



FOR SALE. FOR LEASE.
FOR YOU.

FOR LEASE

Sunset Point Office Building

www.rants-group.com



Beautiful new office building on the Sunset Campus in Tumwater

3003 Sunset Way, Tumwater

Build to Suit!

LEED Project Certified

12,000 SF • \$20.00 PSF Unserviced

42 Parking Stalls: 33 on site, 9 on street

On Bus Line • Close to Capitol Campus and Interstate 5

Shell Ready for Tenant Improvements Fall 2012



Shelley Foltz, Commercial Broker
shelley@rants-group.com



Nicole Potebnya, Commercial Broker
nicole@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.

Sunset Point Building

For Lease



Sunset Point Building
3003 Sunset Way SE
Tumwater WA 98501
Thurston County

Building Information

Total Building SF:	12,000
Net Rentable Area:	12,000
Total Office SF:	12,000
Year Built:	2012
Sprinklers:	Yes
Building Class:	B
# of Buildings:	1
# of Floors:	2
# of Elevators:	1
A/C:	Yes

Location

Market Area:	Tumwater
Building Status:	Proposed
Property Website Link	

Property Information

Tax ID #s:	38860900400
Total Land SF:	34,412
Acres:	0.79
Zoning:	General Commercial
Investment:	No
Owner User:	No

Parking Information

Uncovered: 33

Sustainability/Green Building

LEED Cert:	Yes
LEED Level:	Certified
Energy Star Cert:	No

Space Information (Listing # 496598)

Asset Class: Office	Days on Mkt: 203	Agent: Shelley Foltz, CCIM
Lease Type: Modified Gross	Rent Min: \$ 20.00	Email: shelley@rants-group.com
Status: Available	Rent Max: \$ 20.00	Phone: (360) 943-8060
Availability: Available	Avail SF: 12,000	2nd Agent: Nicole Potebnya
Date Avail:	Divide To SF: 6,000	Email: nicole@rants-group.com
Entire Floor: No		Phone: (360) 943-8060
Sub Lease: No		Company: Rants Group, The
		Office Phone: (360) 943-8060
		LOC: 3.0%
		Exclusions: No
		Last Modified: 4/04/2012

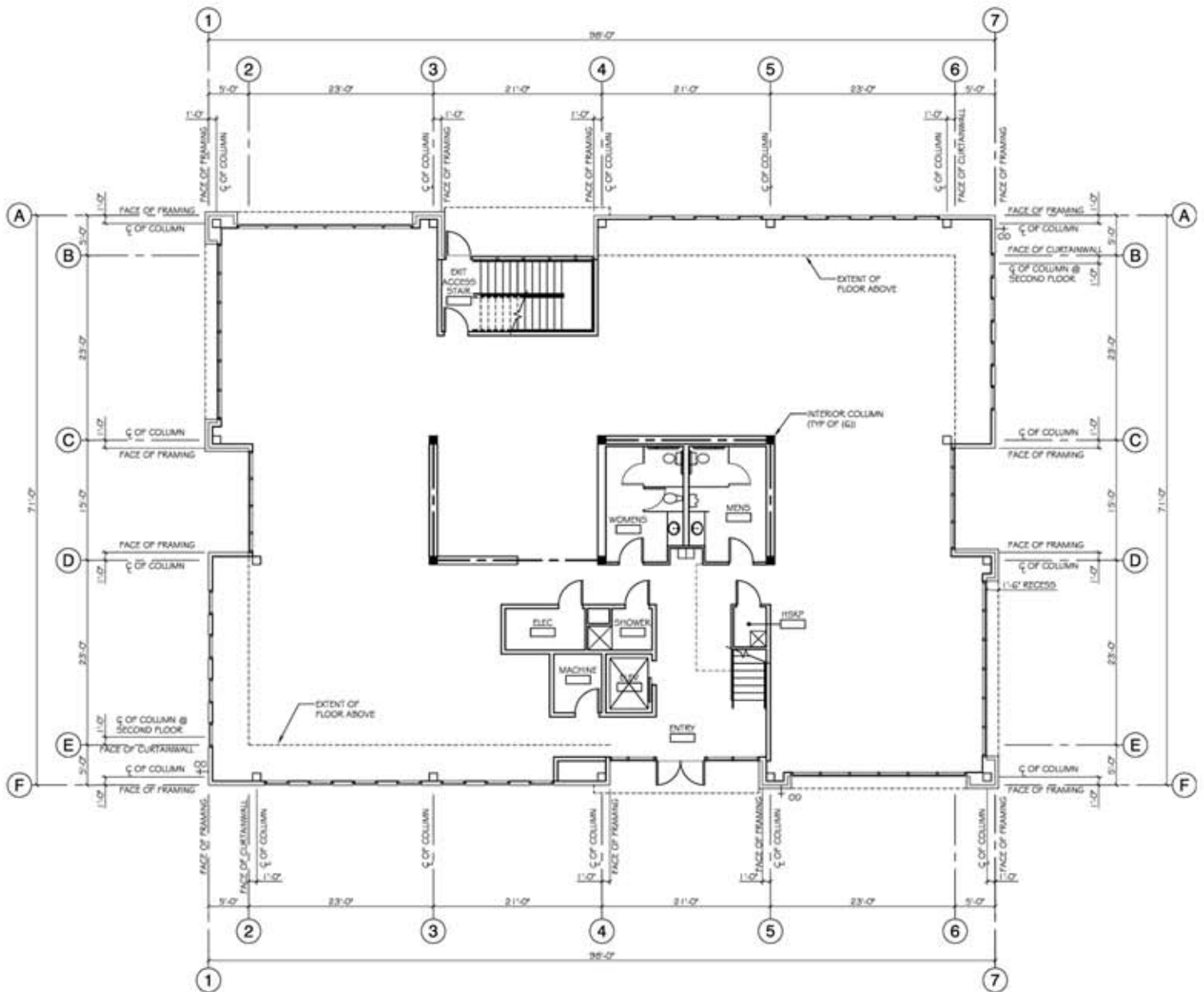
Listing Broker Comments:

