



# FOR LEASE

2401 Bristol Court SW, Olympia

[www.rants-group.com](http://www.rants-group.com)

1,483 Square Feet ~ \$18.00/sf/year



### Description

Fabulous office space in professional office complex. Completely redone in 2007 with upscale finishes. Natural light throughout. Layout includes reception/waiting area, 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. Tenant pays condo dues plus electricity and janitorial for suite. Condo dues are currently \$3.56 psf, electricity is less than \$100/mo.

Located .5 miles from freeway access and Thurston County offices, 2 miles to State of Washington 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](http://www.rants-group.com)

**Carolyn Graden**  
Commercial Agent  
[carolyn@rants-group.com](mailto: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.



## Bristol Court

For Lease



**Bristol Court**  
2401 Bristol Ct SW  
Olympia WA 98502  
Thurston County

### Building Information

**Building Status:** Existing  
**Total Building SF:** 1,483  
**Year Built:** 1979  
**Year Renovated:** 2007  
**Sprinklers:** No  
**Building Class:** B  
**# of Buildings:** 1  
**# of Floors:** 1  
**A/C:** Yes

### Location

**Market Area:** Olympia  
**Second Addr:** Building A  
**Cross Street:** Evergreen Park Dr. SW  
**Vicinity:** west Olympia

### Property Information

**Tax ID #s:** 37040100102  
**Zoning:** PUD  
**Investment:** No  
**Owner User:** No

### Parking Information

Total: 70

### Sustainability/Green Building

**LEED Cert:** No  
**Energy Star Cert:** No

### Space Information for Suite 102 (Listing # 464790)

**Asset Class:** Office  
**Lease Type:** Other  
**Status:** New  
**Availability:** Occupied  
**Date Avail:**  
**Suite:** 102  
**Entire Floor:** No  
**Sub Lease:** No  
**Move In:** 30 days

**Days on Mkt:** 2  
**Rent Min:** \$ 18.00 /sf  
**Rent Max:** \$ 18.00 /sf  
**NNN Expenses:** \$ 3.56  
**Avail SF:** 1,483  
**Divide To SF:** 1,483

**Agent:** Carolyn Graden  
**Email:** [carolyn@rants-group.com](mailto:carolyn@rants-group.com)  
**Office Phone:** (360) 943-8060  
**Phone:** (360) 943-8060  
**Company:** Rants Group, The  
**LOC:** 3.0  
**Exclusions:** No  
**Last Modified:** 12/22/2009

### Listing Broker Comments:

Fabulous office space in professional office complex. Completely redone in 2007 with upscale finishes. Natural light throughout. Layout includes 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. Tenant pays condo dues plus electricity & janitorial for suite. Condo dues are currently \$3.56 psf, electricity less than \$100/mo.



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## Additional Photos



Coffee bar at entrance to board room



Private office with good natural light.



Board room



Furnished, tiled building lobby.



Reception waiting area



Street signage and easy parking.

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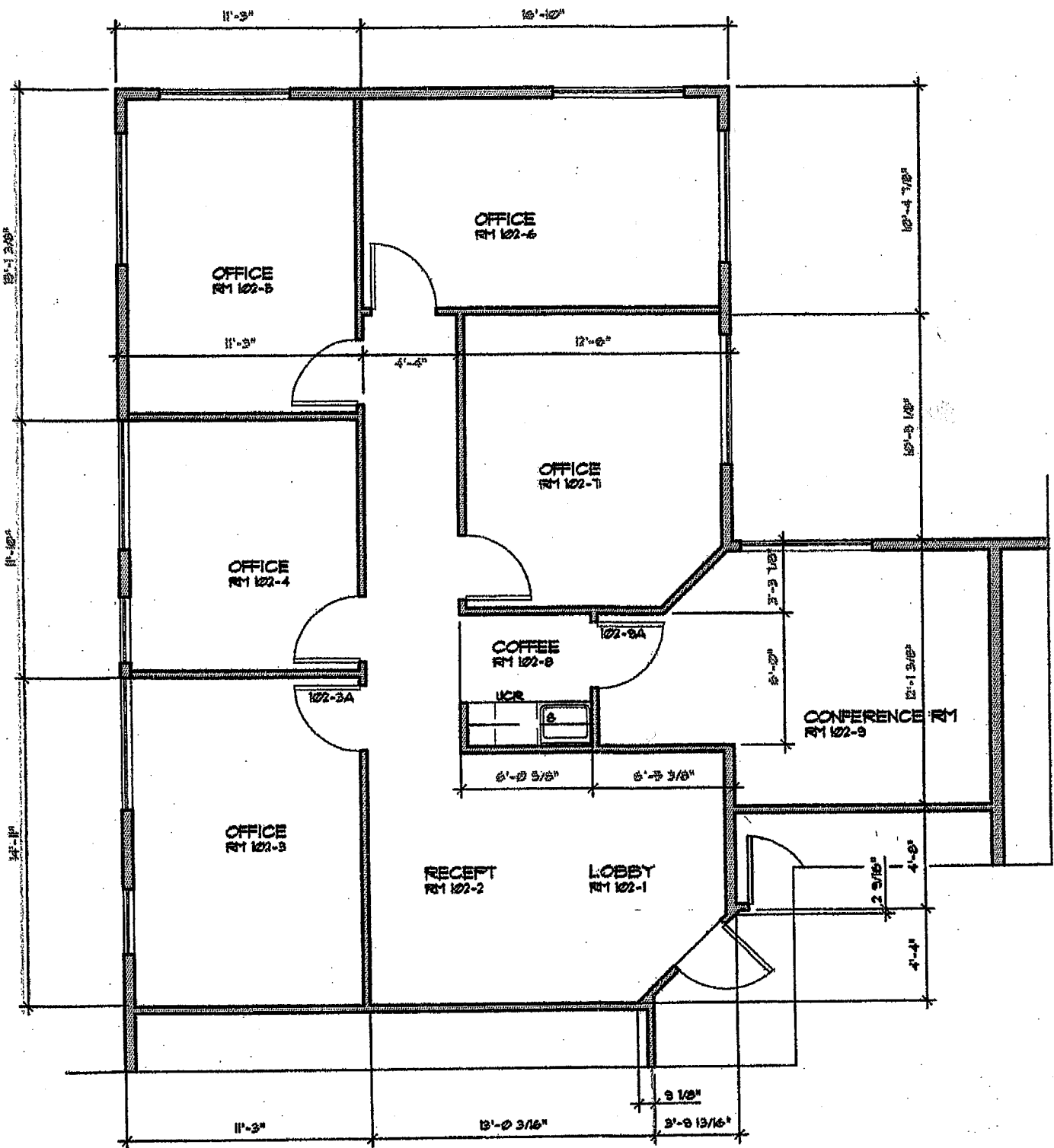
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**SUITE 102**  
**BRISTOL COURT - BUILDING A**

SCALE: 1/8" = 1'-0"