



FOR SALE. FOR LEASE.
FOR YOU.

FOR LEASE

Great 4th Avenue Location

www.rants-group.com



1217 4th Avenue, Olympia

- 2,170 square foot office space
- \$15.00/PSF, \$2,713/month, unserviced
- Nice setup for attorney, chiropractor/massage, general office
- Layout includes 9 private offices (one with private restroom that includes a shower and separate entrance), staff lounge/break room with separate entrance, large business office, nice storage, large entry/reception area, restroom
- Tenant pays utilities, interior maintenance, janitorial, telephone/data
- Tenant pays prorata share of real estate taxes (estimated at \$2.16/sf).
- Good parking, handicap accessible



Shelley Foltz, Commercial Broker
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Lisa Barker, Commercial Broker
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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.

Fourth Avenue Professional Building

For Lease



Fourth Avenue Professional Building
 1217 4th Ave E
 Olympia WA 98501
 Thurston County
 Cross Street: Between Eastside and Boundary

Location

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

Building Information

Total Building SF: 4,344
 Net Rentable Area: 4,344
 Total Office SF: 4,344
 Year Built: 1980
 Sprinklers: No
 Construction Type: Wood
 Security System: No
 Building Class: B
 # of Buildings: 1
 # of Floors: 2
 # of Units: 2
 A/C: Yes

Property Information

Tax ID #s: 78206700600
 Total Land SF: 13,503
 Acres: 0.31
 Investment: No
 Owner User: No

Sustainability/Green Building

LEED Cert: No
 Energy Star Cert: No

Space Information (Listing # 498618)

Asset Class: Office	Days on Mkt: 5	Agent: Lisa Barker
Lease Type: Modified Gross	Rent Min: \$ 15.00 /sf	Email: lisabarker@rants-group.com
Status: New	Rent Max: \$ 15.00 /sf	Phone: (360) 943-8060
Availability: Available	Tot Monthly Rent: \$ 2,713	2nd Agent: Shelley Foltz, CCIM
Date Avail: 11/1/2011	Avail SF: 2,170	Email: shelley@rants-group.com
Floor: 1	Vacant SF: 2,170	Phone: (360) 943-8060
Entire Floor: Yes	Divide To SF: 2,170	Company: Rants Group, The
Sub Lease: No		Office Phone: (360) 943-8060
Move In: Immediately		LOC: 3.0%
Frontage: 4th Avenue		Exclusions: No
		Last Modified: 10/26/2011

Listing Broker Comments:

Great 4th Avenue Location. Nice setup for attorney, chiropractor/massage, general office. Layout includes 9 private offices (one with private restroom that includes a shower and separate entrance), staff lounge/break room with separate entrance, large business office, nice storage, large entry/reception area, restroom. Tenant pays utilities, interior maintenance, janitorial, telephone/data. Tenant also pays prorata share of real estate taxes (estimated at \$2.16/sf). Good parking. Handicap accessible.

Public Comments:

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