



FOR LEASE

Fully Built-Out and Equipped
Coffee House, Wine Bar and Cafe`



Suite A, 4219 6th Ave SE, Lacey



READY TO OPEN
AND OPERATE!

- 2,580 Square Feet
- \$21.00/PSF
- Tenant Improvement all done- Just move in!
- All equipment to be purchased for \$40,000. Financing is available!!!
- Easily converted to other concepts
- In the heart of Lacey's business district
- Adjacent to Columbia Bank
- Close to St. Martin's College & City of Lacey Campus
- Prime end cap space at corner of 6th Ave and Golf Club Road

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

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

Shelley Foltz
Commercial Agent
shelley@rants-group.com



Nicole Potebnya
Commercial Agent
nicole@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.



ADDITIONAL PHOTOS



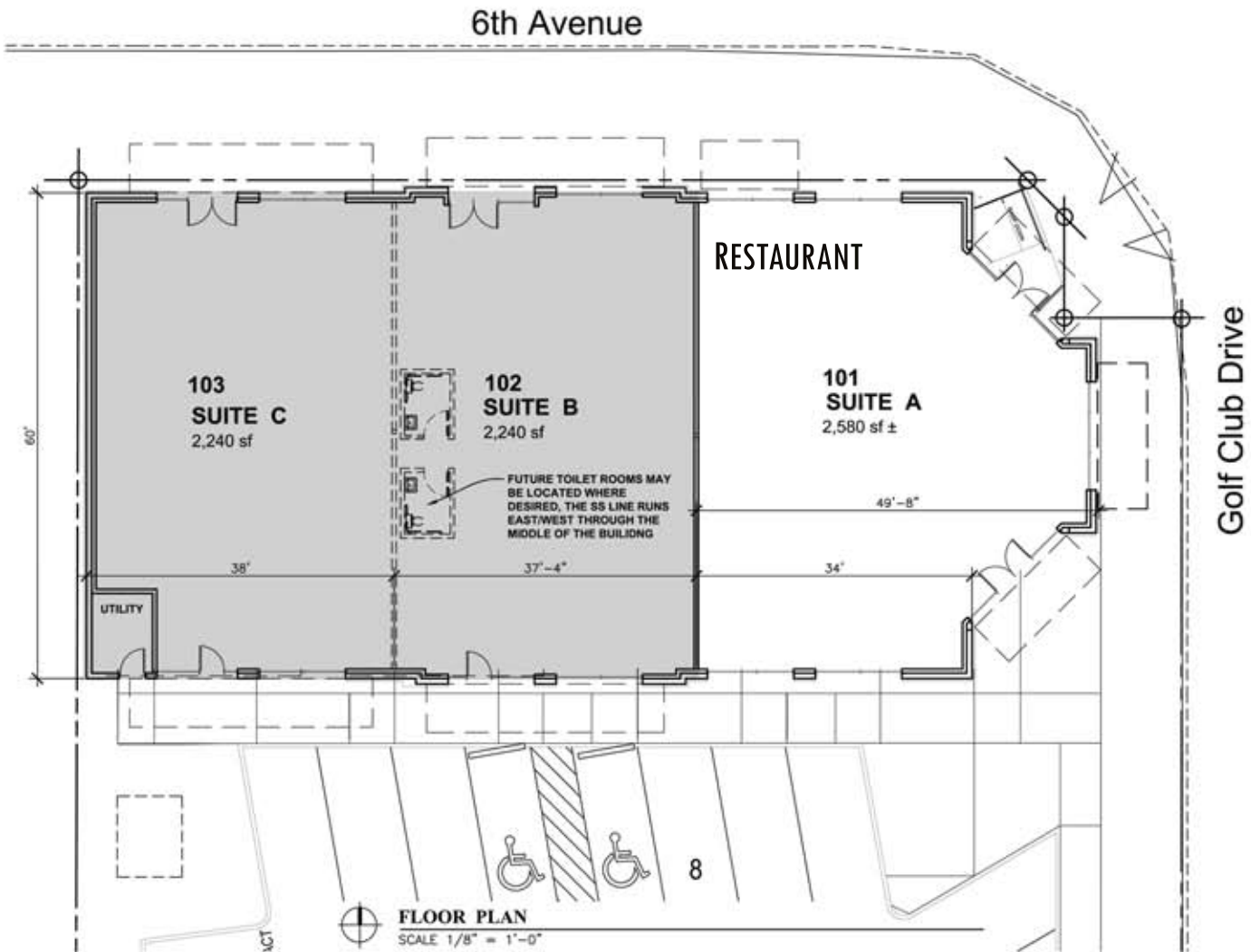
This information, while obtained from sources we deem reliable, is not guaranteed. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Fully Outfitted & Includes:



1. *WineKeeper* brand Commercial 12-bottle wine server tap system (keeps open wine bottles fresh and servable for an extended period of time)
2. *Traulsen* brand Commercial refrigerator and freezer
3. Multiple smaller Commercial refrigeration units including *True* brand in front counter area, *Silver King* brand in front counter area, *True* brand 3 door refrigeration unit with built-in metal counter in kitchen, and the large refrigerator in the storage room
4. Full sandwich bar Commercial refrigeration system by *True* brand with pull back lid and refrigeration below in door and drawer
5. *Vulcan* brand Commercial stove with *CaptiveAire* brand stove hood
6. Commercial/Professional grade dual sandwich griller
7. *Nuova Simonelli* brand espresso machine
8. *Clover* brand coffee machine
9. *Manitowoc* brand ice machine
10. *Altoshaam* brand Commercial toaster/warmer/ oven
11. *Meiko* brand Commercial dishwasher
12. *Hobart* brand Commercial meat/cheese slicer
13. *Panasonic* brand microwave in front counter area
14. Commercial grade metal shelving and metal roller carts throughout kitchen, 2 storage areas, and behind front counter area
15. Professional cash register and computerized wait-station with *SelbySoft* restaurant software
16. Fully appointed office with built-in desk, 2 desk chairs, computer, printer/fax, shredder, safe, and file cabinet
17. Full array of Commercial kitchen utensils/cookware/bakeware/small appliances
18. Full restaurant ensemble of glassware/flatware/dishes
19. Full restaurant ensemble of color coordinated tables (10)/chairs (45)/barstools (5)
20. Comfortable coffee house lounge ensemble with 8 chairs, 2 large coffee tables, 2 smaller side tables, and a floor lamp
21. Outdoor patio seating sets consisting of 3 patio tables, 12 patio chairs, 3 umbrella stands, and 3 umbrellas
22. 14 framed art pieces in restaurant area and men/women bathrooms
23. 1 child high chair

FLOOR PLAN



COLUMBIA PLAZA
6th Avenue and Golf Club Drive
Lacey, Washington

Date: 11/17/2009
Revised:
Copyright © 2009

Joseph Donnette, Architect PLLC
PO BOX 12223, Olympia WA 98508
(360) 966-6155

A SUP

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

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

CONTACT:
Shelley Foltz
Nicole Potebnya

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.

