



FOR LEASE

\$19.75/ PSF

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



412 Black Hills Lane SW, Suite C

- 1,901 sq. ft. office space
- \$19.75 psf, \$3,129.00/ month
- Waiting area, reception/work space, 6 exam rooms, 1 office, nurse station/lab, & restroom
- Ample parking
- Unserviced - Tenant pays utilities, interior maintenance and janitorial
- Great location near medical facilities
- Tenant improvements negotiable

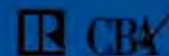
The Rants Group
724 Columbia St. NW, Suite 200
Olympia, WA 98501

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



412 Black Hills Lane 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 #: 38440000800
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: 6,357
Lot Size: 6,970
Acres: 0.16
Total Bldg NRA: 6,357
Total Off SF 6,357
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 C (Listing # 239492)

Asset Class: Office
Lease Type: Modified Gross
Status: Available
Date Avail: 4/1/2007
Floor: 1
Suite: C
Entire Floor: No
Sub Lease: No

Rent Min: \$ 19.75 /sf
Rent Max: \$ 19.75 /sf
Tot Monthly Rent:
Avail SF: 1,901
Divide To SF: 1,901

Agent: Patrick Rants
Email: pat@rants-group.com
Office Phone: (360) 943-8060
Phone: (360) 943-8060
Company: Rants Group, The
LOC: 2.5%
Exclusions: No
Last Modified: 4/21/2009

Listing Broker Comments: Medical Office space near Capital Medical Center. Waiting area, reception, 6 exam rooms, One office, restroom and nurse station/lab. Tenants must be approved by the hospital

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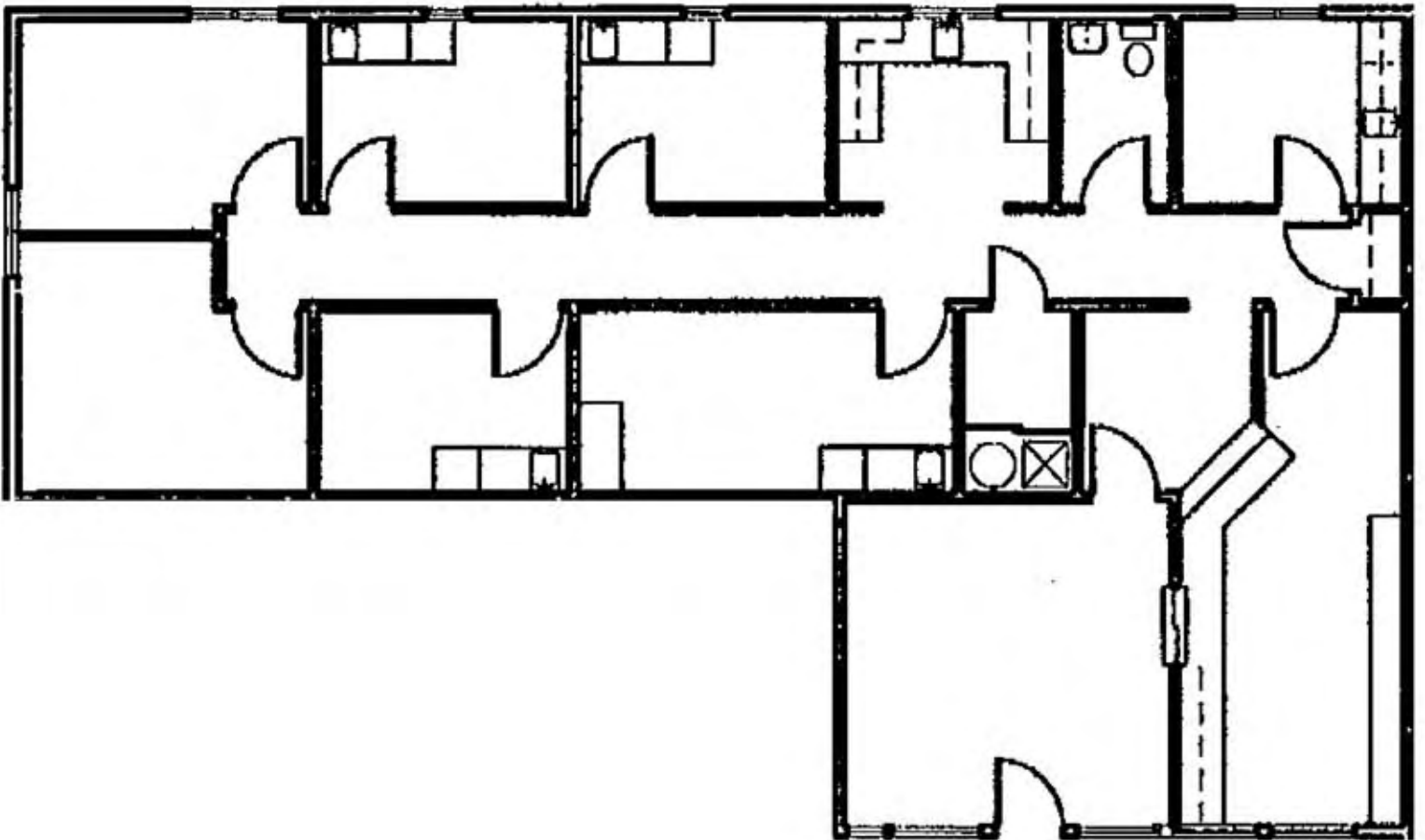
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FLOOR PLAN



PARKING LOT



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