



2103 Harrison Ave NW - Suite 5B Westside Mini Mall

Great Westside location on a high traffic street. Perfect space for a small office or retail.
Contact Carolyn Graden to view this property or for more information visit www.rants-group.com

- ◆ 1,166 square feet
- ◆ \$12.50 psf + CAM*
- ◆ Open area plus common area restrooms
- ◆ Good for Office or Retail
- ◆ High traffic location
- ◆ Ample Parking

*CAM = Common Area Maintenance at \$3.64 psf. Includes water, sewer & garbage



CONTACT:
CAROLYN GRADEN
at **The RANTS GROUP**

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Westside Mini-Mall - Building 1



2101 Harrison Avenue NW
Olympia WA 98502
Thurston County

Map/Grid: /
Area: 705- Olympia
Web Site: www.rants-group.com

Building Information

Building Status: Existing
Construction Type: Wood
Year Built: 1974
Year Renovated:
Parcel #: 70400201000
of Floors: 1
of Elevators: 0
Building Class: C
Air Conditioning: Yes
Lot Size: 0

Parking Information:

Covered: 0
Uncovered:
Spaces per 1000sf: 0.00
Total Parking: 0

Total Bldg SF: 3,378
Total Bldg NRA: 2,685
Total Off SF 3,000
Total Ind SF 0
Total Ret SF 0
Total Res SF 0

Public Comments:

Small strip mall on high traffic street. Located near major retail hub. Non-comp clause for tenants.

Tot Land Acre:
Total Units:
Sprinklers: No
of Buildings: 1
Avg. SQFT/Floor:
Owner:
Developer:
Expenses:

Retail Information

Anchor:
Pads:
Center Type: Community/Specialty

Some information contained herein may have been obtained from public records or other sources deemed reliable but is not guaranteed.

Retail Information for Suite 5B (Listing # 303362)

Space Information

Status: Available
Space #: 5B
Availability: Vacant
Available Area: 1,166
Rent/SF/Yr Min: \$ 12.50
Rent SF/Yr Max: \$ 12.50
Sub Lease: No

Space Information Cont...

Frontage:
Divisible: 1166
Lease Type: NNN
Last Modified: 4/15/2008
Date Available: 3/01/2008

Agent Contact Information

Agent: Carolyn Graden
Email: carolyn@rants-group.com
Office Phone: (360) 943-8060
Phone: (360) 943-8060
Company: Rants Group, The
LOC: 3.0%
Exclusions: No

Terms: Water, sewer & garbage inc. in NNN

Listing Broker Comments: Retail/office space in small strip mall. High traffic location.

Office Information for Suite 5B (Listing # 303364)

Space Information

Status: Available
Lease Type: NNN
Availability: Vacant
Floor: 1
Sub Lease: No

Space Information Cont...

Rent SF/Yr Min: \$ 12.50
Rent SF/Yr Max: \$ 12.50
Avail SF: 1,166
Divide To: 1,166
Space #: 5B
Last Modified: 4/15/2008

Agent Contact Information

Agent: Carolyn Graden
Email: carolyn@rants-group.com
Office Phone: (360) 943-8060
Phone: (360) 943-8060
Company: Rants Group, The
LOC: 3.0%
Exclusions: No

Terms: Water, sewer & garbage inc. in NNN.

Listing Broker Comments: Office/retail space in small strip mall. High Traffic Location.

ATTACHMENT TO THE RANTS GROUP EXCLUSIVE LISTING AGREEMENT
LEASE PROPERTY INFORMATION

DATE: April 18, 2008

BUILDING NAME: Westside Mini-Mall

OWNER: 1996 Wilson LLC

ADDRESS: 2103 Harrison Avenue NW

TYPE OF PROPERTY: Retail/Office

<u>SUITE NUMBER:</u>	<u>SIZE*:</u>	<u>RATE/PSF*:</u>	<u>MONTHLY RENT:</u>
<u>5B</u>	<u>1,166</u>	<u>\$12.50</u>	<u>Base rent + CAM*</u>

Load Factor* 13%

Total Building SF* 8,700

Year Built* 1974

of Elevators* 0

Total # of Floors* 1

Construction Type* Concrete

SERVICES INCLUDED: *CAM includes water, sewer and garbage @ \$3.64 psf. Tenant pays pro-rata share of electricity/natural gas and janitorial.

Type of Escalation* Step

Sprinklers* No

A/C * Yes

Exclusions?* Non-Compete

DEPOSIT: One month's rent

PARKING*: Open - employees park in the area south of the 2103 building

LAYOUT (OFFICES, ETC.): Open area with two restrooms shared by suites A, B, & C.

EXTRAS: High traffic street, ample parking

ZONING*: Arterial Commercial

MINIMUM TERM REQUIRED: Negotiable

TENANT IMPROVEMENTS INCLUDED: Negotiable

OCCUPANCY DATE: Tenant currently on a month to month lease.

KEYS/SHOWING INSTRUCTIONS*: Keys on board at listing office

SPECIAL NOTES: _____

AGENT* Carolyn Graden

CSO * 3.0