



FOR SALE. FOR LEASE.  
FOR YOU.

# FOR LEASE

Office Space in Olympia

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



1310 Jefferson Street SE, Olympia

- Downtown Office Building Across from Capitol Campus
  - \$14.50 PSF - Fully Serviced
  - 25,086 Square Feet
- 1st Floor- 7,836 Sq Ft    2nd Floor- 17,250 Sq Ft



Pat Rants, Commercial Broker  
[pat@rants-group.com](mailto:pat@rants-group.com)



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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.

### Adams Building

For Lease



**Adams Building**  
 1310 Jefferson St SE  
 Olympia WA 98501  
 Thurston County  
 Cross Street: 13th Avenue

#### Building Information

Total Building SF: 25,086  
 Net Rentable Area: 25,086  
 Total Office SF: 25,086  
 Year Built: 1985  
 Year Renovated: 2005  
 Sprinklers: No  
 Construction Type: Masonry, Stucco  
 Roof Type: Torch Down  
 Building Class: B  
 # of Buildings: 1  
 # of Floors: 2  
 A/C: Yes

#### Location

Market Area: Olympia  
 Building Status: Existing

#### Property Information

Tax ID #s: 68300200100  
 68800001000  
 Total Land SF: 34,412  
 Acres: 0.79  
 Zoning: Downtown Business  
 Investment: Yes  
 Owner User: No  
 Owner: Jefferson Street Partnership

#### Parking Information

Total: 67  
 Parking Ratio: 2.68 per 1000

#### Sustainability/Green Building

LEED Cert: No  
 Energy Star Cert: No

#### Space Information (Listing # 496030)

<b>Asset Class:</b> Office	<b>Days on Mkt:</b> 20	<b>Agent:</b> <a href="#">Patrick Rants, CCIM, CPM</a>
<b>Lease Type:</b> Full Service	<b>Rent Min:</b> \$ 14.50 /sf	<b>Email:</b> <a href="mailto:pat@rants-group.com">pat@rants-group.com</a>
<b>Status:</b> New	<b>Rent Max:</b> \$ 14.50 /sf	<b>Phone:</b> (360) 943-8060
<b>Availability:</b> Available	<b>TI Allowance:</b> Negotiable	<b>Company:</b> Rants Group, The
<b>Date Avail:</b> 9/1/2011	<b>Avail SF:</b> 25,086	<b>Office Phone:</b> (360) 943-8060
<b>Floor:</b> 1 and 2	<b>Vacant SF:</b> 25,086	<b>LOC:</b> 2.5/1.25
<b>Entire Floor:</b> Yes	<b>Divide To SF:</b> 7,836	<b>Exclusions:</b> Yes
<b>Sub Lease:</b> No		<b>Last Modified:</b> 9/21/2011
<b>Move In:</b> 30 days		
<b>Frontage:</b> Jefferson Street		

#### Listing Broker Comments:

Commission 2.5% on Years 1-5; 1.25% on Years 6-10. State of Washington Excluded.

