



FOR SALE OR LEASE

Class "A" Waterfront Professional Office/Condo

www.rants-group.com

FOR SALE. FOR LEASE.
FOR YOU.



1801 West Bay Drive NW, Olympia

Total Available:
961 - 5,922 sf

Units Available:
103 - 2,946 sf
104A - 2,015 sf
104B - 961 sf

For Lease:
\$22.00 psf
Fully Serviced
Excluding Janitorial

For Sale:
\$200.00 psf

Three Suites For Sale or Lease
Finished Shell - ready for build out
Variety of Floor Plan Options - You Choose!
Suite sizes can be flexible based on tenant requirement
\$50.00 psf tenant improvement allowance
Beautiful Setting, Great Location
Good Parking, New Construction
Close to Downtown Olympia



Shelley Foltz, Commercial Broker
shelley@rants-group.com

PHONE: 360.943.8060 • FAX: 360.943.9368 • 724 Columbia Street NW, #200, Olympia, WA 98501

This information, while obtained from sources we deem reliable, is not guaranteed. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material including, but not limited to, statements of income and expenses. Consult your attorney or other professional advisor.

Smyth Landing

For Lease



(c)CBA

Sustainability/Green Building

LEED Cert: No
Energy Star Cert: No

Smyth Landing

1801 West Bay Drive NW
Olympia WA 98502
Thurston County

Building Information

Total Building SF: 23,557
Total Office SF: 10,943
Largest Contiguous SF: 10,943
Year Built: 2006
Sprinklers: Yes
Construction Type: Concrete, Glass, Stucco
Security System: Yes
Building Class: A
of Buildings: 1
of Floors: 4
of Units: 4
of Elevators: 1
A/C: Yes

Location

Market Area: Olympia
Building Status: Existing
[Property Website Link](#)

Property Information

Tax ID #s: 74810000100
Total Land SF: 217,800
Acres: 5.00
Zoning: Urban Waterfront
Investment: No
Owner User: No

Space Information (Listing # 502002)

Asset Class: Office	Days on Mkt: 3	Agent: Shelley Foltz, CCIM
Lease Type: Full Service	Rent Min: \$ 22.00 \$/sf/yr	Email: shelley@rants-group.com
Status: New	Rent Max: \$ 22.00 \$/sf/yr	Phone: (360) 943-8060
Availability: Available	Avail SF: 5,922	Company: Rants Group, The
Date Avail: 1/13/2012	Vacant SF: 5,922	Office Phone: (360) 943-8060
Floor: 1st	Divide To SF: 961	LOC: 3.0%
Entire Floor: No		Exclusions: No
Sub Lease: No		Last Modified: 1/16/2012
Move In: Immediately		

Listing Broker Comments:

Three suites for lease: #104B - 961 sf, #104A - 2,015 sf and #103 - 2,946 sf. Finished shell - ready for build out. Variety of floor plan options - you choose! Suite sizes can be flexible based on tenant requirement. \$50 psf tenant improvement allowance. Beautiful setting, great location. Good Parking. Close to Downtown Olympia. Suites also available for sale at \$200 psf.

Public Comments:

Smyth Landing - Premiere Offices

Three suites for lease: #104B - 961 sf, #104A - 2,015 sf and #103 - 2,946 sf. Finished shell - ready for build out. Variety of floor plan options - you choose! Suite sizes can be flexible based on tenant requirement. \$50 psf tenant improvement allowance. Beautiful setting, great location. Good Parking. Close to Downtown Olympia. Suites also available for sale at \$200 psf.

