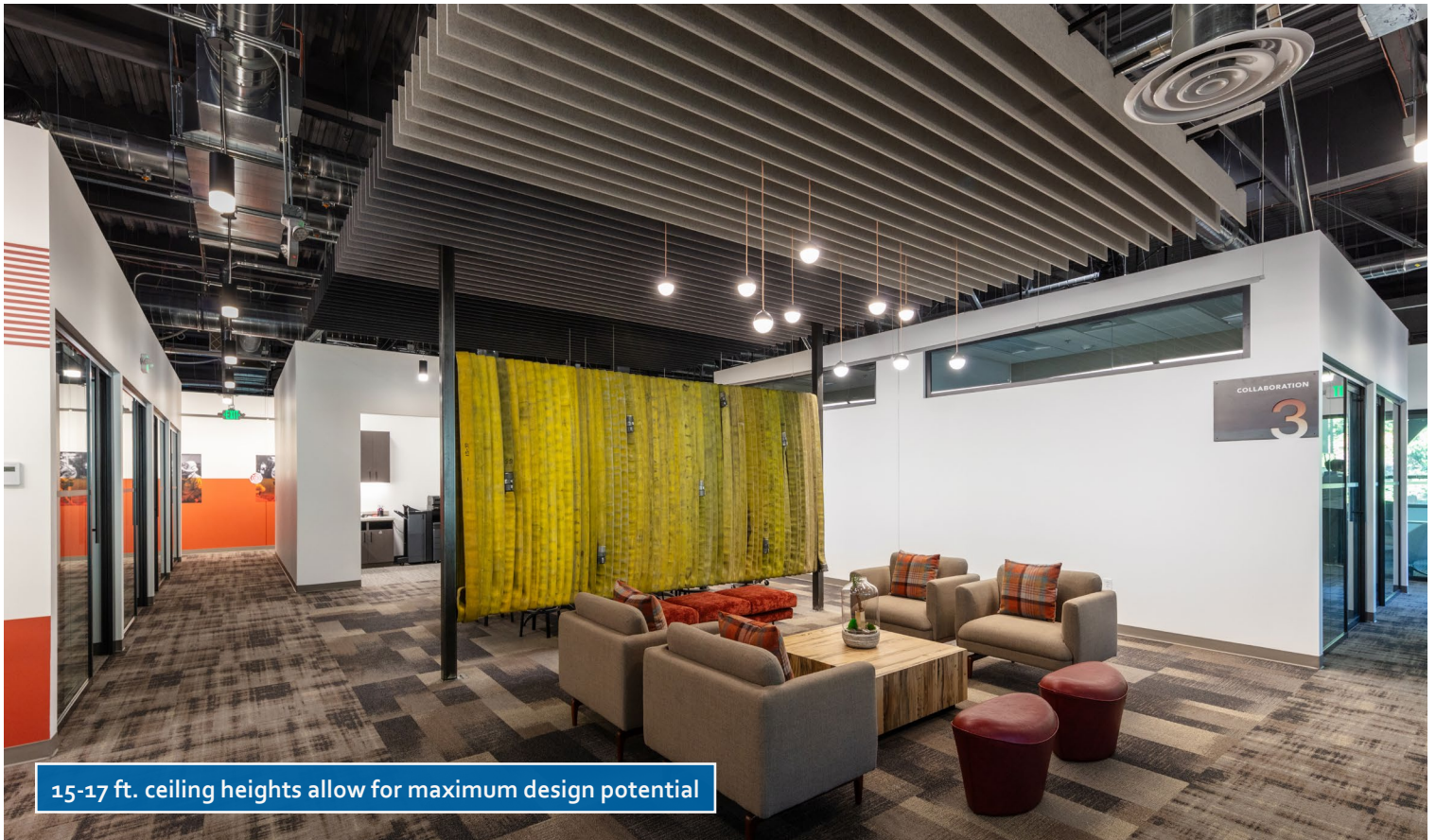
91,255 RSF Divisible to 12,553 RSF



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



Benaroya South Hill Business + Technology Center



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



