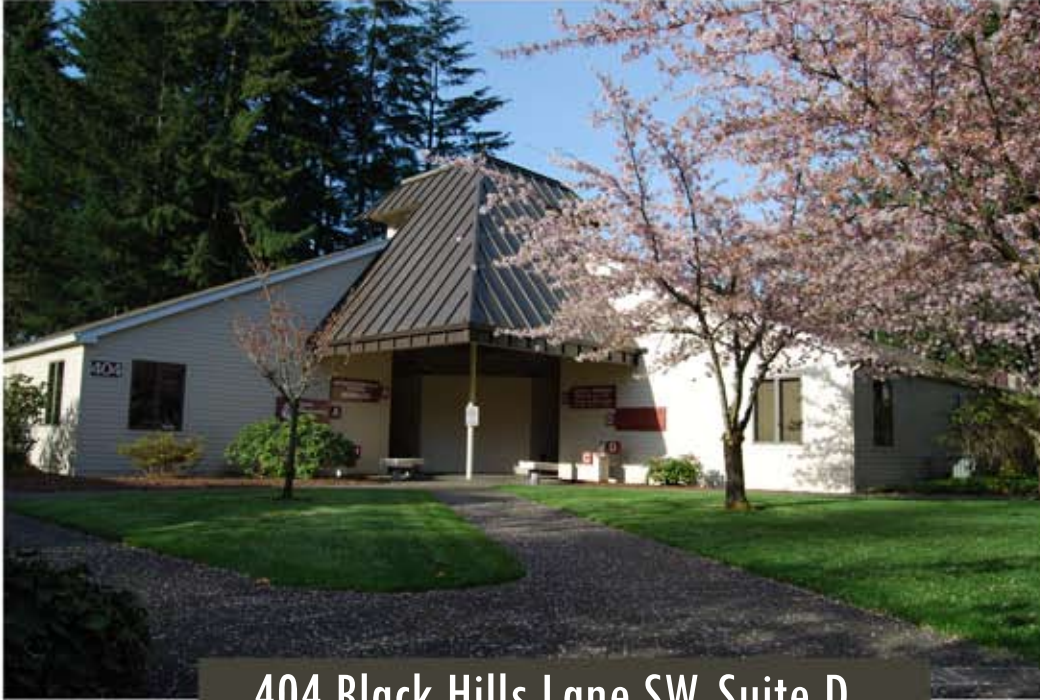




FOR LEASE

\$19.75/ PSF

**Medical Office Space on
Capital Medical Center Campus**



404 Black Hills Lane SW, Suite D



- 1,673 sf office space
- \$19.75 psf ~ \$2,753.00 month
- Waiting area, reception/work space, tech/storage room, break room, 3 offices, 4 exam rooms & restroom
- Ample parking
- Unserviced ~ tenant pays utilities, interior maintenance and janitorial
- Great location near medical facilities
- Includes new carpeting & painting

The Rants Group
724 Columbia St. NW, Suite 200
Olympia, WA 98501

Phone (360) 943-8060
Fax (360) 943-9368
www.rants-group.com

Pat Rants
Commercial Agent
pat@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



404 Black Hills Ln SW
Olympia WA 98502
Thurston County

Map/Grid: /
Area: 705- Olympia

Building Information

Building Status: Existing
Construction Type: Wood
Zoning: MS
Year Built: 1985
Year Renovated:
Parcel #: 38440001100
of Floors: 1
of Elevators:
Building Class: -
Air Conditioning: No
Total Units:
Sprinklers: No
of Buildings: 1
Owner: West Olympia Medical Properties LLC
Developer:
Expenses:

Parking Information:

Covered Spaces:
Uncovered Spaces:
Spaces per 1000sf:
Total Parking:

Total Bldg SF: 7,081
Lot Size: 7,841
Acres: 0.18
Total Bldg NRA: 7,081
Total Off SF 7,081
Total Ind SF 0
Total Ret SF 0
Total Res SF 0

Public Comments:

Great medical office park next to Capital Medical Center.

Some information contained herein may have been obtained from public records or other sources deemed reliable but is not guaranteed.

