



FOR SALE. FOR LEASE.  
FOR YOU.

# FOR LEASE

2625 Parkmont Lane SW, Bldg. B

[www.rants-group.com](http://www.rants-group.com)



- 1,380 square feet • \$7.00 PSF "AS IS" • \$805.00/Month
- Unserviced - tenant pays utilities, interior maintenance and janitorial
- Layout includes: entry/waiting, reception area, 7 private offices, break room with sink and private restroom
- One story office building located in quiet wooded setting close to Cooper Point and Black Lake shopping districts
- Parking is very limited
- The ideal tenant will have no "walk in" traffic
- Sub-dividing the space might be an option, so tell us what you need, and make a proposal



Lisa Barker, Commercial Broker  
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### Parkmont Hilton - Building B

For Lease



#### Parkmont Hilton - Building B

2625 Parkmont Ln SW  
Olympia WA 98502  
Thurston County  
Cross Street: 12th Ct

#### Building Information

|                    |       |
|--------------------|-------|
| Total Building SF: | 4,000 |
| Net Rentable Area: | 4,000 |
| Total Office SF:   | 4,000 |
| Year Built:        | 1976  |
| Year Renovated:    | 2001  |
| Sprinklers:        | No    |
| Construction Type: | Wood  |
| Security System:   | No    |
| Building Class:    | C     |
| # of Buildings:    | 1     |
| # of Floors:       | 1     |
| # of Units:        | 2     |
| A/C:               | Yes   |

#### Location

|                  |          |
|------------------|----------|
| Market Area:     | Olympia  |
| Building Status: | Existing |

#### Property Information

|                |                     |
|----------------|---------------------|
| Tax ID #s:     | 12821131108         |
| Total Land SF: | 42,253              |
| Acres:         | 0.97                |
| Zoning:        | HDC-4               |
| Investment:    | Yes                 |
| Owner User:    | No                  |
| Owner:         | Parkmont Hilton LLC |

#### Parking Information

Total: 6

#### Sustainability/Green Building

|                   |    |
|-------------------|----|
| LEED Cert:        | No |
| Energy Star Cert: | No |

#### Space Information for Suite A (Listing # 486486)

|                                   |                                 |                                                                                          |
|-----------------------------------|---------------------------------|------------------------------------------------------------------------------------------|
| <b>Asset Class:</b> Office        | <b>Days on Mkt:</b> 263         | <b>Agent:</b> <a href="#">Lisa Barker</a>                                                |
| <b>Lease Type:</b> Modified Gross | <b>Rent Min:</b> \$ 7.00 /sf    | <b>Email:</b> <a href="mailto:lisabarker@rants-group.com">lisabarker@rants-group.com</a> |
| <b>Status:</b> Price Change       | <b>Rent Max:</b> \$ 7.00 /sf    | <b>Phone:</b> (360) 943-8060                                                             |
| <b>Availability:</b> Vacant       | <b>Tot Monthly Rent:</b> \$ 805 | <b>Company:</b> Rants Group, The                                                         |
| <b>Date Avail:</b> 2/24/2011      | <b>Avail SF:</b> 1,380          | <b>Office Phone:</b> (360) 943-8060                                                      |
| <b>Floor:</b> 1                   | <b>Vacant SF:</b> 1,380         | <b>LOC:</b> 3.0%                                                                         |
| <b>Suite:</b> A                   | <b>Divide To SF:</b> 1,380      | <b>Exclusions:</b> No                                                                    |
| <b>Entire Floor:</b> No           |                                 | <b>Last Modified:</b> 11/14/2011                                                         |
| <b>Sub Lease:</b> No              |                                 |                                                                                          |
| <b>Move In:</b> Immediately       |                                 |                                                                                          |

#### Listing Broker Comments:

Approximately 1380 sf located in a quiet wooded setting close to Cooper Point and Black Lake shopping districts. Layout includes: entry/waiting area, reception office, 7 private offices, breakroom with sink, and private restroom. Parking is very limited. The ideal tenant will have no "walk-in" traffic. Sub-dividing the space might be an option, so tell us what you need, and make a proposal. Price is \$7.00/sf "AS IS". Unserviced - tenant pays utilities, interior maintenance and janitorial.

#### Public Comments:

##### Parkmont Hilton - Building A

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