



FOR LEASE

Visible Corner Retail Space

www.rants-group.com



3413 Capitol Blvd., Tumwater



- 1,845 Square Foot Retail Space
- \$13.75/ PSF - \$2,114.00/month
- Tenant pays water, sewer, garbage, electricity and natural gas
- Large storefront windows
- Open area with back stock room and restroom
- On the corner of Capitol and Custer- Near the Brewery

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

4317 6th Avenue SE, Lacey



Tumwater Square

For Lease



Tumwater Square
3413 Capitol Blvd
Tumwater WA 98501
Thurston County

Building Information

Building Status: Existing
Total Building SF: 10,500
Net Rentable Area: 10,500
Total Retail SF: 10,500
Year Built: 1968
Sprinklers: No
Building Class: C
of Buildings: 1
of Floors: 1
A/C: Yes

Location

Market Area: Tumwater
Second Addr: Capitol & Custer (near Brewery)

Property Information

Tax ID #s: 45700900001
Total Land SF: 22,215
Acres: 0.51
Zoning: General Commercial
Investment: No
Owner User: No
Owner: Tumwater Square Assoc.

Retail Information

Center Type: Mixed Use

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Space Information for Suite 3413 (Listing # 454312)

Asset Class: Retail, Office	Days on Mkt: 6	Agent: Carolyn Graden
Lease Type: Modified Gross	Rent Min: \$ 13.75 /sf	Email: carolyn@rants-group.com
Status: Available	Rent Max: \$ 13.75 /sf	Office Phone: (360) 943-8060
Availability: Occupied	Avail SF: 1,845	Phone: (360) 943-8060
Date Avail:	Divide To SF: 1,845	Company: Rants Group, The
Suite: 3413		LOC: 2.5
Entire Floor: No		Exclusions: No
Sub Lease: No		Last Modified: 1/20/2010
Move In: 30 days notice		
Frontage: Capitol Boulevard		

Listing Broker Comments: Visible corner location. Large storefront windows. Open area with back stock room and restroom. Tenant pays water, sewer, garbage, electricity and natural gas.

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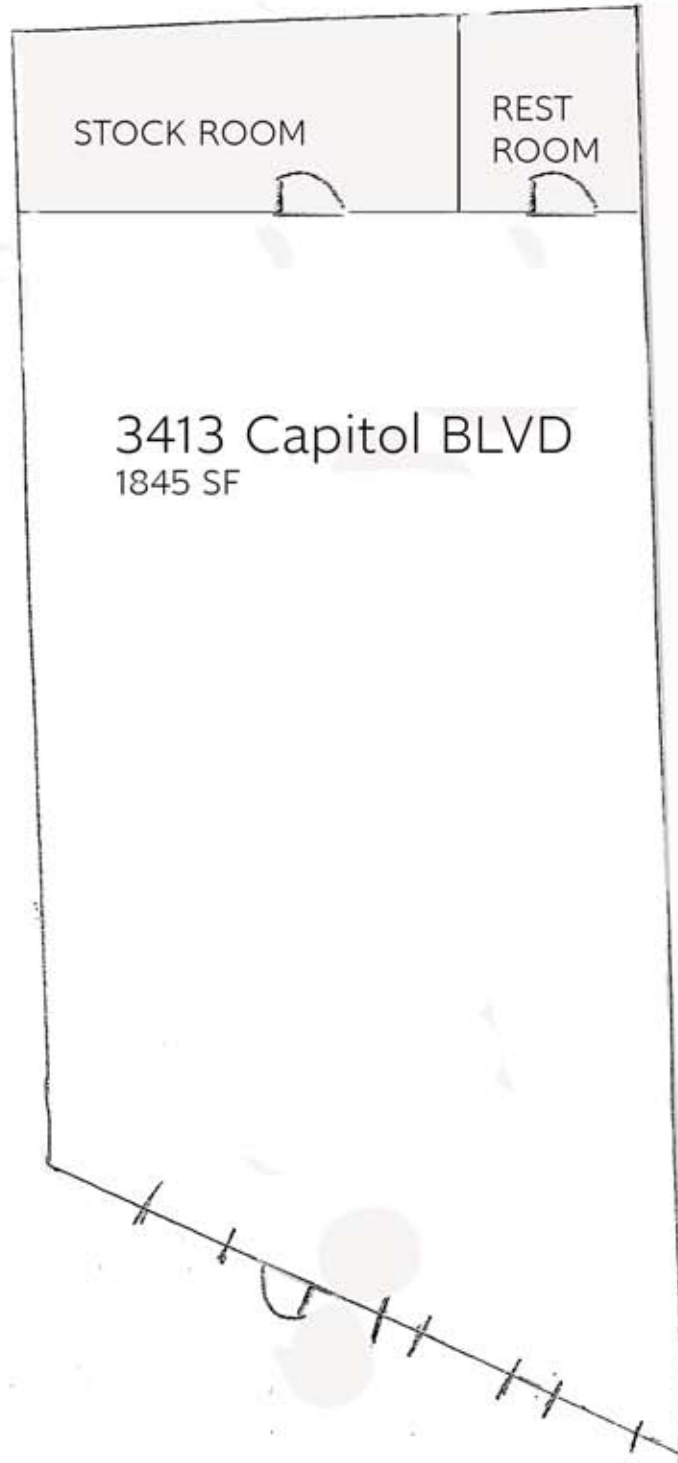
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FLOOR PLAN

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