Tenant spaces built to exact specifications

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

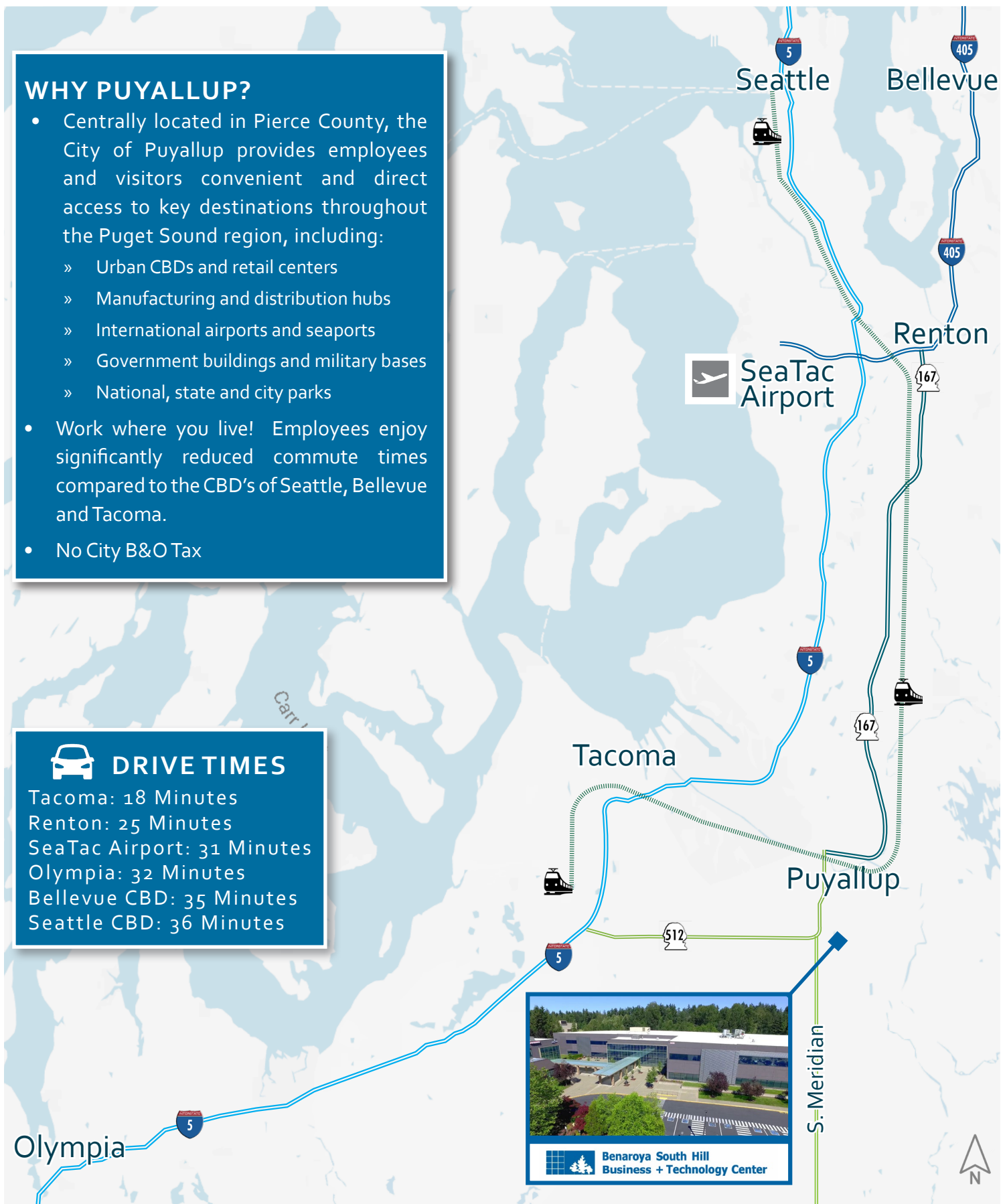
Tacoma: 18 Minutes
Renton: 25 Minutes
SeaTac Airport: 31 Minutes
Olympia: 32 Minutes
Bellevue CBD: 35 Minutes
Seattle CBD: 36 Minutes

