

# SUNRISE MEDICAL CAMPUS

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## South Sound's Premier Class A Medical Office Campus



11102 Sunrise Boulevard East  
Puyallup, Washington

  
CLISE

 Kidder  
Mathews



# 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.



4 BUILDINGS



## AVAILABILITY

| Suite #        | Bldg | Total SF  |
|----------------|------|-----------|
| SPEC SUITE 100 | 1    | 435 RSF   |
| SPEC SUITE 204 | 2    | 1,527 RSF |
| SPEC SUITE 105 | 3    | 992 RSF   |
| SPEC SUITE 108 | 3    | 1,119 RSF |



98,815 TOTAL SF

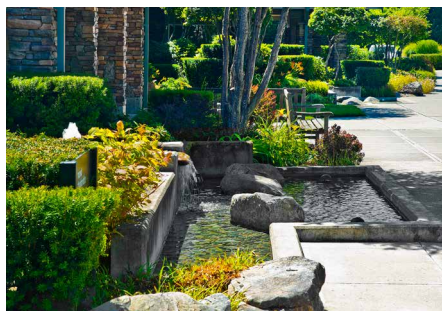


## NEIGHBORHOOD

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.



435 SF - 2,221 SF  
AVAILABLE



## 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. Rainier.





## Features

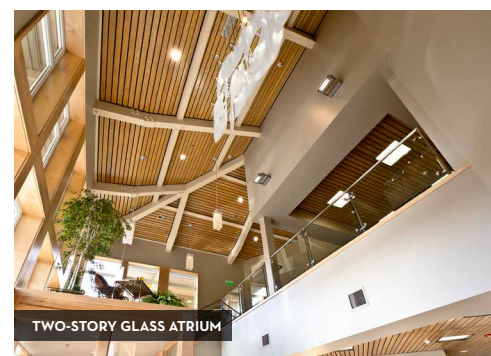
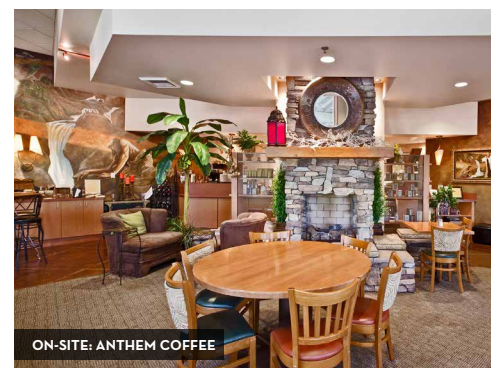
- 4-building, Class A medical office campus
- On-site management, engineering, landscaping & security staff
- Abundant, free on-site parking available for tenants and patients (6.5 stalls/1,000 usf)
- Superior landscaped courtyard

