



FOR LEASE

202 Cullens Street NW, Yelm, WA

www.rants-group.com



Outstanding one-story building close to everything in Yelm!

9,452 total rental square feet • \$14.00 psf • Unserviced

Available square footage easily divides down to 2 suites

Suites can be combined or rented separately

Tenant Pays: Utilities, janitorial, interior repairs & maintenance

Excellent Parking Ratio 1:158 SF



Nicole Potebnya, Managing Commercial Broker
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Pat Rants, Designated Broker
pat@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.

Elledge Building

For Lease



Elledge Building
202 Cullens St NW
Yelm WA 98597
Thurston County
Vicinity: Yelm

Location

Market Area: Yelm/Roy
Building Status: Existing
[Property Website Link](#)

Building Information

Total Building SF: 9,452
Net Rentable Area: 9,452
Total Office SF: 9,452
Year Built: 1985
Year Renovated: 2005
Sprinklers: No
Construction Type: Concrete, Wood
Roof Type: Composition
Building Class: C
of Buildings: 1
of Floors: 1
A/C: Yes
Gas: Yes
Sewer: Yes
Yard: Yes
Paved: Yes
Electric Standard: Yes

Property Information

Tax ID #s: 21724141200
21724141203
Total Land SF: 90,169
Acres: 2.07
Zoning: R6
Investment: Yes
Owner User: No

Parking Information

Uncovered: 60
Total: 60

Sustainability/Green Building

LEED Cert: No
Energy Star Cert: No

Space Information (Listing # 475343)

Asset Class: Office
Lease Type: Modified Gross
Status: Price Change
Availability: Available
Date Avail: 10/1/2011
Entire Floor: No
Sub Lease: No
Move In: Immediately

Days on Mkt: 541
Rent Min: \$ 14.00 \$/sf/yr
Rent Max: \$ 14.00 \$/sf/yr
Avail SF: 9,452
Divide To SF: 3,024

Agent: [Nicole Potebnya](#)
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Phone: (360) 943-8060
2nd Agent: Patrick Rants, CCIM, CPM
Email: pat@rants-group.com
Phone: (360) 943-8060
Company: Rants Group, The
Office Phone: (360) 943-8060
LOC: 2.5/1.25
Exclusions: No
Last Modified: 1/11/2012

Listing Broker Comments:

Outstanding one story building close to everything in Yelm. The building use could continue to be medical or general office, let's talk! 100% vacant (former medical use) and the available square footage easily divides down into 2 smaller suites or take it all as your own! Outstanding rate with fantastic parking. Landlord pays dwelling insurance, property taxes, exterior maintenance (including landscape service), and HVAC service. Tenant pays utilities, general business liability insurance, janitorial, interior repairs and maintenance. Minimum 3 year lease. TI's negotiable. This property is also being marketed for sale at \$ 950,000. Please call listing agent(s) for showings. Commission 2.5% years 1-5 & 1.25% years 6-10 (of initial lease term).

Public Comments:

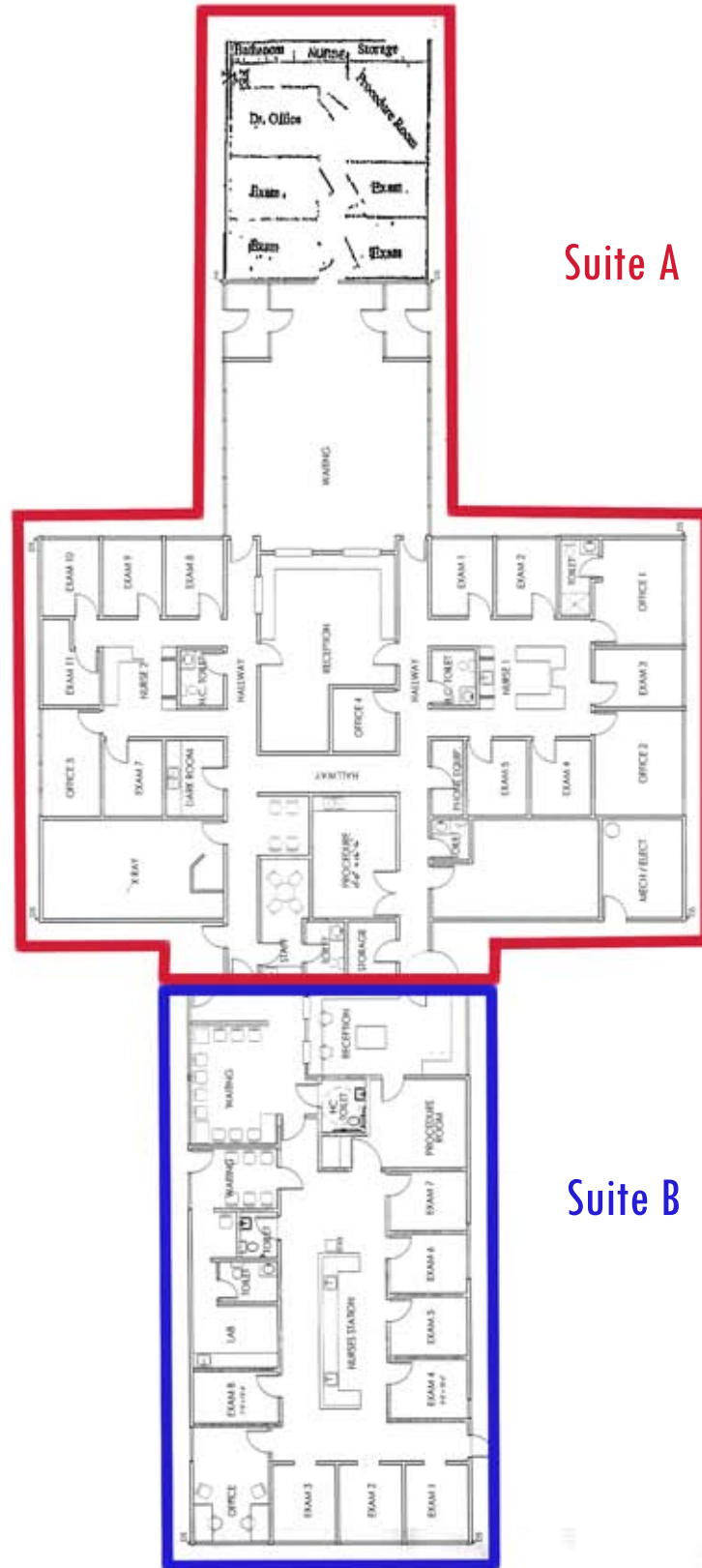
Meticulously Cared For Exceptional Yelm Building

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For Sale Information

Listing #	Status	Price	Asset Class	Office	Broker	Phone
475340	Price Change	\$950,000	Office	Rants Group, The	Nicole Potebnya	360-943-8060





Suite A

Suite B

