



FOR LEASE

1222 S. 2nd Avenue, Tumwater

www.rants-group.com



\$15.00 - Unserviced

Tenant pays interior maintenance,
utilities & janitorial

Common area restrooms + shower!

Great I-5 visibility and signage.
Building completely remodeled in 1999.

Located between Trospen Road &
Linwood Avenue SW in Tumwater.

Suite A - 3,438 sf

Reception/waiting area, retail/showroom space, 2 spacious offices, large storage/open area, conference room with kitchenette.

Suite B - 1,000 sf

Reception/waiting area, large private office, open area with small kitchen area

Suite C - 989 sf

Large open area

The Rants Group

724 Columbia St. NW, Suite 200

Olympia, WA 98501

Phone (360) 943-8060

Fax (360) 943-9368

www.rants-group.com

Shelley Foltz

Commercial Agent

shelley@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.



LEASE INFORMATION

1222 S. 2nd Avenue, Tumwater

Clock Tower Building

For Lease



Parking Information

Total: 11
Parking Ratio: 1.8

Sustainability/Green Building

LEED Cert: No
Energy Star Cert: No

Clock Tower Building

1222 S 2nd Ave
Tumwater WA 98512
Thurston County

Building Information

Total Building SF: 5,427
Net Rentable Area: 5,427
Total Office SF: 5,427
Year Built: 1962
Year Renovated: 1999
Sprinklers: No
Construction Type: Concrete, Framed
Security System: No
Building Class: B
of Buildings: 1
of Floors: 1
of Units: 3
A/C: Yes

Location

Market Area: Tumwater
Building Status: Existing

[Property Website Link](#)

Property Information

Tax ID #s: 56500300600
Total Land SF: 12,196
Acres: 0.28
Zoning: MU
Investment: No
Owner User: Yes
Owner: Backstrom

Retail Information

Center Type: Community/Specialty

Space Information (Listing # 472813)

Asset Class: Retail, Office	Days on Mkt: 19	Agent: Shelley Foltz
Lease Type: Modified Gross	Rent Min: \$ 15.00 /sf	Email: shelley@rants-group.com
Status: Hold	Rent Max: \$ 15.00 /sf	Office Phone: (360) 943-8060
Availability: Occupied	Avail SF: 5,427	Phone: (360) 943-8060
Date Avail:	Vacant SF: 989	Company: Rants Group, The
Floor: 1	Divide To SF: 989	Last Modified: 6/07/2010
Entire Floor: Yes		LOC: 2.5%
Sub Lease: No		LOC Excl: No

Listing Broker Comments:

Place your tenant in a great location with good visibility and easy access from I-5. Located between Trosper Road SW & Linwood Ave SW in Tumwater. Building was totally renovated in 1999. Three suites that can be joined or split. Suite A is 3,438 sf, Unit B 1,000 sf, Unit C 989 sf. Tenant pays interior maintenance, utilities and janitorial. Building is also for sale for \$825,000.

Public (Internet) Comments: Clock Tower Building

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