



# FOR LEASE

1601 E. Front Street, Port Angeles, Wa

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



- Professional Office Suites
- \$10.00 psf, NNN
- NNN's estimated at \$3.75 psf
- One to Five Year Lease Terms
- High Traffic Area
- Building A: 1,000 sf and 1,150 sf
- Building B; 1,965 sf
- Tenant Improvements Negotiable

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



**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)

**Alan Aikins**  
Broker  
[alan@rants-group.com](mailto:alan@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 - BUILDING A

## 1601 E. Front Street, Port Angeles, Wa

### 1601 E Front Street, Building A

For Lease



#### 1601 E Front Street, Building A

1601 E Front Street  
Port Angeles WA 98362  
Clallam County

#### Location

Market Area: Clallam County  
Building Status: Existing

#### Building Information

Total Building SF: 6,805  
Total Office SF: 6,805  
Year Built: 1976  
Sprinklers: No  
Construction Type: Masonry  
# of Buildings: 1  
# of Floors: 1

#### Property Information

Tax ID #: 60859  
Total Land SF: 40,075  
Acres: 0.92  
Zoning: CA  
Investment: No  
Owner User: No  
Expenses: \$ 3.75

#### Sustainability/Green Building

LEED Cert: No  
Energy Star Cert: No

#### Space Information (Listing # 483865)

<b>Asset Class:</b> Office	<b>Days on Mkt:</b> 7	<b>Agent:</b> <a href="#">Alan Aikins</a>
<b>Lease Type:</b> NNN	<b>Rent Min:</b> \$ 10.00 /sf	<b>Email:</b> <a href="mailto:alan@rants-group.com">alan@rants-group.com</a>
<b>Status:</b> New	<b>Rent Max:</b> \$ 10.00 /sf	<b>2nd Agent:</b> Patrick Rants
<b>Availability:</b> Vacant	<b>NNN Expenses:</b> \$ 3.75	<b>Email:</b> <a href="mailto:pat@rants-group.com">pat@rants-group.com</a>
<b>Date Avail:</b> 1/6/2011	<b>Avail SF:</b> 1,000	<b>Office Phone:</b> (360) 943-8060
<b>Floor:</b> 1	<b>Vacant SF:</b> 1,000	<b>Phone:</b> (360) 943-8060
<b>Entire Floor:</b> No	<b>Divide To SF:</b> 1,000	<b>Company:</b> Rants Group, The
<b>Sub Lease:</b> No		<b>LOC:</b> 3%
<b>Move In:</b> Immediately		<b>Exclusions:</b> No
		<b>Last Modified:</b> 1/12/2011

#### Listing Broker Comments:

Professional office space in Port Angeles. One to five year lease terms available. Tenant improvements negotiable. Building A has 2 suites available 1,000 sf and 1,150 sf. NNN expenses estimated at \$3.75 psf.

**Public (Internet) Comments:** **Professional Office Space in Port Angeles**  
Professional office space in Port Angeles. One to five year lease terms available. Tenant improvements negotiable. Building A has 2 suites available 1,000 sf and 1,150 sf. NNN expenses estimated at \$3.75

#### Space Information (Listing # 483867)

<b>Asset Class:</b> Office	<b>Days on Mkt:</b> 7	<b>Agent:</b> <a href="#">Alan Aikins</a>
<b>Lease Type:</b> NNN	<b>Rent Min:</b> \$ 10.00 /sf	<b>Email:</b> <a href="mailto:alan@rants-group.com">alan@rants-group.com</a>
<b>Status:</b> New	<b>Rent Max:</b> \$ 10.00 /sf	<b>2nd Agent:</b> Patrick Rants
<b>Availability:</b> Vacant	<b>Tot Monthly Rent:</b> \$ 958	<b>Email:</b> <a href="mailto:pat@rants-group.com">pat@rants-group.com</a>
<b>Date Avail:</b> 1/6/2011	<b>NNN Expenses:</b> \$ 3.75	<b>Office Phone:</b> (360) 943-8060
<b>Floor:</b> 1	<b>Avail SF:</b> 1,150	<b>Phone:</b> (360) 943-8060
<b>Entire Floor:</b> No	<b>Vacant SF:</b> 1,150	<b>Company:</b> Rants Group, The
<b>Sub Lease:</b> No	<b>Divide To SF:</b> 1,150	<b>LOC:</b> 3%
<b>Move In:</b> Immediately		<b>Exclusions:</b> No
		<b>Last Modified:</b> 1/12/2011