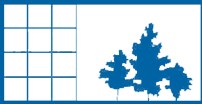
Olympia



 Benaroya South Hill
Business + Technology Center

S. Meridian





Superior Economics

Save up to 49% in occupancy costs when you locate to Benaroya South Hill Business + Technology Center

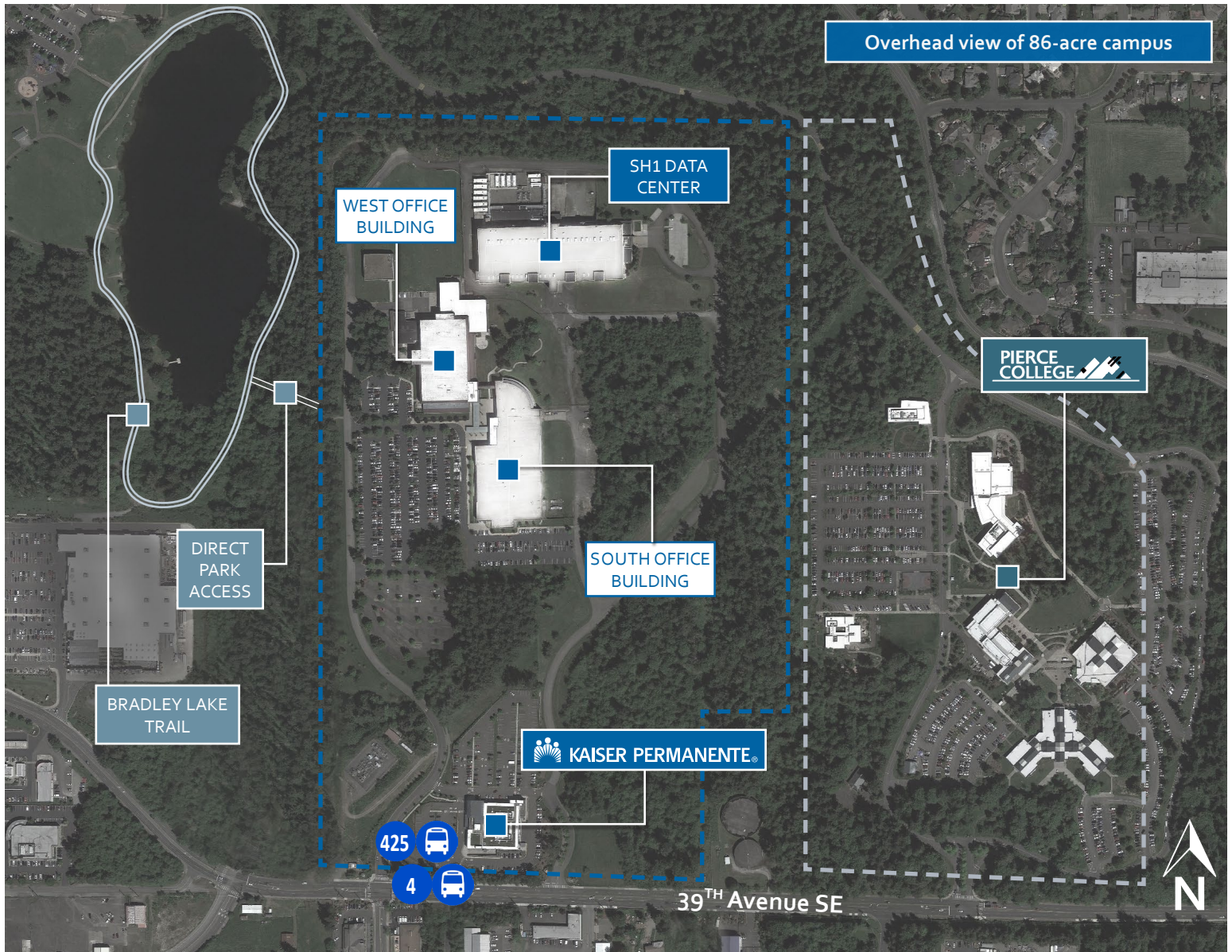
Submarket Occupancy Cost Comparison to SHBTC

