



FOR SALE. FOR LEASE.
FOR YOU.

FOR LEASE

3622 Ensign Road NE, Olympia, WA

www.rants-group.com



- Medical clinic and/or specialty medical services, within one block of Providence St. Peter Hospital
- 4,390 square feet - \$16.00 psf, NNN (NNN estimated at \$3.35/sf per year)
- Divisible to approximately 1,831 sf and 2,503 sf
- 13 exam rooms, procedure room, lab area, large reception/ waiting room, records and chart storage, doctor offices and support staff offices
- Triple Net (NNN)- Tenant pays utilities & interior maintenance and reimburses landlord for real estate taxes, building insurance, landscaping and management



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



Lisa Barker, Commercial Broker
lisabarker@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.



Ensign Road Medical Building

For Lease



Sustainability/Green Building

LEED Cert: No
Energy Star Cert: No

Ensign Road Medical Building
3622 Ensign Road NE
Olympia WA 98506
Thurston County
Cross Street: Lilly Road

Building Information

Total Building SF: 6,016
Net Rentable Area: 6,016
Year Built: 1979
Sprinklers: No
Construction Type: Wood
Security System: Yes
Building Class: B
of Buildings: 1
of Floors: 1
A/C: Yes

Location

Market Area: Olympia
Building Status: Existing
[Property Website Link](#)

Property Information

Tax ID #s: 66350000100
66350000200
66350000300
66350000400
Total Land SF: 32,670
Acres: 0.75
Investment: No
Owner User: No
Expenses: \$ 3.35

Space Information (Listing # 458198)

Asset Class: Office	Days on Mkt: 642	Agent: Shelley Foltz, CCIM
Lease Type: NNN	Rent Min: \$ 16.00 /sf	Email: shelley@rants-group.com
Status: Available	Rent Max: \$ 16.00 /sf	2nd Agent: Lisa Barker
Availability: Available	Tot Monthly Rent: \$ 5,853	Email: lisabarker@rants-group.com
Date Avail:	NNN Expenses: \$ 3.35	Office Phone: (360) 943-8060
Floor: 1	Avail SF: 4,390	Phone: (360) 943-8060
Entire Floor: No	Vacant SF: 4,390	Company: Rants Group, The
Sub Lease: No	Divide To SF: 4,390	LOC: 3.0%
Move In: Immediately		Exclusions: No
		Last Modified: 5/03/2011

Listing Broker Comments:

Great opportunity to locate medical clinic and/or specialty medical services within one block of Providence St. Peter Hospital. 4,390 sf - divisible into two suites at approximately 2,503 sf and 1,831sf. 13 exam rooms, procedure room, lab area, plus doctor offices and support staff offices, large reception/waiting room, records and chart storage. Tenant pays utilities & interior maintenance, plus reimburses Landlord for real estate taxes, bldg insurance, landscaping & management. Estimated NNN charges = \$3.35/sf.

