



FOR LEASE

2401 Bristol Court SW, Olympia

Building A, Suite 101

www.rants-group.com



- 1,161 sf - \$18.00 psf - Tenant pays condo dues, plus electricity & janitorial for suite (condo dues are currently \$3.56 psf, electricity is less than \$100/mo.)
- Can be combined with Suite 102 for a total of 2,644 sf
- Fabulous Office Space in Professional Complex
- Versatile, upscale office with lots of natural light
- Layout Includes: reception/waiting area, conference room/large office, private office workroom, two semi-private work areas, coffee bar, great architectural features
- Common area tile restrooms, furnished lobby, ADA accessible, high speed cable
- Lovely courtyard entry, lots of free parking
- .5 miles to freeway and county offices, 2 miles to capital campus

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

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

Carolyn Graden
Commercial Agent
carolyn@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

2401 Bristol Court SW, Olympia

Building A, Suite 101

Bristol Court - Building A - Suite 101

For Lease



Bristol Court - Building A - Suite 101
2401 Bristol Ct SW
Olympia WA 98502
Thurston County

Location

Market Area: Olympia

Property Information

Tax ID #s: 37040100101
Zoning: PUD
Investment: No
Owner User: Yes

Building Information

Building Status: Existing
Total Building SF: 1,161
Net Rentable Area: 1,161
Total Office SF: 1,161
Year Built: 1979
Year Renovated: 2007
Sprinklers: No
Construction Type: Wood
Building Class: B
of Buildings: 1
of Floors: 1
A/C: Yes

Sustainability/Green Building

LEED Cert: No
Energy Star Cert: No

Building/Property Comments

Location Description
Office condo

Copyright © 2010 Commercial Brokers Association. All rights reserved.
Some information contained herein may have been obtained from public records or other sources deemed reliable but is not guaranteed.

Space Information (Listing # 467237)

Asset Class: Office	Days on Mkt: 5	Agent: Carolyn Graden
Lease Type: Other	Rent Min: \$ 18.00 /sf	Email: carolyn@rants-group.com
Status: New	Rent Max: \$ 18.00 /sf	Office Phone: (360) 943-8060
Availability: Occupied	Avail SF: 1,161	Phone: (360) 943-8060
Date Avail: 2/18/2010	Divide To SF: 1,161	Company: Rants Group, The
Floor: 1		LOC: 3.0
Entire Floor: No		Exclusions: No
Sub Lease: No		Last Modified: 2/18/2010
Move In: 30 days		

Listing Broker Comments:

Fabulous office space in professional office complex. Versatile, upscale office with lots of natural light throughout. Layout inc. reception/waiting area, conference room/large office, private office/workroom two semi-private work areas, coffee bar, great architectural features. Common area tiled restrooms, furnished lobby. ADA accessible, high speed cable. Lovely courtyard entry. Lots of free parking, .5 miles to freeway and county offices, 2 miles to capital campus. Tenant pays condo dues plus electricity & janitorial for suite. Condo dues are currently \$3.56 psf, electricity is less than \$100/mo. Can be combined with Suite 102 for a total of 2644 SF. Also for sale for \$290,250.



For Sale Information

Listing #	Status	Price	Asset Class	Company	Broker	Phone
467236	New	\$290,250	Office	Rants Group, The	Carolyn Graden	360-943-8060

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

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

CONTACT:
Carolyn Graden
carolyn@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.