## 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



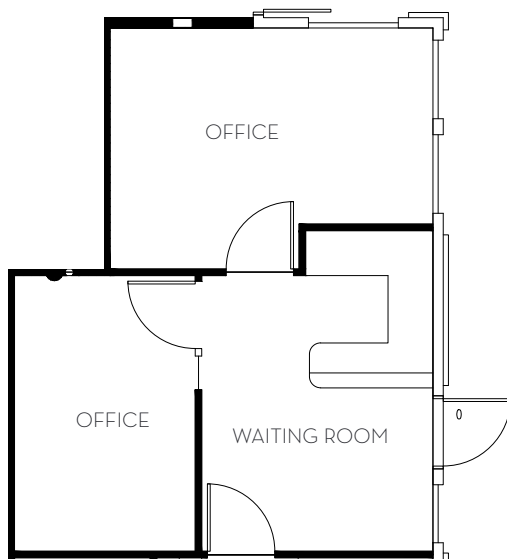




# SUNRISE MEDICAL CAMPUS

## Building 1

Suite 100 | 435 RSF



### SPACE PROGRAM

- 2 private office
- Reception/waiting room

#### OWNERSHIP



#### LEASING INFORMATION

**Drew Frame, SIOR**  
253.948.7032  
drew.frame@kidder.com

**Ryan Kershaw**  
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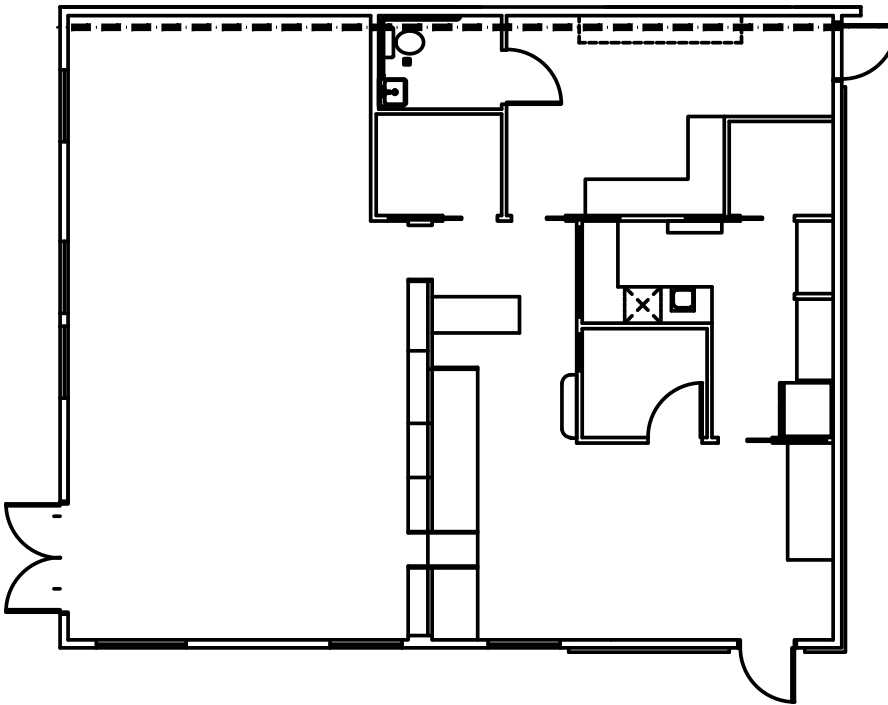




# SUNRISE MEDICAL CAMPUS

## Building 2

Suite 204 | 1,527 RSF



### OWNERSHIP



### LEASING INFORMATION

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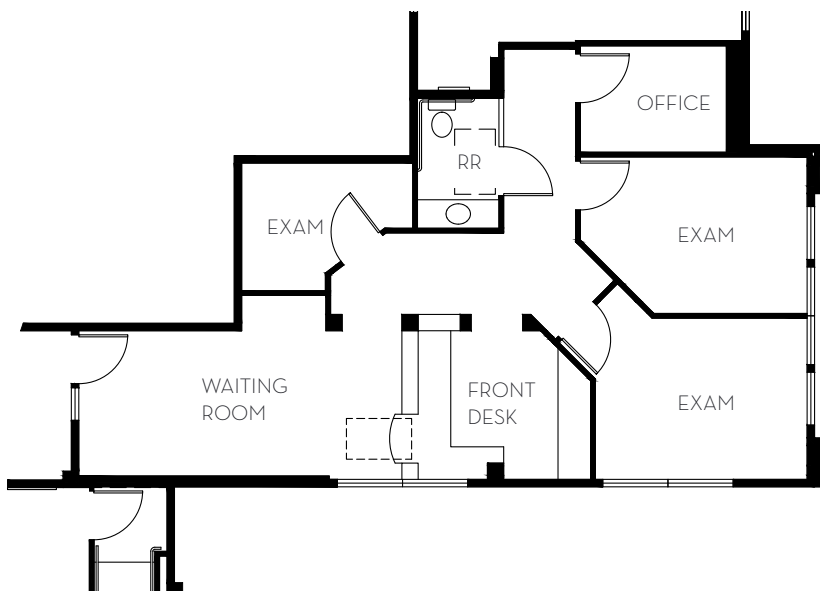




