



FOR SALE. FOR LEASE.
FOR YOU.

FOR SALE

6128 S. Capitol Boulevard, Tumwater
www.rants-group.com

\$878,000

7,200 SF Building

Versatile office building

Zoned general commercial

Convert for a variety of uses

Space can be split for
multiple uses

Great visibility, on bus line,
and easy freeway access

Parking ratio 1:205 SF



LOCATION



Contact



Carolyn Graden, Commercial Broker
carolyn@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.



SALE INFORMATION

6128 S. Capitol Boulevard, Tumwater, WA

6128 S Capitol Boulevard

CBA ID # 491092



6128 S Capitol Boulevard

6128 S Capitol Blvd
Tumwater WA 98501
Thurston County

Mkt Area 705: Olympia

List Price: **\$ 878,000**

Status: Price Change

Asset Class: Retail, Office

Listing Information

Days on Market: 268
Building \$/SF: \$ 121.94
SOC: 3.0
SOC Exclusions: No
Call Listing Agent: No
View With Discretion: No
Showing Instructions:
Occupied, shown with advance notice only.

Property Information

Total Building SF: 7,200
Net Rentable Area: 7,200
Building Status: Existing
Year Built: 1989
Tax ID #s: 12702222200
Sprinklers: No
Construction Type: Wood
Building Class: C
of Buildings: 1
of Floors: 1
A/C: Yes

Parking Information

Total: 35

Sustainability/Green Building

LEED Cert: No
Energy Star Cert: No

Land Information

Total Land SF: 27,007
Acres: 0.62
Zoning: General Commercial

Additional Information

Listing Comments

Think outside the box! This 7,200 SF building is currently occupied by one office, but it could be so much more! The General Commercial zoning allows for a variety of uses, and by one or more occupants. The design of the building makes it easy to divide. The location on a main thoroughfare allows for easy access. Plenty of parking and on mass transit route.

Special Notes

Owned and occupied by Behavioral Health Resources. Showings need to be scheduled in advance.

Asset Class Information - Office/Retail

Max Office SF: 7,200
Total Avail SF Min: 7,200
Total Avail SF Max: 7,200
Signage: Freestanding & On Building

Contact Information

Listing Agent: [Carolyn Graden, CCIM](#) Phone: (360) 943-8060 Email: carolyn@rants-group.com
Listing Office: Rants Group, The Phone: (360) 943-8060 City: Olympia WA

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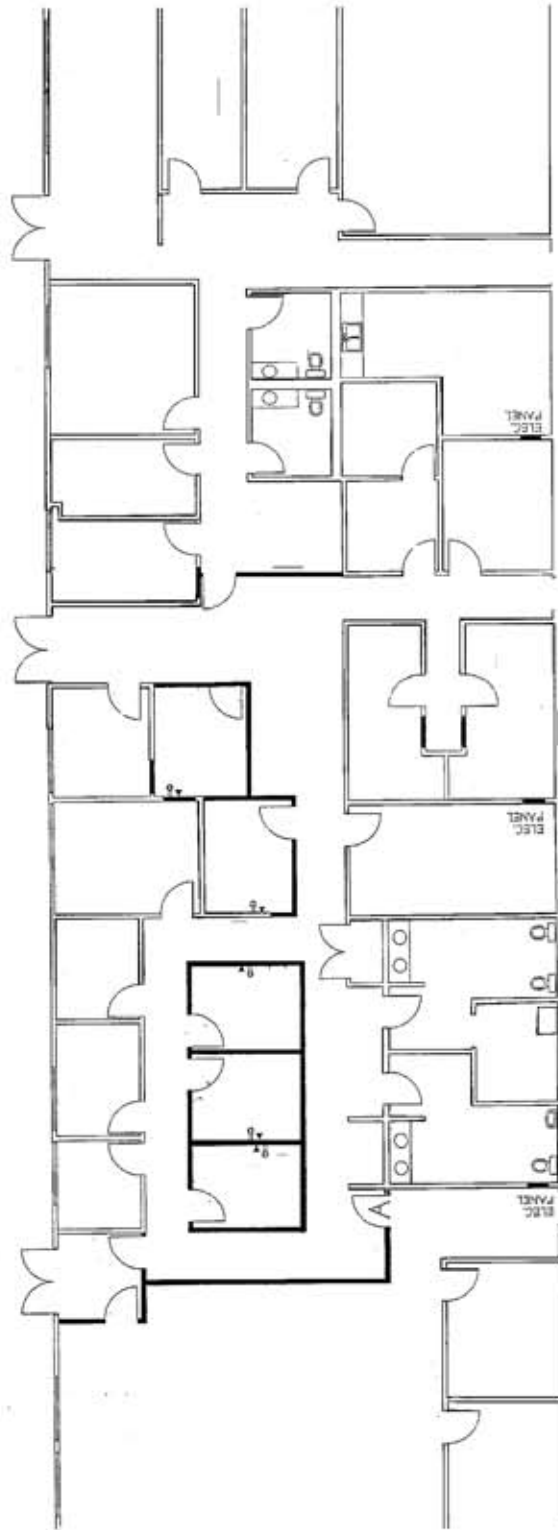


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FLOORPLAN

6128 S. Capitol Boulevard, Tumwater



The Rants Group

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Olympia, WA 98501

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