



FOR LEASE

209 Lilly Road NE, Olympia
www.rants-group.com



*32,000 Square Feet
Class A Medical Office Building*

\$27.00 psf - Unserviced
Walking Distance to Providence St. Peter Hospital
Suites from 1,500 to 32,000 sf
Ideal Location for Primary or Specialty Care

The Rants Group
724 Columbia St. NW, Suite 200
Olympia, WA 98501

Phone (360) 943-8060
Fax (360) 943-9368
www.rants-group.com

Pat Rants
pat@rants-group.com



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LEASE INFORMATION

209 Lilly Road NE, Olympia

SITE INFORMATION

Location: 209 Lilly Road NE, Olympia, WA 98506
New construction West of 205 Lilly Road
New access through 205 Lilly Road

Ownership: 205 Lilly Road Medical Complex (to the east)

Neighboring Properties: Johannes Medical Park Complex (to the South on Lilly)

BUILDING INFORMATION

Structure: Two Story

Access: Drop off curb at the building entry

Heating and Cooling: Advanced Variable Air Volume System

LEASING INFORMATION

Tenants: Medical

Suites: 1,500 to 32,000 square feet

Services: By Landlord - HVAC and Building Shell Maintenance, Exterior Landscaping;
Real Estate Taxes; Insurance

By Tenant - Utilities; Janitorial in Suite, Maintenance In Suite

INVESTMENT

Ownership: Olympia Medical Partners LLC
Open to any tenant

Member Share Investment: \$100,000

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209 Lilly Road

For Lease



209 Lilly Road
209 Lilly Rd NE
Olympia WA 98506
Thurston County

[Property Website Link](#)

Building Information

Building Status: Proposed
Total Building SF: 32,000
Net Rentable Area: 32,000
Year Built: 2009
Sprinklers: Yes
Building Class: A
of Buildings: 1
of Floors: 2
of Elevators: 1
A/C: Yes

Location

Market Area: Olympia

Property Information

Tax ID #s: 11818140700
Total Land SF: 106,722
Acres: 2.45
Zoning: Medical Service
Investment: Yes
Owner User: No
Owner: Olympia Medical Partners LLC

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Space Information (Listing # 407680)

Asset Class: Office
Lease Type: Modified Gross
Status: Expired
Availability: Available
Date Avail: 10/12/2007
Floor: 1st & 2nd
Entire Floor: Yes
Sub Lease: No
Move In: 2010

Days on Mkt: 823
Rent Min: \$ 27.00 /sf
Rent Max: \$ 27.00 /sf
Avail SF: 32,000
Vacant SF: 32,000
Divide To SF: 1,500

Agent: Patrick Rants
Email: pat@rants-group.com
Office Phone: (360) 943-8060
Phone: (360) 943-8060
Company: Rants Group, The
LOC: 2.5%
Exclusions: No
Last Modified: 9/25/2009

Listing Broker Comments:

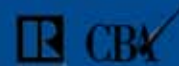
Class 'A' Medical Building planned for occupancy 2010. Suites from 1,500 to 32,000 sf. Two story Brick building with new access through 205 Lilly Road. Now in City site plan approval process.

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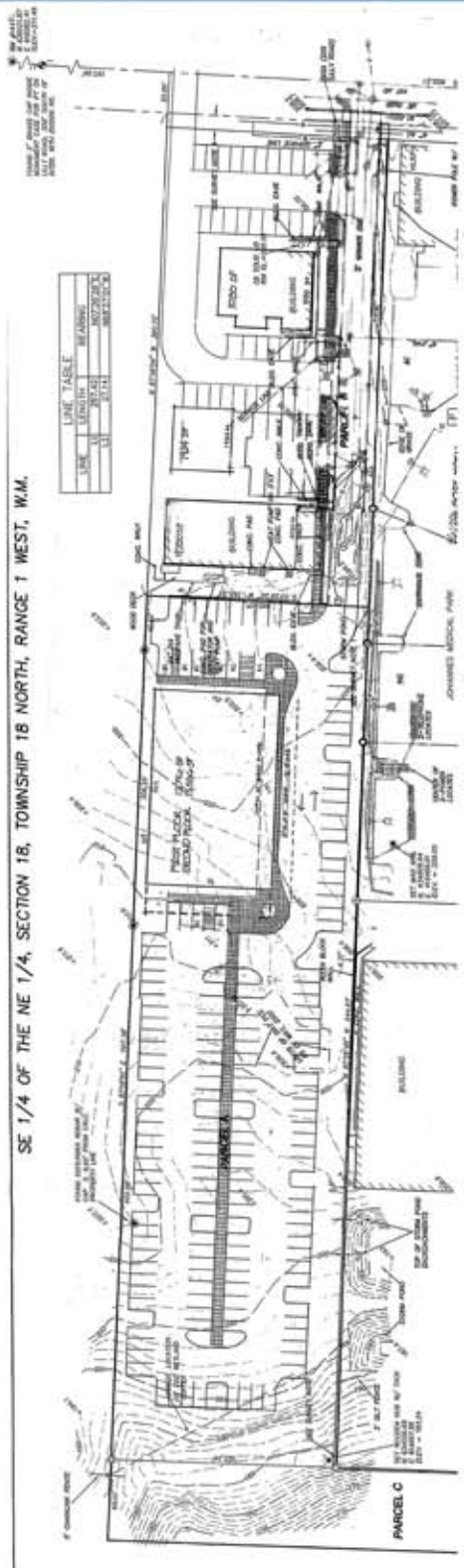
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SITE PLAN