# SUNRISE MEDICAL CAMPUS

## Building 3

Spec suite 105 | 992 RSF



### SPACE PROGRAM

- 3 exam rooms
- 1 in-suite restroom
- 1 private office
- Spacious waiting room

#### OWNERSHIP



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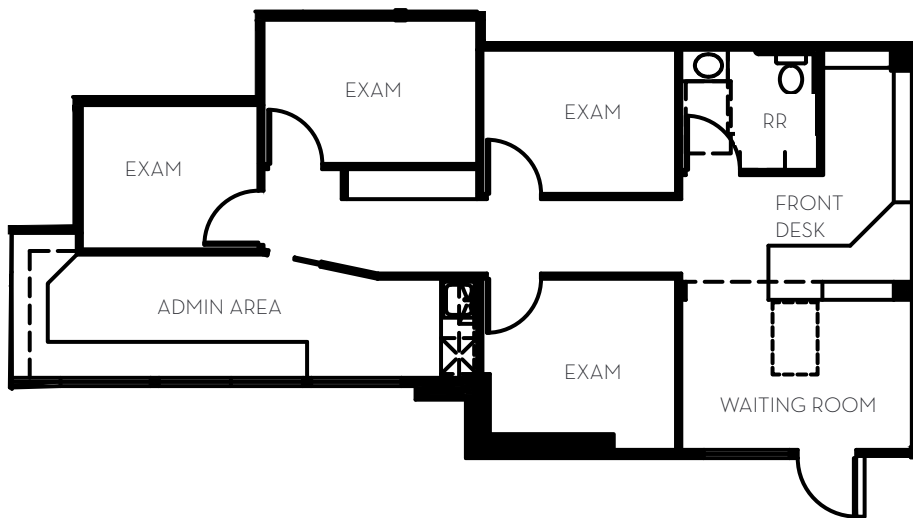




# SUNRISE MEDICAL CAMPUS

## Building 3

Spec suite 108 | 1,119 RSF



### SPACE PROGRAM

- 4 exam rooms
- 1 in-suite restroom
- 1 admin area
- Waiting room

#### OWNERSHIP



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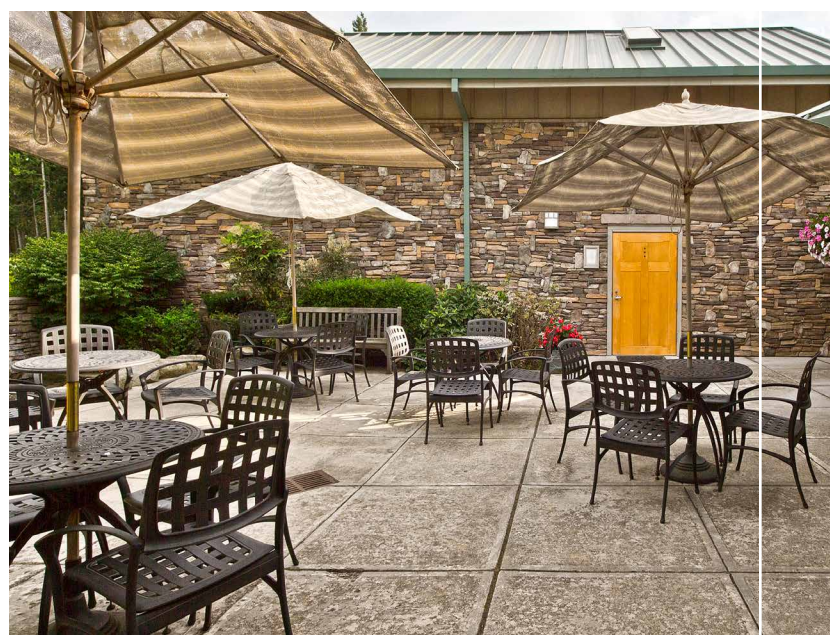
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