Tenant Occupancy Cost	SHBTC	Seattle CBD	Bellevue CBD	Tacoma CBD
Average Full Service Rental Rate ¹	\$35.15	\$41.34	\$56.77	\$33.85
Average Parking Cost / SF ²	\$0.00	\$15.60	\$10.80	\$8.40
Business and Occupation Tax-Head Tax / SF ³	\$0.00	\$6.58	\$1.60	\$4.00
Total Cost / SF /Year	\$35.15	\$63.52	\$69.17	\$46.25
Total Cost / Employee /Year ⁴	\$7,030	\$12,704	\$13,834	\$9,250

Tenant Savings

Total Cost / SF /Year Difference over SHBTC		\$28.37	\$34.02	\$11.10
Total Savings / Employee /Year		\$5,674	\$6,804	\$2,220
Total Savings for a Company with 100 Employees over a 5 Year Lease Term		\$2,837,000	\$3,402,000	\$1,110,000

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: \$175).
³ B&O Taxes based on 0% for SHBTC (Puyallup), 0.658% for Seattle, 0.1596% 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 2025.
⁴ Based on 200 SF per employee



BRADLEY LAKE PARK

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



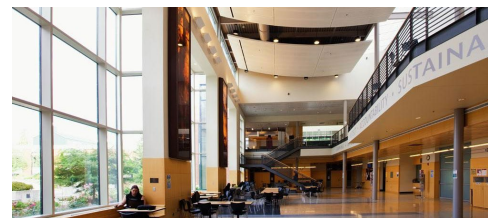
SOUTH HILL BUSINESS + TECHNOLOGY CENTER

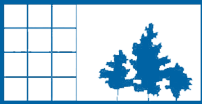
- New first generation space and green campus setting delivers healthier environment for employees
- Experience the Quintessential Work + Play Suburban Campus



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. Aceituno's Mexican Food
2. Applebee's Grill + Bar
3. Arby's
4. Auntie Anne's
5. Bangkok Thai Restaurant
6. Big Foot Java (2 Stores)
7. BJ's Restaurant & Brewhouse
8. Black Angus Steakhouse
9. Burger King
10. Cheers Bar & Grill
11. Chick-fil-A
12. Chipotle Mexican Grill
13. Crawfish Chef
14. Denny's
15. Dickey's Barbecue Pit
16. Dutch Bros Coffee
17. Egg Hole
18. El Rinconsito
19. Emerald City Smoothie
20. Forever Sushi
21. Golden Corral
22. Iron Chef
23. It's Pho U
24. Jack in the Box
25. Jamba Juice
26. Jersey Mike's
27. Jimmy John's
28. Karma Indian Cuisine
29. Little Ceasars
30. Los amigos taqueria
31. McDonald's (2 Stores)
32. Mukja Korean BBQ
33. OKI Japan
34. Olive Garden Italian Restaurant
35. Outback Steakhouse
36. Panera Bread
37. Papa John's Pizza
38. Papa Murphy's
39. RAM Restaurant & Brewery
40. Red Robin
41. Red Wagon Burger
42. Shilla Teriyaki
43. Starbucks (2 Stores)
44. Subway
45. Sushi Ari Japanese Restaurant
46. Taco Bell
47. Taco Del Mar
48. Tandoori Grill
49. The Rock Woodfire Pizza
50. Wendy's

CHILD CARE CENTER

1. 31st Avenue KinderCare
2. Bilingual Creative Kids
3. Bright Champs Academy
4. Kids Kingdom
5. La Petite of South Hills
6. Puyallup KinderCare
7. Toddlers University Child Care
8. YMCA Early Learning Center

