

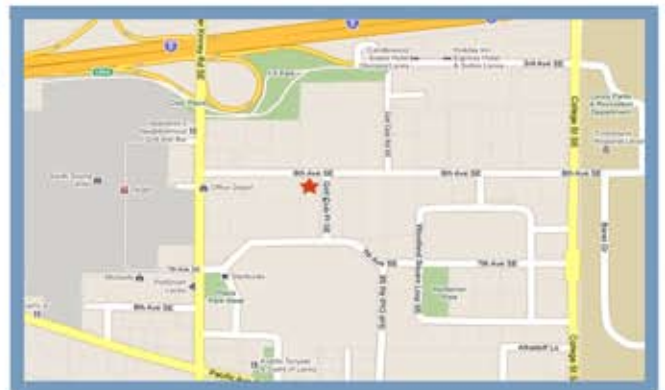
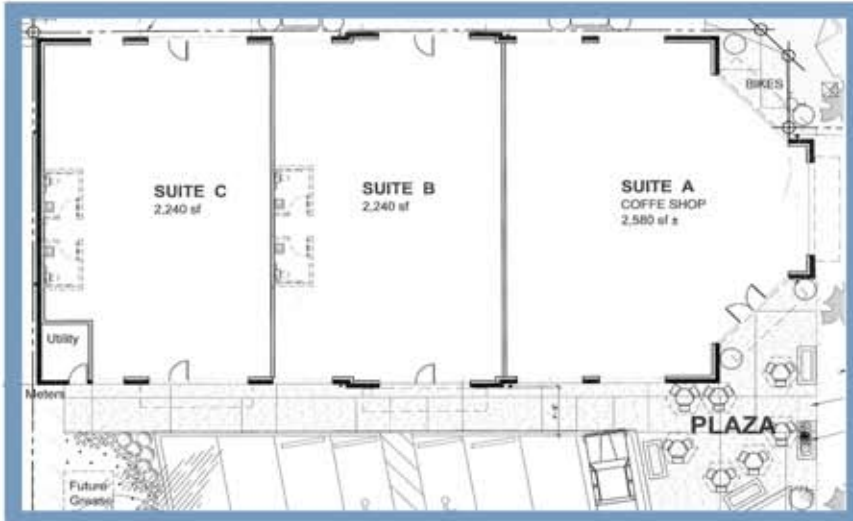


FOR SALE. FOR LEASE.  
FOR YOU.

# FOR LEASE

4219 6th Avenue, Lacey

[www.rants-group.com](http://www.rants-group.com)



- 7,060 sf divisible to 2,240 sf
- All three retail suites available
  - Suite A- 2,580 sf  
(currently built out as wine bar/coffee/sandwich shop)
  - Suite B- 2,240 sf
  - Suite C- 2,240 sf
- Combine Suites B & C for 4,480 sf  
or the whole building for 7,060 sf
- \$18.50 NNN
- Tenant Improvement allowance \$20.00/psf
- In the heart of Lacey's business district
- Adjacent to Columbia Bank
- Close to St. Martin's College & City of Lacey Campus



Shelley Foltz, Commercial Broker  
[shelley@rants-group.com](mailto:shelley@rants-group.com)



Nicole Potebnya, Commercial Broker  
[nicole@rants-group.com](mailto:nicole@rants-group.com)



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### Columbia Plaza

For Lease



**Columbia Plaza**  
 4219 SE 6th Ave  
 Lacey WA 98503  
 Thurston County  
 Cross Street: Golf Club Place

#### Building Information

Total Building SF:	7,100
Net Rentable Area:	7,100
Total Retail SF:	7,100
Year Built:	2007
Sprinklers:	Yes
Building Class:	A
# of Buildings:	1
# of Floors:	1
A/C:	Yes

#### Location

Market Area:	Lacey
Building Status:	Existing
<a href="#">Property Website Link</a>	

#### Property Information

Tax ID #s:	11817430400
Total Land SF:	62,290
Acres:	1.43
Zoning:	CBD 1
Investment:	No
Owner User:	No
Expenses:	\$ 3.50

#### Retail Information

Center Type:	Mixed Use
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#### Space Information (Listing # 236073)

<b>Asset Class:</b>	Retail	<b>Days on Mkt:</b>	1,677	<b>Agent:</b>	<a href="#">Shelley Foltz, CCIM</a>
<b>Lease Type:</b>	NNN	<b>Rent Min:</b>	\$ 18.50 /sf	<b>Email:</b>	<a href="mailto:shelley@rants-group.com">shelley@rants-group.com</a>
<b>Status:</b>	Available	<b>Rent Max:</b>	\$ 18.50 /sf	<b>2nd Agent:</b>	Nicole Potebnya
<b>Availability:</b>	Available	<b>NNN Expenses:</b>	\$ 4.92	<b>Email:</b>	<a href="mailto:nicole@rants-group.com">nicole@rants-group.com</a>
<b>Date Avail:</b>	3/21/2010	<b>Avail SF:</b>	7,060	<b>Office Phone:</b>	(360) 943-8060
<b>Entire Floor:</b>	No	<b>Divide To SF:</b>	2,240	<b>Phone:</b>	(360) 943-8060
<b>Sub Lease:</b>	No			<b>Company:</b>	Rants Group, The
<b>Move In:</b>	Immediately			<b>LOC:</b>	3%
				<b>Exclusions:</b>	No
				<b>Last Modified:</b>	3/21/2011

#### Listing Broker Comments:

2 (shell-state) suites available ~ Suite B 2,240± ~ Suite C 2,240±. Can be combined for 4480 square feet OR take the whole building for yourself by adding Suite A (currently built-out as a wine bar/coffee/sandwich shop) for a total of 7060 square feet.

#### Public Comments:

**Capture The Opportunity in this FANTASTIC Location**  
 2 (shell-state) suites available ~ Suite B 2,240± ~ Suite C 2,240±. Can be combined for 4480 square feet OR take the whole building for yourself by adding Suite A (currently built-out as a wine bar/coffee/sandwich shop) for a total of 7060 square feet.