#### Listing Broker Comments:

Professional office space in Port Angeles. Lease terms of one to five years. Tenant improvements negotiable. NNN expenses estimated at \$3.75 psf.

**Public (Internet) Comments:** **1601 E. Front Street - Building A**  
Professional office space in Port Angeles. Lease terms of one to five years. Tenant improvements negotiable. NNN expenses estimated at \$3.75 psf.

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# LEASE INFORMATION - BUILDING B

## 1601 E. Front Street, Port Angeles, Wa

1601 E. Front Street, Building B

For Lease



### 1601 E. Front Street, Building B

1601 E Front Street  
Port Angeles WA 98362  
Clallam County

#### Location

Market Area: Clallam County  
Building Status: Existing

#### Building Information

Total Building SF: 3,003  
Total Office SF: 3,003  
Year Built: 1976  
Sprinklers: No  
Construction Type: Masonry  
# of Buildings: 1  
# of Floors: 1

#### Property Information

Tax ID #s: 60859  
Total Land SF: 40,075  
Acres: 0.92  
Zoning: CA  
Investment: No  
Owner User: No  
Expenses: \$ 3.75

#### Sustainability/Green Building

LEED Cert: No  
Energy Star Cert: No

#### Space Information (Listing # 483869)

<b>Asset Class:</b> Office	<b>Days on Mkt:</b> 1	<b>Agent:</b> <a href="#">Alan Aikins</a>
<b>Lease Type:</b> NNN	<b>Rent Min:</b> \$ 10.00 /sf	<b>Email:</b> <a href="mailto:alan@rants-group.com">alan@rants-group.com</a>
<b>Status:</b> Hold	<b>Rent Max:</b> \$ 10.00 /sf	<b>2nd Agent:</b> Patrick Rants
<b>Availability:</b> Vacant	<b>Tot Monthly Rent:</b> \$ 1,637	<b>Email:</b> <a href="mailto:pat@rants-group.com">pat@rants-group.com</a>
<b>Date Avail:</b> 1/6/2011	<b>NNN Expenses:</b> \$ 3.75	<b>Office Phone:</b> (360) 943-8060
<b>Floor:</b> 1	<b>Avail SF:</b> 1,965	<b>Phone:</b> (360) 943-8060
<b>Entire Floor:</b> No	<b>Vacant SF:</b> 1,965	<b>Company:</b> Rants Group, The
<b>Sub Lease:</b> No	<b>Divide To SF:</b> 1,965	<b>LOC:</b> 3%
<b>Move In:</b> Immediately		<b>Exclusions:</b> No
		<b>Last Modified:</b> 1/07/2011

#### Listing Broker Comments:

Professional office space in Port Angeles. One to five year lease terms available. Tenant improvements negotiable. Building B has 1 suites available of 1,965 sf. NNN expenses estimated at \$3.75 psf.

#### Public (Internet) Comments: 1601 E. Front Street - Building B

Professional office space in Port Angeles. One to five year lease terms available. Tenant improvements negotiable. Building B has 1 suites available of 1,965 sf. NNN expenses estimated at \$3.75 psf.