HOTELS

1. Best Western Plus
2. Fairfield Inn and Suites
3. Hampton Inn and Suites
4. Holiday Inn Express

LARGE MEDICAL FACILITIES

1. ATI Physical Therapy
2. Concentra Urgent Care
3. Dedicated Women's Health
4. Franciscan Medical Clinic
5. Kaiser Permanente
6. MultiCare Good Sam. Hospital
7. MultiCare Good Sam. Medical
8. MultiCare Orthopedics & Sports
9. MultiCare Women's Center
10. Proliance Puyallup Surgeons
11. Proliance Surgeons
12. Sound Family Medicine
13. Sound Family Medicine
14. Virginia Mason Franciscan Health

FINANCIAL INSTITUTIONS

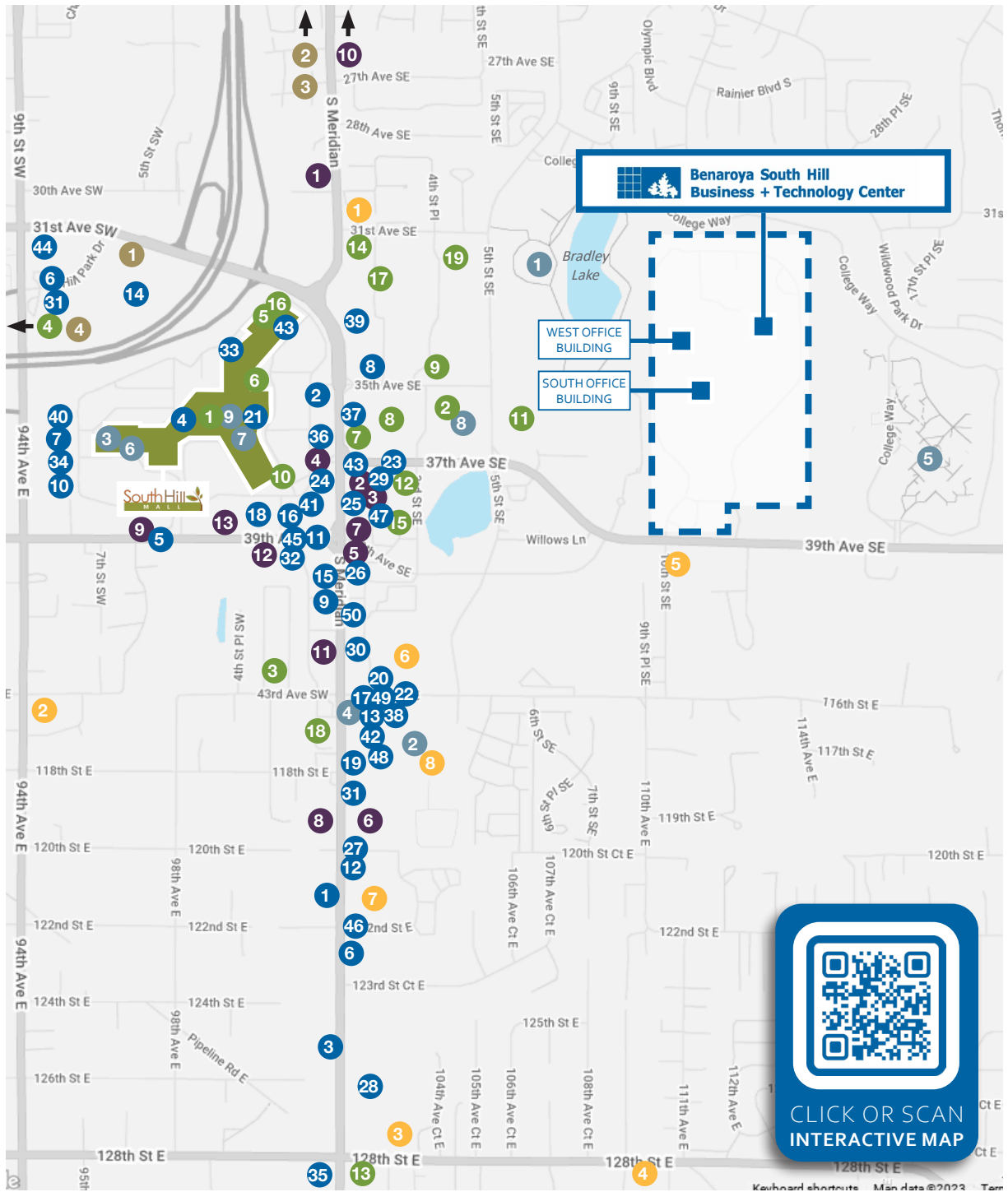
1. 1st Security Bank Home Lending
2. Bank of America
3. BECU Credit Union
4. Chase Bank
5. Harborstone Credit Union
6. Heritage Bank
7. KeyBank
8. Kitsap Credit Union
9. Red Canoe Credit Union
10. Sound Credit Union
11. Umpqua Bank
12. US Bank
13. Wells Fargo Bank

