



FOR SALE OR LEASE

Class "A" Waterfront Professional Office/Condo

www.rants-group.com

FOR SALE. FOR LEASE.
FOR YOU.



1801 West Bay Drive NW, Olympia



Suite 101B

589 square feet

Professional Office/Condo Space

Fully Finished - Open Floor Plan

Ready for Occupancy

Beautiful Setting with Water View

Great Location, Close to Downtown Olympia

Good Parking

*For Lease at \$22.00 psf - Fully Serviced
(excluding janitorial)*

For Sale at \$153,140 (\$260.00 psf)



Shelley Foltz, Commercial Broker
shelley@rants-group.com



PHONE: 360.943.8060 • FAX: 360.943.9368 • 724 Columbia Street NW, #200, Olympia, WA 98501

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.

Smyth Landing Office Condo - Unit 101B



Smyth Landing Office Condo - Unit 101B
 1801 West Bay Dr NW
 Olympia WA 98502
 Thurston County

Location	
Market Area:	Olympia
Building Status:	Existing

Building Information	
Total Building SF:	589
Net Rentable Area:	589
Total Office SF:	589
Largest Contiguous SF:	589
Year Built:	2006
Sprinklers:	Yes
Construction Type:	Concrete, Glass, Stucco
Building Class:	A
# of Buildings:	1
# of Floors:	4
# of Units:	1
# of Elevators:	1
A/C:	Yes

Property Information	
Tax ID #s:	74810000120
Zoning:	Urban Waterfront (UW)
Investment:	No
Owner User:	Yes

Sustainability/Green Building

LEED Cert: No
 Energy Star Cert: No

Space Information for Suite 101B (Listing # 502051)

Asset Class: Office	Days on Mkt: 0	Agent: Shelley Foltz, CCIM
Lease Type: Full Service	Rent Min: \$ 22.00 \$/sf/yr	Email: shelley@rants-group.com
Status: New	Rent Max: \$ 22.00 \$/sf/yr	Phone: (360) 943-8060
Availability: Available	Tot Monthly Rent: \$ 1,080	Company: Rants Group, The
Date Avail:	Avail SF: 589	Office Phone: (360) 943-8060
Floor: 1	Vacant SF: 589	LOC: 3.0%
Suite: 101B	Divide To SF: 589	Exclusions: No
Entire Floor: No		Last Modified: 1/16/2012
Sub Lease: No		
Move In: Immediately		

Listing Broker Comments:

Suite 101B, fully finished 589 sf condo unit, with open floor plan. Perfect for small professional office user. The space is located on the first floor of prestigious Smyth Landing, which offers many amenities, including building security system, high speed cable access and waterfront view with nearby waterfront park. Good parking and close to downtown Olympia. Suite is also for sale at \$260/sf.

Public Comments: **Smyth Landing Office Condo - Unit 101B**
 Suite 101B, fully finished 589 sf condo unit, with open floor plan. Perfect for small professional office user. The space is located on the first floor of prestigious Smyth Landing, which offers many amenities, including building security system, high speed cable access and waterfront view with nearby waterfront park. Good parking and close to downtown Olympia. Suite is also for sale at \$260/sf.

For Sale Information

Listing #	Status	Price	Asset Class	Office	Broker	Phone
502050	New	\$153,140	Office	Rants Group, The	Shelley Foltz, CCIM	360-943-8060

Smyth Landing Office Condo - Unit 101B

CBA ID # 502050



Smyth Landing Office Condo - Unit 101B
 Smyth Landing
 1801 West Bay Dr NW
 Olympia WA 98502
 Thurston County
 Mkt Area 705: Olympia

List Price: **\$ 153,140**
Status: **New**
Asset Class: **Office**

Sustainability/Green Building

LEED Cert: No
 Energy Star Cert: No

Property Information

Total Building SF: 589
 Net Rentable Area: 589
 Building Status: Existing
 Year Built: 2006
 Tax ID #s:
 74810000120
 Sprinklers: Yes
 Construction Type: Concrete, Glass, Stucco
 Building Class: A
 # of Buildings: 1
 # of Floors: 4
 # of Units: 1
 # of Elevators: 1
 A/C: Yes

Listing Information

SOC: 2.5%
 SOC Exclusions: No
 Call Listing Agent: Yes
 View With Discretion: Yes

Condo Information

Condo Suite: 101B
 Condo SF: 589
 Condo \$/SF: \$ 260.00

Land Information

Zoning: Urban Waterfront (UW)

Additional Information

Public Building Comments

Beautiful Class "A" waterfront office building on West Bay Drive.

Listing Comments

Suite 101B, fully finished 589 sf condo unit, with open floor plan available For Sale or Lease. Perfect for small professional office user. The space is located on the first floor of prestigious Smyth Landing, which offers many amenities, including building security system, high speed cable access and waterfront view with nearby waterfront park. Good parking and close to downtown Olympia. Suite is also for lease at \$22.00 psf, fully serviced, excluding janitorial.

Asset Class Information - Office

Min Office SF: 589
 Max Office SF: 589
 Total Avail SF Min: 589
 Total Avail SF Max: 589

Contact Information

Listing Agent: [Shelley Foltz, CCIM](mailto:shelley@rants-group.com) Phone: (360) 943-8060 Email: shelley@rants-group.com
 Listing Office: Rants Group, The Phone: (360) 943-8060 City: Olympia WA

All information provided is deemed reliable but is not guaranteed and should be independently verified.