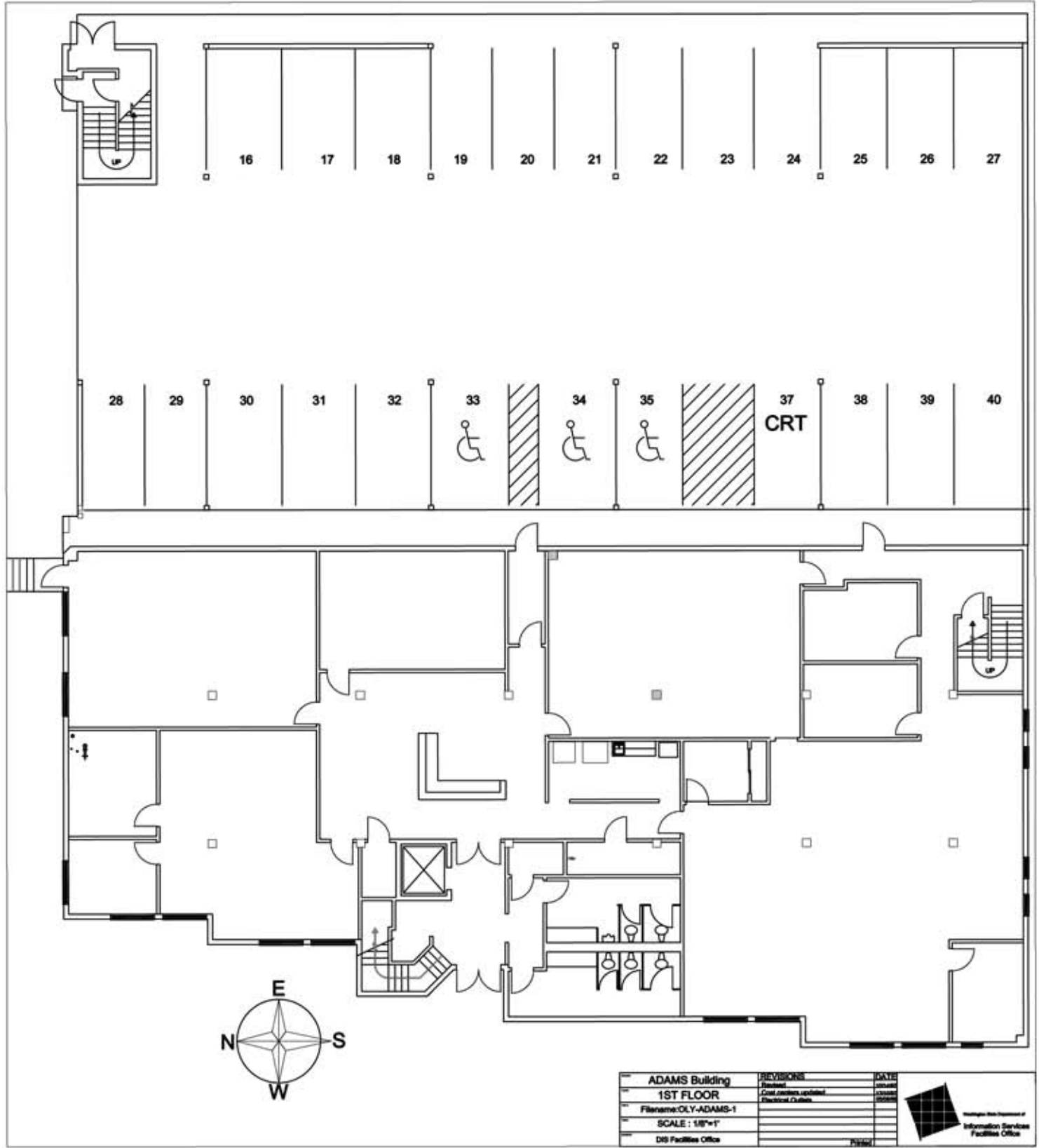
#### Public Comments:

#### Adams Building

The Adams Building is very well located across Jefferson Street from the State of Washington Capital Campus. The State's Department of Information Services was located in the building for 12 years until recently making a major consolidation of a number of locations to a new building one block away. The Agency was very happy with the building during its years in the building. The location is within easy walking distance of all buildings on the Capital Campus. The building has covered parking stalls as well as an auxiliary parking lot one block to the north. It has been very well maintained and features an interior layout that can be modified to a user's specific needs.