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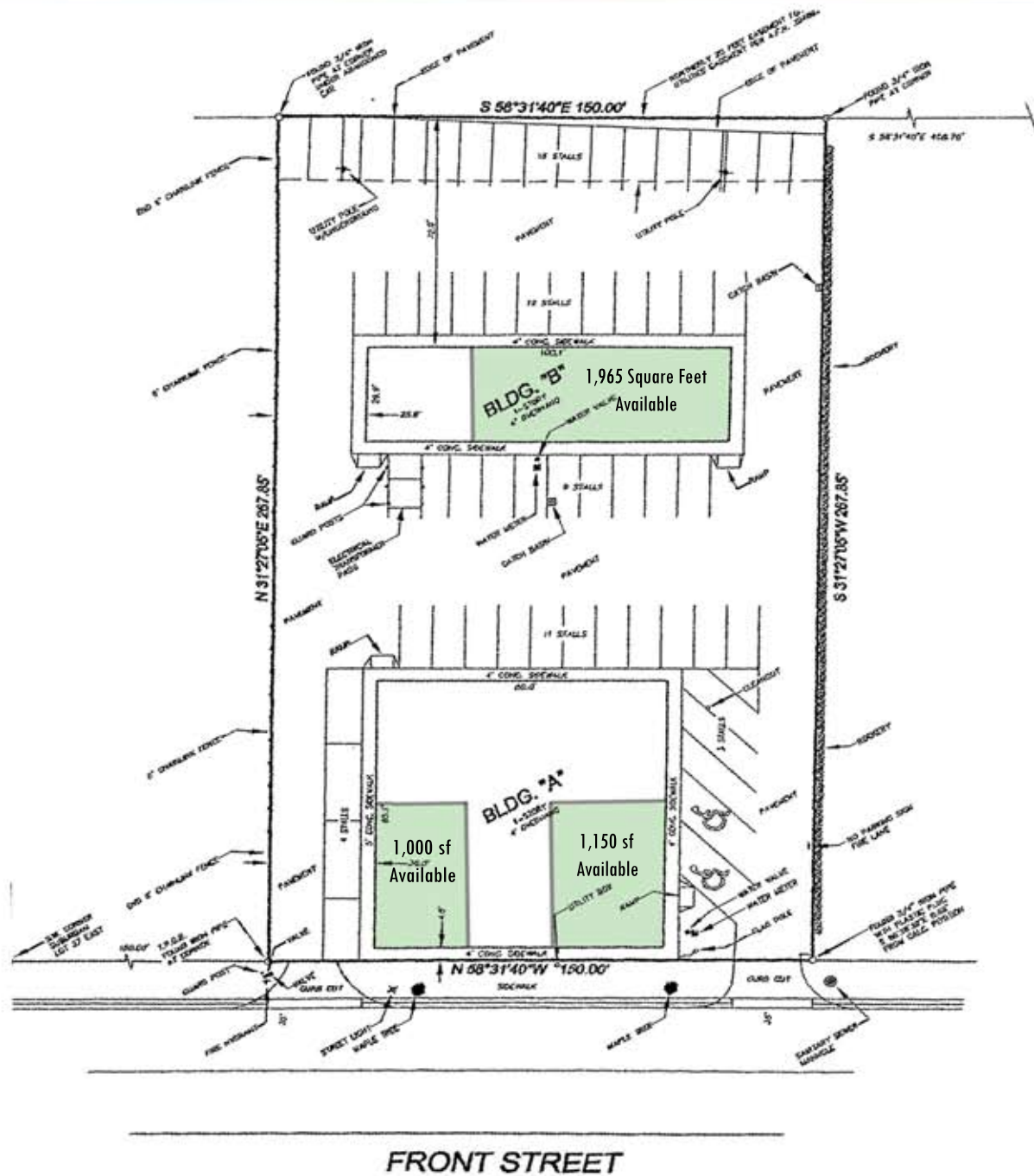
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# SITE PLAN

1601 E. Front Street, Port Angeles, Wa



FRONT STREET

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