PARKS & REC

1. Bradley Lake Park
2. Mel Korum YMCA
3. New Level 360
4. NW Fitco
5. Pierce College
6. Round 1 Bowling
7. Super Jump Party
8. UFC Fit
9. WiggleWorks Kids

RETAIL

1. South Hill Mall (116 stores)
2. Best Buy
3. Costco
4. CVS Pharmacy
5. Dick's Sporting Goods
6. FedEx Office
7. Home Depot
8. JCPenny
9. Lowe's
10. Office Depot
11. Rite Aid
12. Sportsman Warehouse
13. T.J. Maxx
14. Target
15. Total Wine & More
16. Walgreens Pharmacy
17. Walmart Supercenter



CLICK OR SCAN
INTERACTIVE MAP

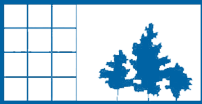
Keyboard shortcuts: M: map data © 2023 T: terrain

1015 & 1019 39TH AVE SE
PUYALLUP, WASHINGTON

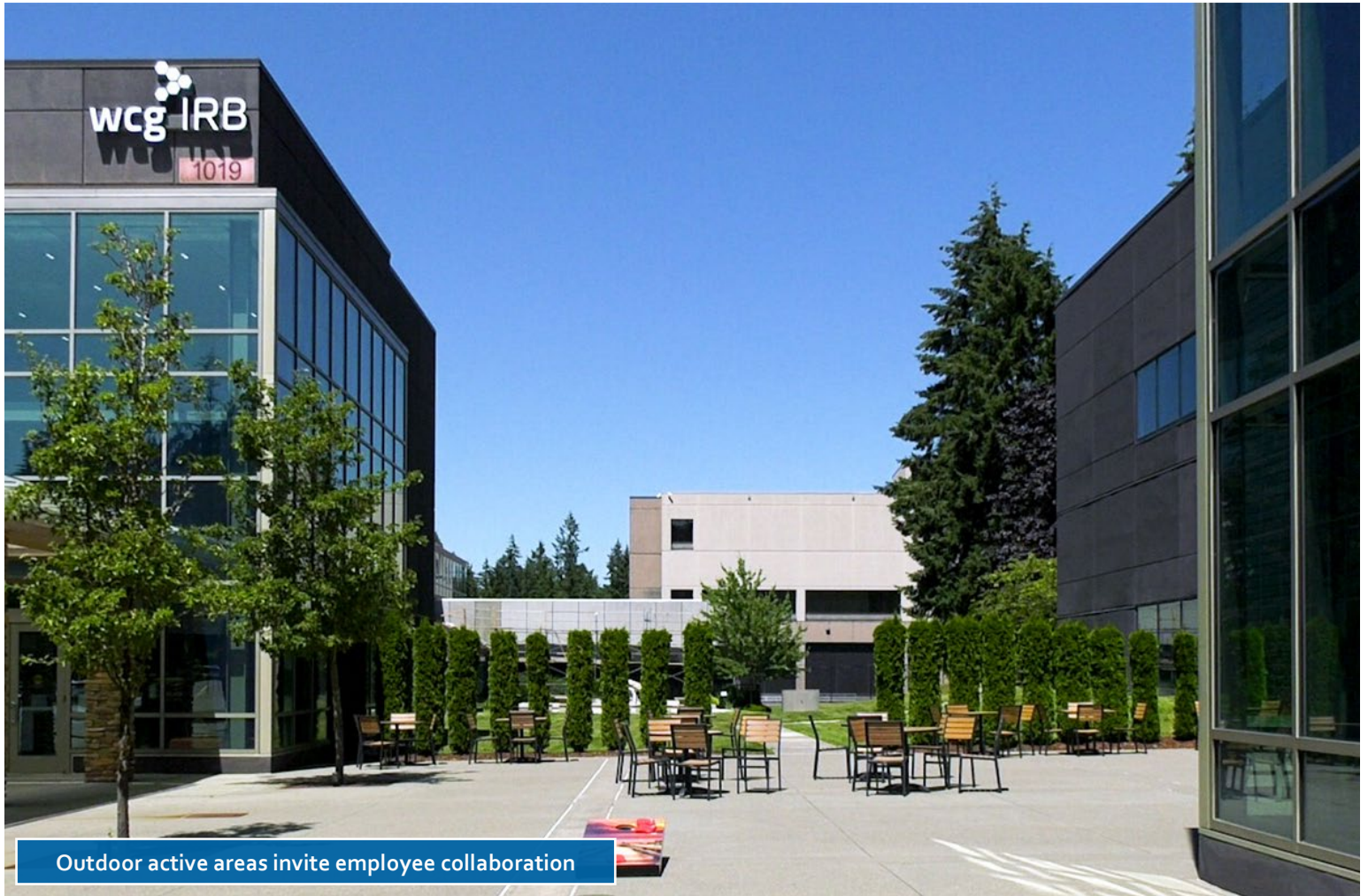


Finished tenant suites feature loft-style exposed ceilings, steel beams and premium custom finishes





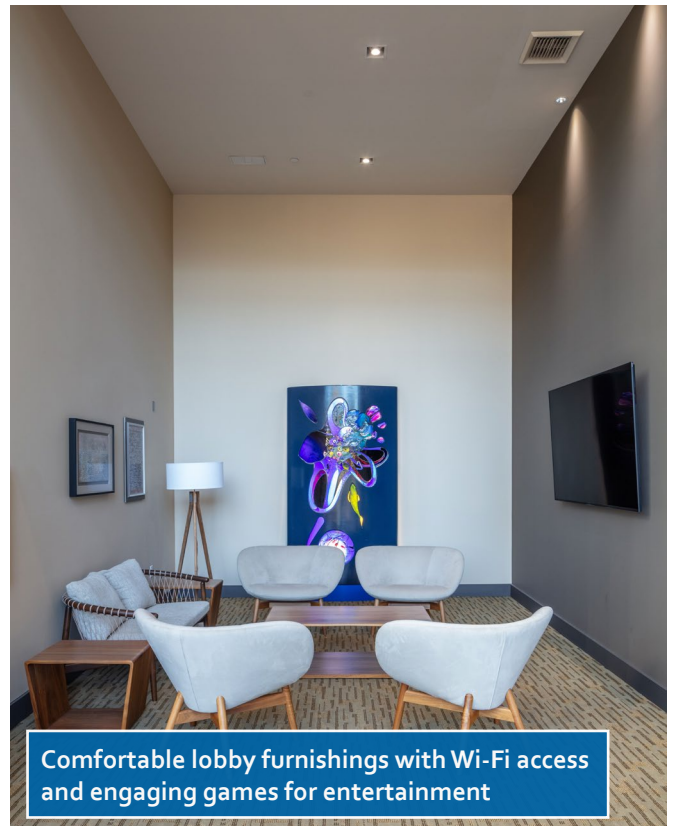
Benaroya South Hill Business + Technology Center