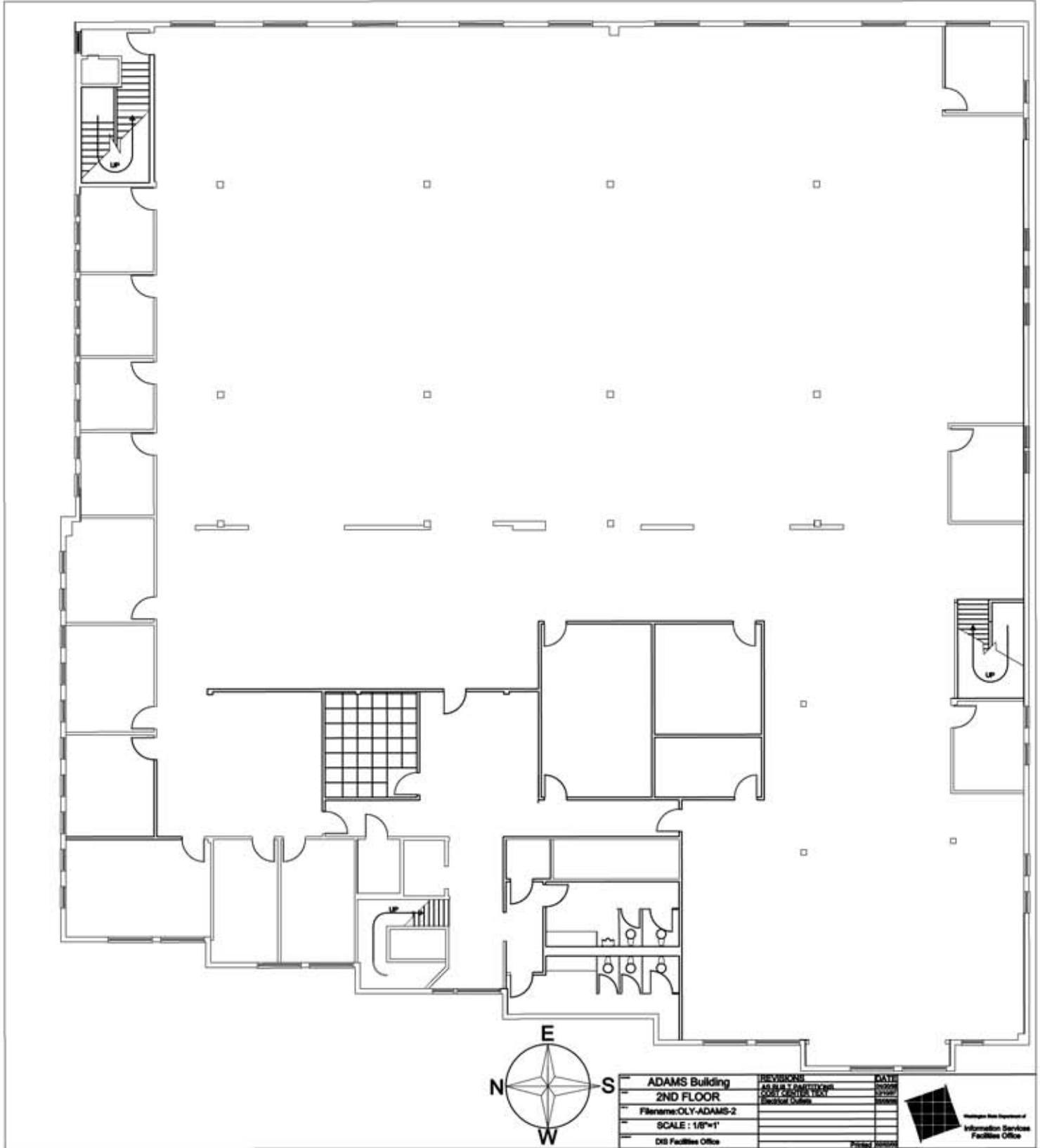


# 1ST FLOOR PLAN



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# 2nd FLOOR PLAN



<b>ADAMS Building</b>	<b>REVISIONS</b>	<b>DATE</b>
<b>2ND FLOOR</b>	AS BUILT ELECTRICAL	02/09/11
Filename: OLY-ADAMS-2	COORD CENTER TRAY	02/09/11
	Electrical Outlets	02/09/11
Scale: 1/8"=1'		
DWG Facilities Office		Project Number