Smyth Landing Office Condo - Unit 4B

CBA ID # 492142



Smyth Landing Office Condo - Unit 4B

Smyth Landing
1801 West Bay Dr NW
Olympia WA 98502
Thurston County
Mkt Area 705: Olympia

List Price: **\$ 192,200**
Status: **Available**
Asset Class: **Office**

Listing Information

Days on Market: 215
SOC: 2.5%
SOC Exclusions: No
Call Listing Agent: Yes
View With Discretion: Yes

Property Information

Total Building SF: 961
Net Rentable Area: 961
Building Status: Existing
Year Built: 2006
Tax ID #s:
 74810000420
Sprinklers: Yes
Construction Type: Concrete, Glass, Stucco
Security System: Yes
Building Class: A
of Buildings: 1
of Floors: 4
of Units: 1
of Elevators: 1
A/C: Yes

Condo Information

Condo Suite: 4B
Condo SF: 961
Condo \$/SF: \$ 200.00

Land Information

Zoning: Urban Waterfront (UW)

Sustainability/Green Building

LEED Cert: No
Energy Star Cert: No

Smyth Landing Office Condo - Unit 4A

CBA ID # 492136



Smyth Landing Office Condo - Unit 4A

Smyth Landing
1801 West Bay Dr NW
Olympia WA 98502
Thurston County
Mkt Area 705: Olympia

List Price: **\$ 403,000**
Status: **Available**
Asset Class: **Office**

Listing Information

Days on Market: 215
SOC: 2.5%
SOC Exclusions: No
Call Listing Agent: Yes
View With Discretion: Yes

Property Information

Total Building SF: 2,015
Net Rentable Area: 2,015
Building Status: Existing
Year Built: 2006
Tax ID #s:
 74810000410
Sprinklers: Yes
Construction Type: Concrete, Glass, Stucco
Security System: Yes
Building Class: A
of Buildings: 1
of Floors: 4
of Units: 1
of Elevators: 1
A/C: Yes

Condo Information

Condo Suite: 4A
Condo SF: 2,015
Condo \$/SF: \$ 200.00

Land Information

Zoning: Urban Waterfront (UW)

Sustainability/Green Building

LEED Cert: No
Energy Star Cert: No

Smyth Landing Office Condo - Unit 3

CBA ID # 492135



Smyth Landing Office Condo - Unit 3
 Smyth Landing
 1801 West Bay Dr NW
 Olympia WA 98502
 Thurston County
 Mkt Area 705: Olympia

List Price: **\$ 589,200**
Status: **Available**
Asset Class: **Office**

Sustainability/Green Building

LEED Cert: No
 Energy Star Cert: No

Property Information

Total Building SF: 2,946
 Net Rentable Area: 2,946
 Building Status: Existing
 Year Built: 2006
 Tax ID #s:
 74810000300
 Sprinklers: Yes
 Construction Type: Concrete, Glass, Stucco
 Building Class: A
 # of Buildings: 1
 # of Floors: 4
 # of Units: 1
 # of Elevators: 1
 A/C: Yes

Listing Information

Days on Market: 244
 SOC: 2.5%
 SOC Exclusions: No
 Call Listing Agent: Yes
 View With Discretion: Yes

Condo Information

Condo Suite: 3
 Condo SF: 2,946
 Condo \$/SF: \$ 200.00

Land Information

Zoning: Urban Waterfront (UW)

Additional Information

Public Building Comments

Beautiful Class "A" waterfront office building.

Listing Comments

Class "A" waterfront office condo for sale. Located on the first floor of beautiful Smyth Landing, which offers many amenities including building security system, waterfront view, nearby waterfront park, high speed cable access. Space is ready for build out space plan to meet your client's needs. 5,922 sf total or divided: Unit 4A is 2,015 sf, Unit 4 B is 961 sf and unit 3 is 2,946 sf. Units have flexibility in that they can be enlarged or reduced in size. Shell space is available for sale at \$200.00 psf or lease at \$22.00. Please call listing agent for further information.

Asset Class Information - Office

Min Office SF: 2,946
 Max Office SF: 2,946
 Total Avail SF Min: 2,946
 Total Avail SF Max: 2,946

Contact Information

Listing Agent: [Shelley Foltz, CCIM](mailto:shelley@rants-group.com) Phone: (360) 943-8060 Email: shelley@rants-group.com
 Listing Office: Rants Group, The Phone: (360) 943-8060 City: Olympia WA

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BASIS OF BEARINGS:
 CITY OF OLYMPIA B.L.A. NO. 30A-07-0010L
 CITY OF OLYMPIA VERTICAL DATUM


 GRAPHICAL SCALE: 1" = 10'