Space Information for Suite D (Listing # 239486)

Asset Class: Office	Rent Min: \$ 19.75 /sf	Agent: Patrick Rants
Lease Type: Modified Gross	Rent Max: \$ 19.75 /sf	Email: pat@rants-group.com
Status: Available	Tot Monthly Rent:	Office Phone: (360) 943-8060
Date Avail: 4/1/2007	Avail SF: 1,673	Phone: (360) 943-8060
Floor: 1	Divide To SF: 1,673	Company: Rants Group, The
Suite: D		
Entire Floor: No		
Sub Lease: No		

Listing Broker Comments:

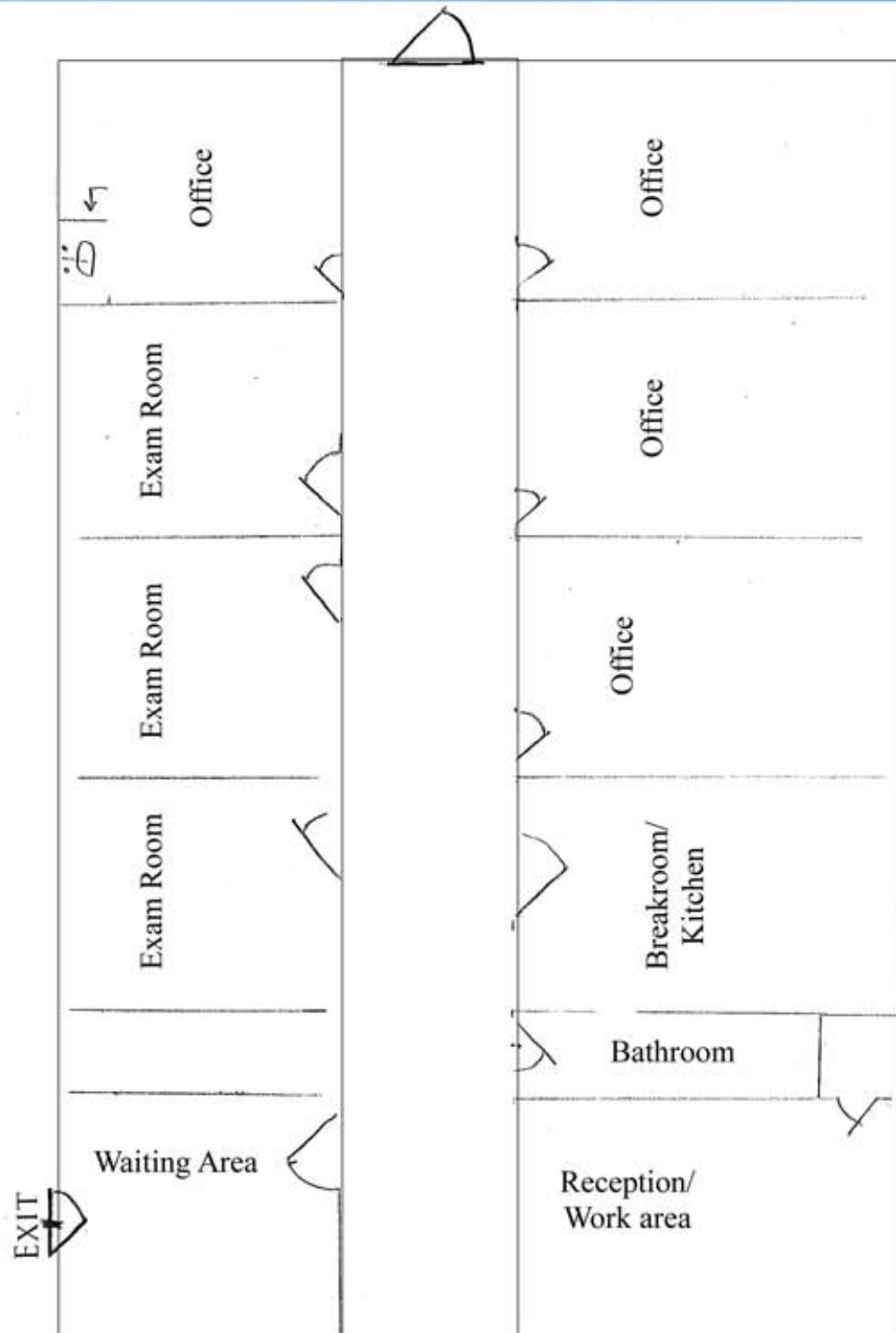
Great medical office space near Capital Medical Center. Waiting room, reception area Tech/storage room, Breakroom/kitchen, 3 Offices, & 4 exam rooms. Includes new Carpet & paint. Tenants must be approved by Hospital

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FLOOR PLAN



NOT TO SCALE

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