209 Lilly Road NE, Olympia



Existing Buildings
205 Lilly Road

209 Lilly Road

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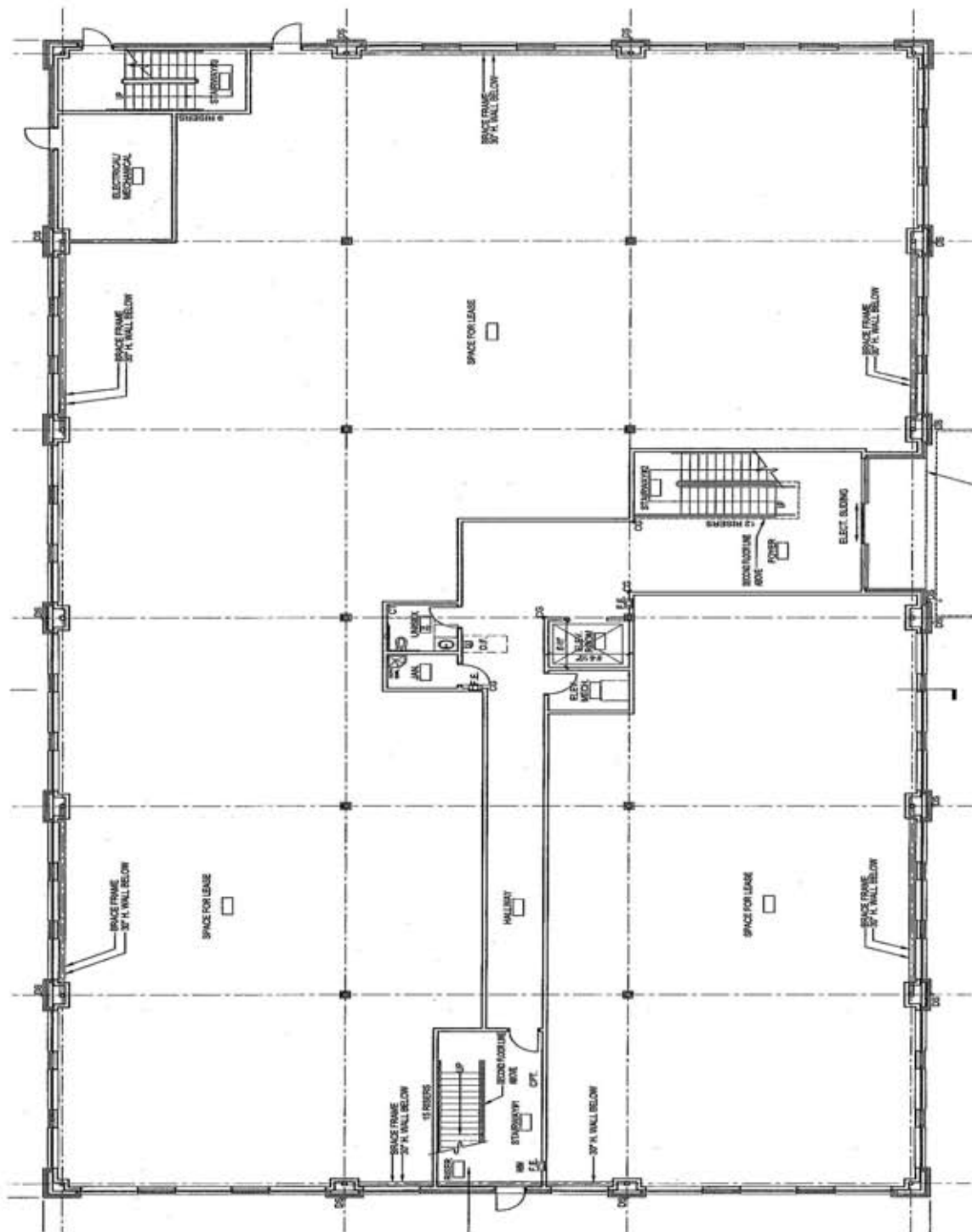
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FIRST FLOOR PLAN

