



FOR LEASE/SALE



**SOUTH HILL BUSINESS & TECHNOLOGY CENTER
Building 1**

South Hill Business & Technology Center provides immediate availability of state-of-the-art Class A facilities and infrastructure for both business and technology users. Situated on 92 acres, the park-like campus includes three buildings with over 625,000 square feet of data center and office space.



Type: High Tech/Office
Location: Seattle Metro Area

1111 39th Ave SE
Puyallup, WA

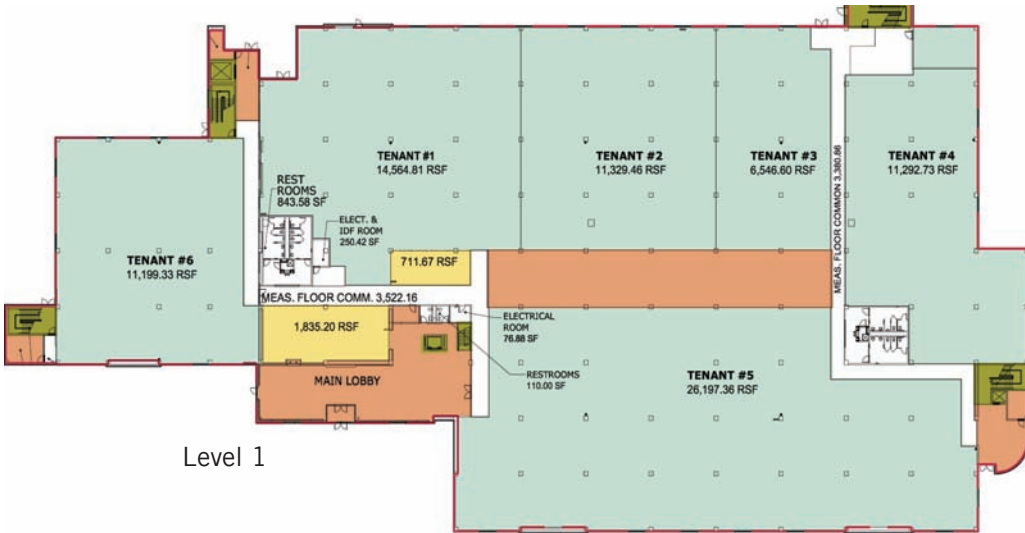
- Floor lay-outs provide maximum flexibility.
- Specialized tenant improvement packages available.
- Superior communications and data systems infrastructure including fiber and cabling.
- Exceptional reliability and power. Substation on-site.
- Plentiful free parking. Excellent transit access.
- LEED Certification targeted. Cost effective adaptive reuse opportunity - well below replacements costs
- Ability to expand to meet current or future needs.

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Building 1



Level 1



Level 2

Type: High Tech/Office
Location: Seattle Metro Area
1111 39th Ave SE
Puyallup, WA

- Up to 176,141 square feet available on two floors which includes expansive 9,200 square foot cafeteria or auditorium with bright floor to ceiling windows.
- Features numerous upgrades including new energy efficient HVAC systems, new building entries and walkways, new lobbies with fireplaces.
- Abundant retail, education and recreation amenities nearby.





FOR LEASE/SALE



**SOUTH HILL BUSINESS & TECHNOLOGY CENTER
Building 2**

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Type: High Tech/Office
Location: Seattle Metro Area

**1111 39th Ave SE
Puyallup, WA**

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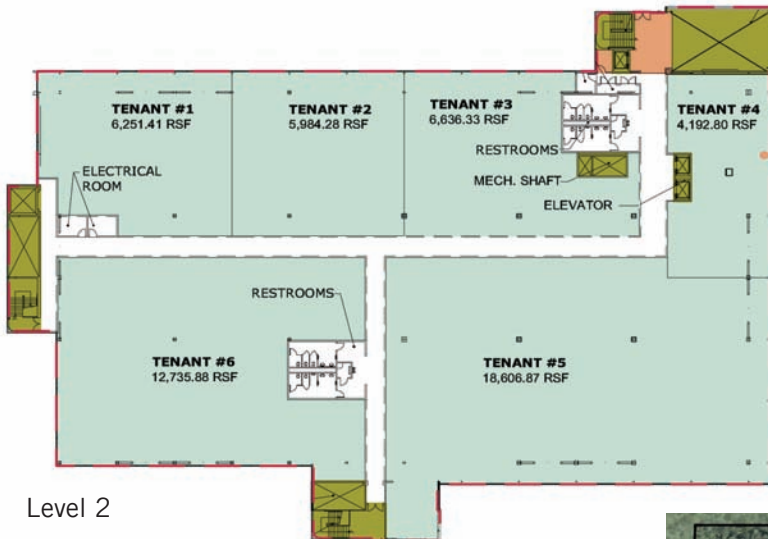


FOR LEASE/SALE

Building 2



Level 1



Level 2

Type: High Tech/Office
Location: Seattle Metro Area
1111 39th Ave SE
Puyallup, WA

- Up to 152,167 square feet available on two floors.
- Features numerous upgrades including new energy efficient HVAC systems, new building entries and walkways, new lobbies with fireplaces.
- Abundant retail, education and recreation amenities nearby.