Outdoor active areas invite employee collaboration

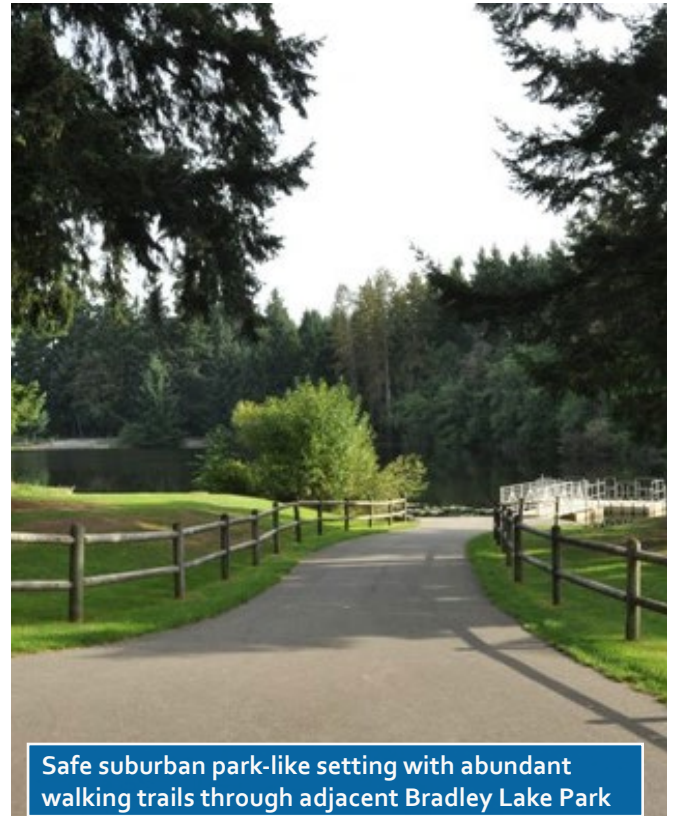
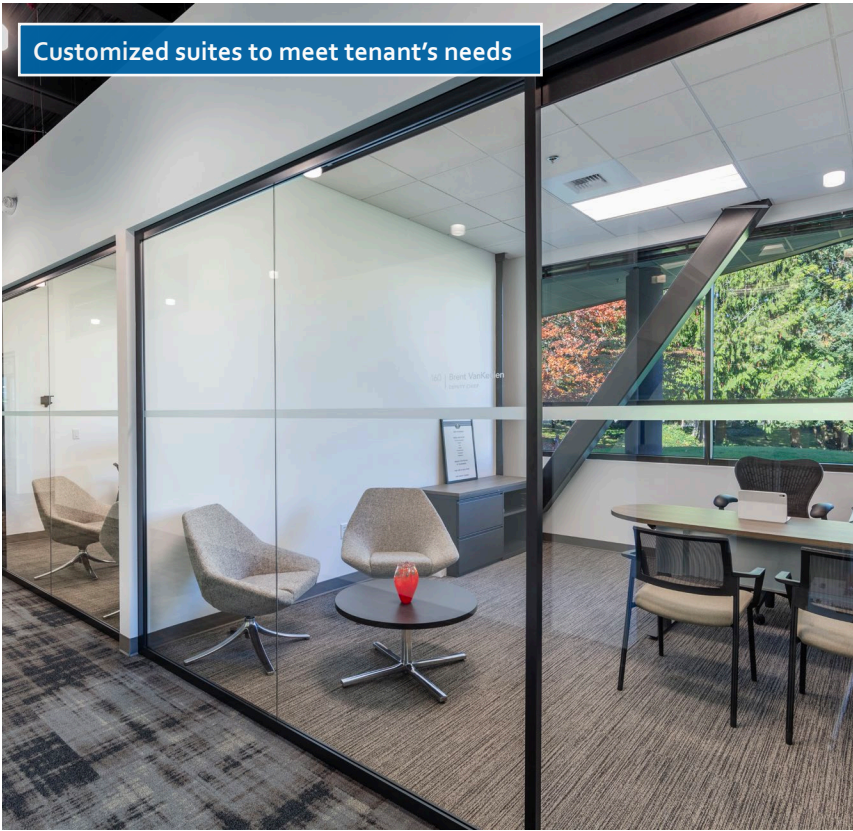


Premium, first-class finishes



Comfortable lobby furnishings with Wi-Fi access
and engaging games for entertainment

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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