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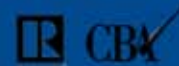
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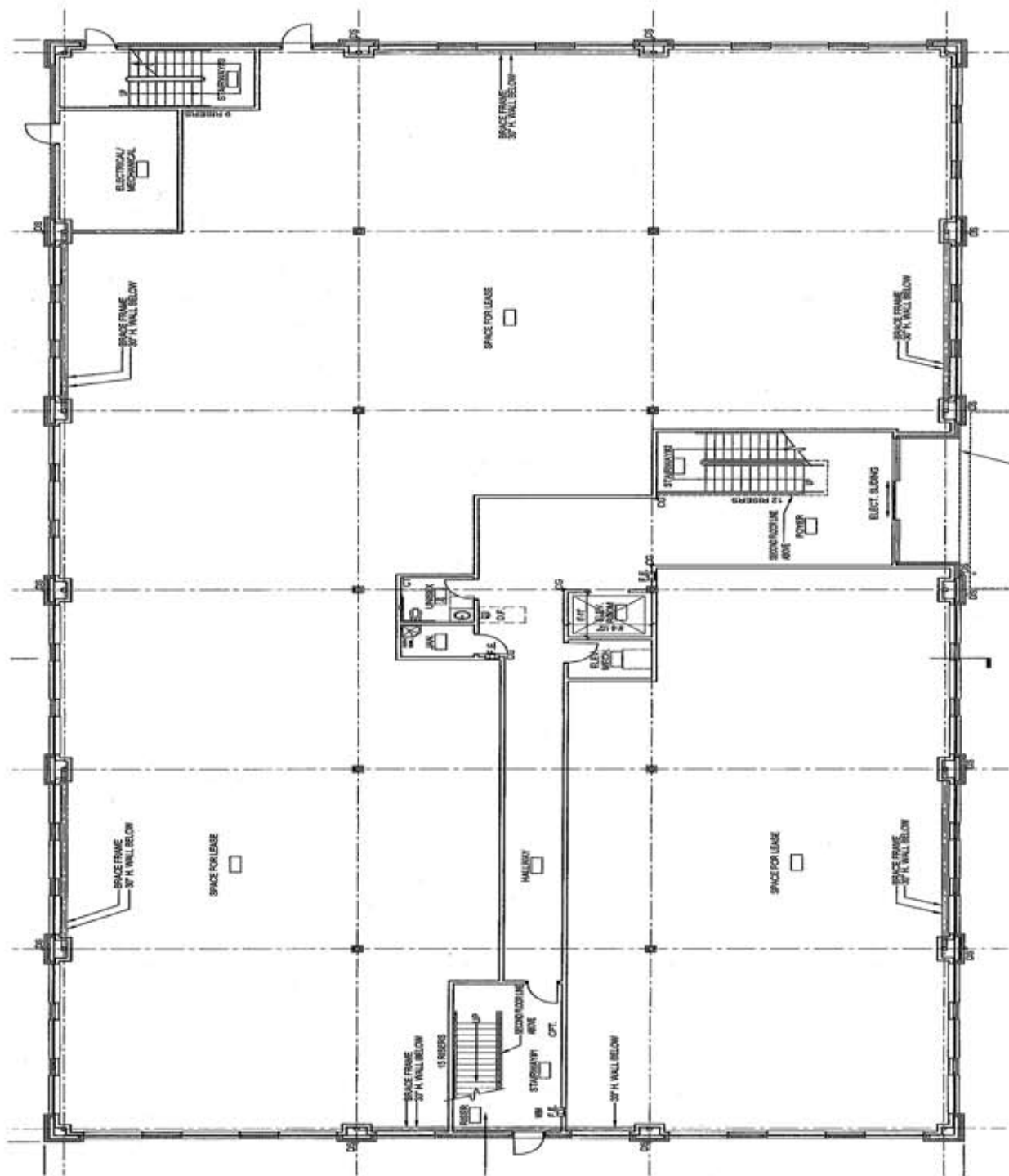
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SECOND FLOOR PLAN

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