



For Sale - Office Condos

2401 Bristol Court SW, Building A, Suites 101 & 102

www.rants-group.com



Suite 101

- \$290,250
- 1,161 square feet
- reception/waiting area, conference room/large office, private office/workroom, two semi-private areas, coffee bar, great architectural features

Suite 102

- \$374,000
- 1,496 square feet
- Reception/waiting area, 5 private offices, conference room, coffee bar

**Fabulous Office Condos in Professional Complex
Lovely Courtyard Entry
Lots of Free Parking**

**Common Area Tile Restrooms, Furnished Lobby
ADA accessible, High Speed Cable**

.5 Miles to Freeway and County Offices, 2 Miles to Capital Campus

The Rants Group
724 Columbia St. NW, Suite 200
Olympia, WA 98501

Phone (360) 943-8060
Fax (360) 943-9368
www.rants-group.com

Carolyn Graden
Commercial Agent
carolyn@rants-group.com



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, accountant, or other professional advisor.



SALE INFORMATION

2401 Bristol Court SW - Building A, Suite 101 & 102

Bristol Court - Building A - Suite 101

CBA ID # 467236



Bristol Court - Building A - Suite 101
Bristol Court Office Condos
2401 Bristol Ct SW
Olympia WA 98502
Thurston County
Mkt Area 705: Olympia

List Price: **\$ 290,250**
Status: Pending
Asset Class: Office

Listing Information

Days on Market: 64
Building \$/SF: \$ 250.00
SOC: 3.0
SOC Exclusions: No
Call Listing Agent: Yes
View With Discretion: No
Showing Instructions:
Occupied, shown by appt only

Property Information

Total Building SF: 1,161
Net Rentable Area: 1,161
Year Built: 1979
(Remodeled 2007)
Tax ID #s:
37040100101
Sprinklers: No
Construction Type: Wood
Building Class: B
of Buildings: 1
of Floors: 1
A/C: Yes

Land Information

Zoning: PUD

Sustainability/Green Building

LEED Cert: No
Energy Star Cert: No

Informational Links

[Print](#) [Brochure \(PDF\)](#) [Flyer](#) [Map](#) [Photos](#) [Demographics](#) [Building Detail](#) [Building History](#)

Additional Information

Listing Comments

Fabulous office space in professional office complex. Versatile, upscale office with lots of natural light throughout. Layout inc. reception/waiting area, conference room/large office, private office/workroom two semi-private work areas, coffee bar, great architectural features. Common area tiled restrooms, furnished lobby. ADA accessible, high speed cable. Lovely courtyard entry. Lots of free parking, .5 miles to freeway and county offices, 2 miles to capital campus. Can be combined with Suite 102 for a total of 2644 SF.

Bristol Court

CBA ID # 467204



Bristol Court
2401 Bristol Ct SW
Olympia WA 98502
Thurston County
Second Addr: Building A
Cross Street: Evergreen Park Dr. SW
Vicinity: west Olympia
Mkt Area 705: Olympia

List Price: **\$ 374,000**
Status: Available
Asset Class: Office

Listing Information

Days on Market: 65
Building \$/SF: \$ 250.00
SOC: 3.0
SOC Exclusions: No
Call Listing Agent: Yes
View With Discretion: No
Showing Instructions:
Occupied. Shown by appt.

Property Information

Total Building SF: 1,496
Year Built: 1979
(Remodeled 2007)
Tax ID #s:
37040100102
Sprinklers: No
Building Class: B
of Buildings: 1
of Floors: 1
A/C: Yes

Land Information

Zoning: PUD

Owner/User Information

Owner User: No

Parking Information

Total: 70

Sustainability/Green Building

LEED Cert: No
Energy Star Cert: No

Informational Links

[Print](#) [Brochure \(PDF\)](#) [Flyer](#) [Map](#) [Photos](#) [Demographics](#) [Building Detail](#) [Building History](#)

Additional Information

Listing Comments

Fabulous condo in professional office complex. Not your spec office - upscale interior finish that is walk-in ready to occupy. Natural light throughout. Excellent floor plan with recpt/waiting, 5 private offices, conference room, coffee bar. Common area tiled restrooms, furnished lobby. ADA accessible, high speed cable. Lovely courtyard entry. Lots of free parking, .5 miles to freeway and county offices, 2 miles to capital campus.

The Rants Group
724 Columbia St. NW, Suite 200
Olympia, WA 98501

Phone (360) 943-8060
Fax (360) 943-9368
www.rants-group.com

CONTACT:
Carolyn Graden
carolyn@rants-group.com