



FOR SALE. FOR LEASE.
FOR YOU.

FOR LEASE

Office Space in West Olympia

www.rants-group.com



3025 Limited Lane, Olympia

Suites can be combined for 6,000 Sq. Ft. -or- lease all of 1st and 2nd floors for 12,000 Sq. Ft

\$15.00-\$18.00 PSF

SUITE 101- 2,500 Sq. Ft.

Reception area • conference room or large corner office • 2 private offices • open/cubicle/training area
Large semi-private office • server room • coffee bar • common area restrooms

SUITE 102- 3,500 Sq. Ft.

Mostly open area with private restrooms and shower

BUILDING FEATURES

Attractive, newer, visible office building
ADA accessible • Good on-site parking



Carolyn Graden, Commercial Broker
carolyn@rants-group.com



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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.

Limited Lane Professional Building

For Lease



Parking Information

Parking Ratio: 1:290

Limited Lane Professional Building

3025 Limited Lane NW
Olympia WA 98502
Thurston County
Cross Street: Cooper Point Road

Building Information

Total Building SF:	12,678
Net Rentable Area:	12,000
Year Built:	2004
Sprinklers:	No
Construction Type:	Steel
Security System:	No
Building Class:	A
# of Buildings:	1
# of Floors:	2
# of Elevators:	1
A/C:	Yes

Location

Market Area:	Olympia
Building Status:	Existing
Property Website Link	

Property Information

Tax ID #s:	12816240101
Total Land SF:	64,904
Acres:	1.49
Zoning:	HDC-4
Investment:	No
Owner User:	No
Owner:	CFS Investments

Space Information (Listing # 495334)

Asset Class:	Office	Days on Mkt:	0	Agent:	Carolyn Graden, CCIM
Lease Type:	Modified Gross	Rent Min:	\$ 15.00 /sf	Email:	carolyn@rants-group.com
Status:	New	Rent Max:	\$ 18.00 /sf	Office Phone:	(360) 943-8060
Date Avail:		Avail SF:	12,000	Phone:	(360) 943-8060
Entire Floor:	No	Divide To SF:	2,500	Company:	Rants Group, The
Sub Lease:	No			LOC:	3.0
				Exclusions:	No
				Last Modified:	8/18/2011

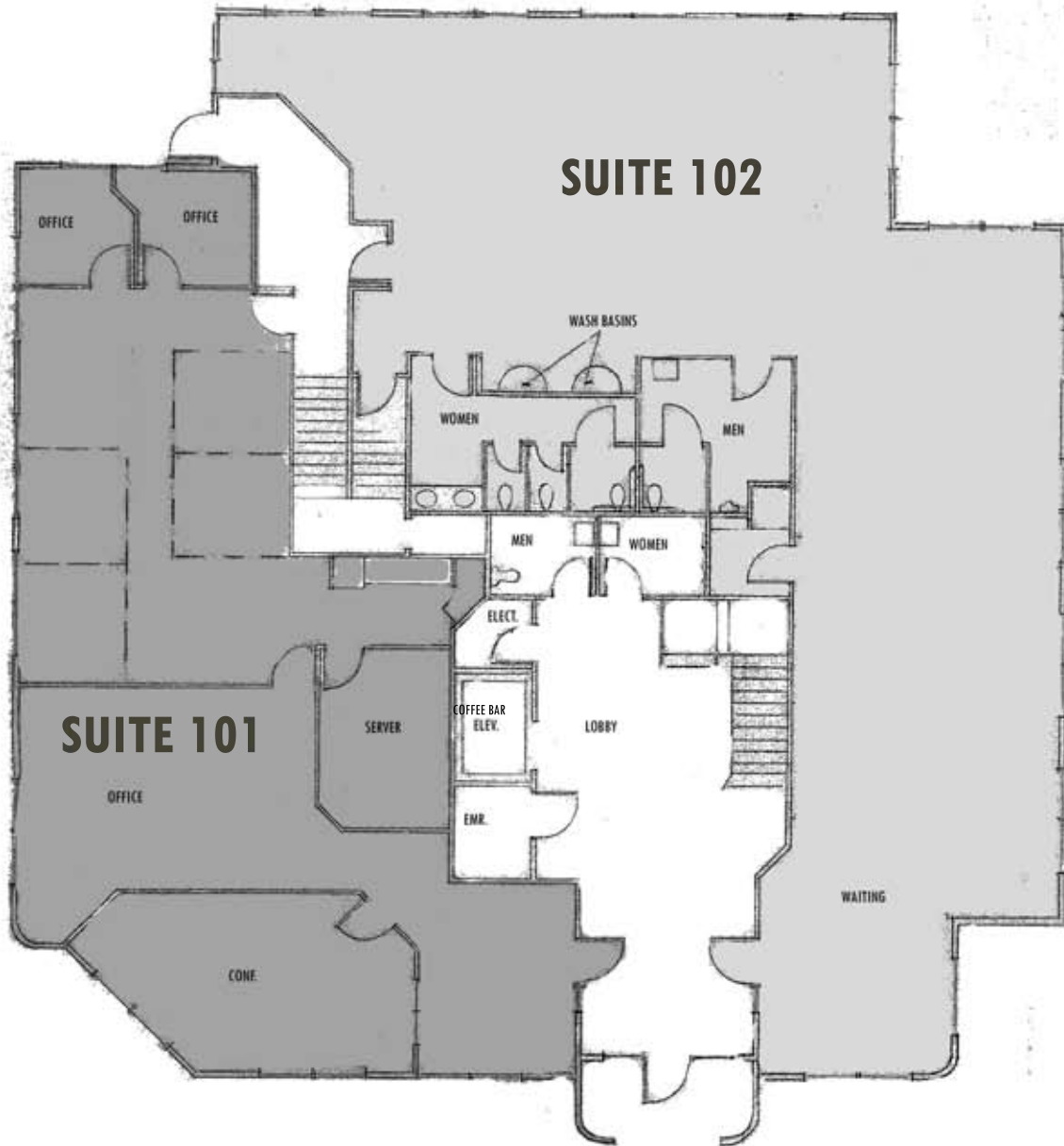
Listing Broker Comments:

Office building with style. Great parking and landscaping, easy access from two major thoroughfares. Nicely done interior with high ceilings, lots of natural light and water feature. Real pride in ownership with professional management. Suite 1 is 2500 SF, Suite 2 is 3500, combine both for 6,000 SF, or lease all of the the first and 2nd floors for a total of 12,000 SF. Rate varies depending on SF leased and TI's. Call, and let's talk about options!

Public Comments:

Westside Professional Building

Office building with style. Great parking and landscaping, easy access from two major thoroughfares. Nicely done interior with high ceilings, lots of natural light and water feature. Real pride in ownership with professional management. Suite 1 is 2500 SF, Suite 2 is 3500, combine both for 6,000 SF, or lease all of the the first and 2nd floors for a total of 12,000 SF.



CONTACT:
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Shelley Foltz