Beautiful new office building in great location on the Sunset Campus in Tumwater. On the bus line, close to Capitol Campus and Interstate 5. Building will be finished shell ready for tenant improvements to meet your specifications. Anticipated completion, Fall 2012. Unserviced, tenant pays utilities, interior maintenance, janitorial service and telephone and internet access services.

Public Comments:

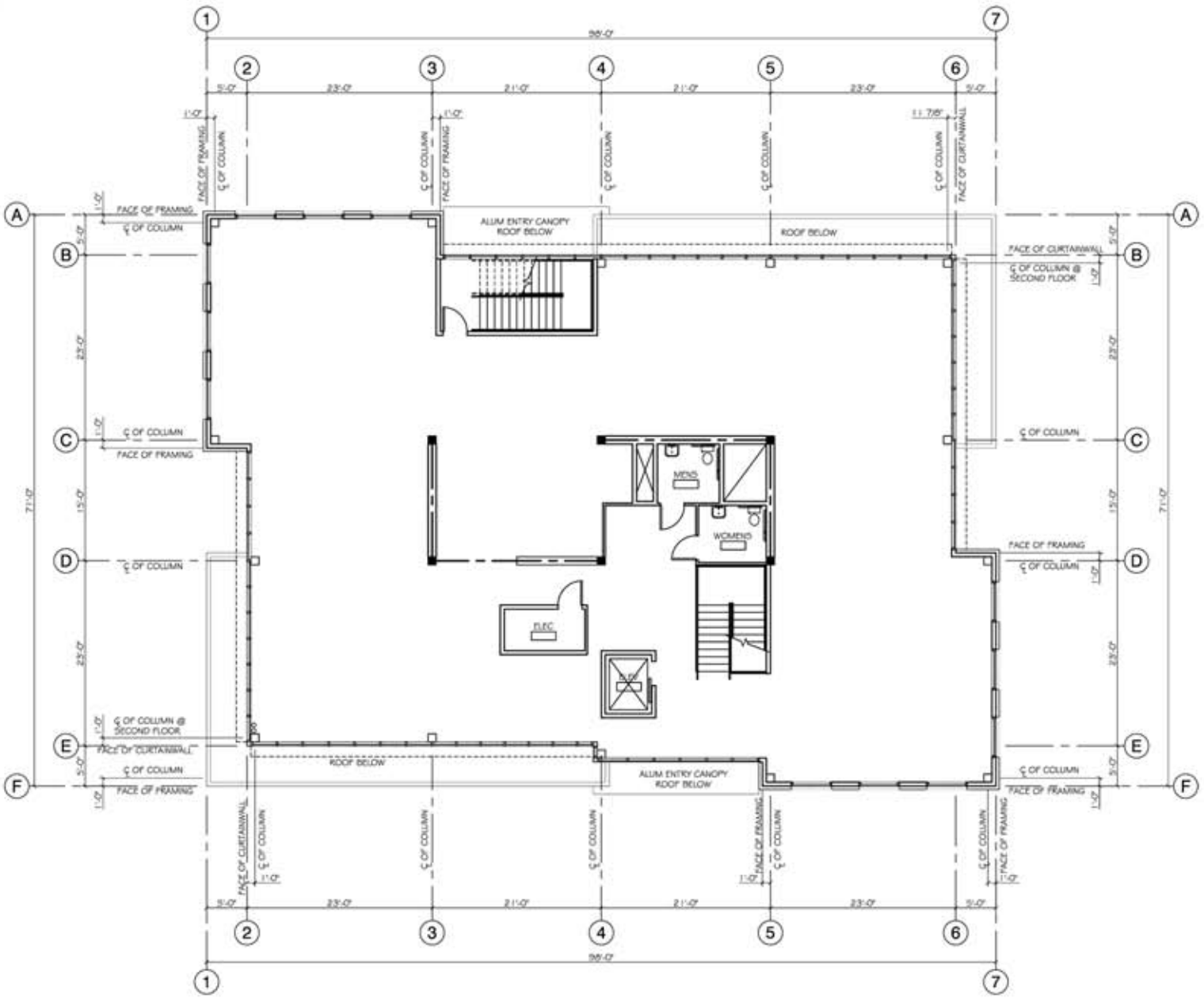
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FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

