



FOR LEASE

Professional Office
Lacey's Central Business District



4317 6th Avenue, Suite 201, Lacey

- 1,415 Available Square Feet
- \$15.50 PSF
- \$1,828.00 Monthly Rent
- Layout Includes-
 - Front business and waiting area, 3 private offices, kitchen area and tech room.
- Common area bathrooms
- Close to services, freeway access, and mass transit.

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

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

Carolyn Graden
Commercial Agent
carolyn@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.



Sixth Avenue Center - Building 3

For Lease



Sixth Avenue Center - Building 3
4317 6th Ave SE
Lacey WA 98503
Thurston County

Building Information

Building Status: Existing
Total Building SF: 25,000
Net Rentable Area: 23,415
Total Office SF: 23,415
Year Built: 1989
Sprinklers: Yes
Construction Type: Wood
Building Class: B
of Buildings: 1
of Floors: 3
of Elevators: 1
A/C: Yes

Location

Market Area: Lacey
Cross Street: Between College St. & Sleater-Kinney

Property Information

Tax ID #s: 11817430100
Total Land SF: 76,230
Acres: 1.75
Investment: No
Owner User: No
Owner: Sixth Ave. Ctr. Investors

Parking Information

Parking Ratio: 3

Copyright © 2010 Commercial Brokers Association. All rights reserved.

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

Space Information for Suite 201 (Listing # 445908)

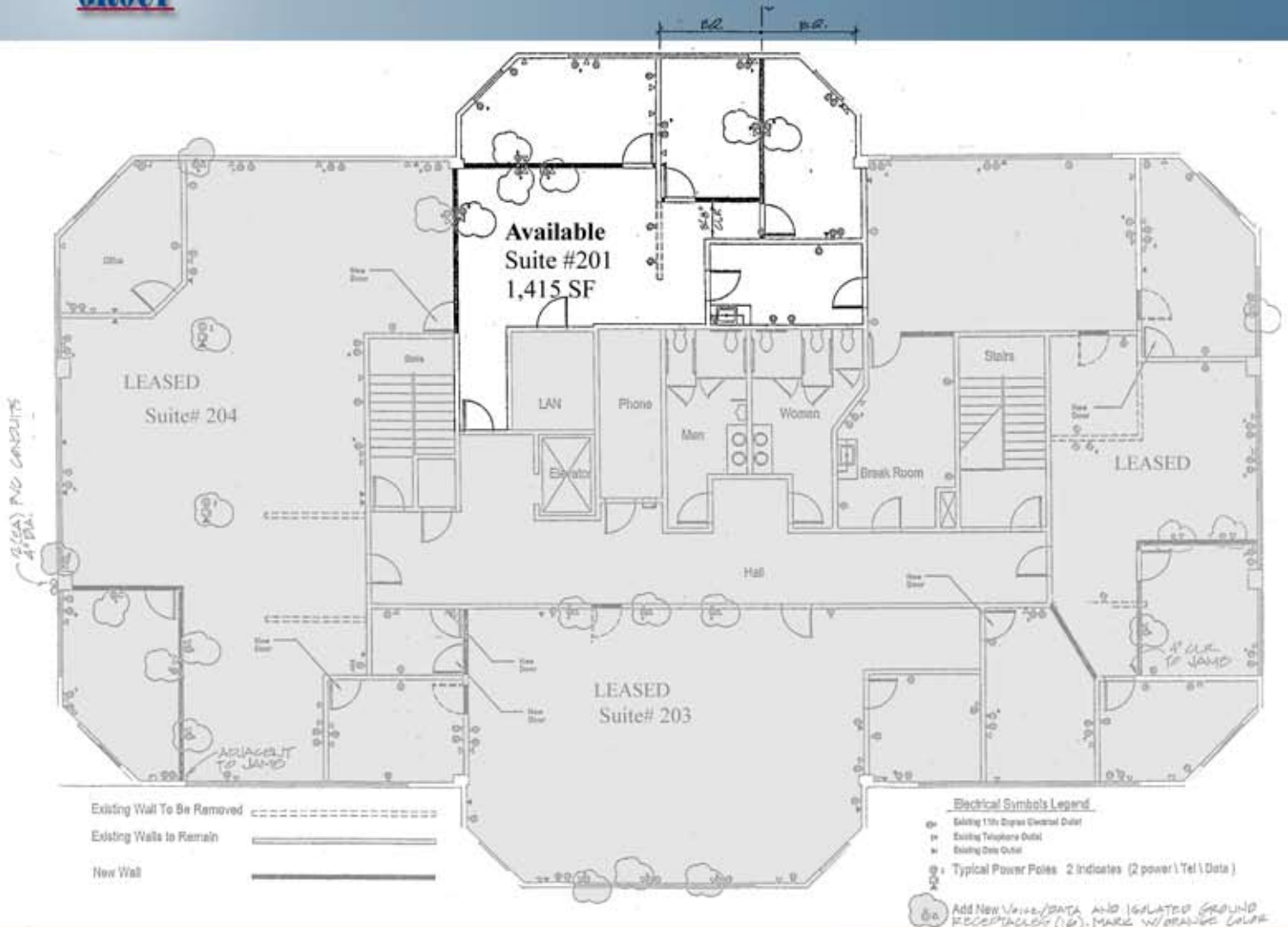
Asset Class: Office	Days on Mkt: 6	Agent: Carolyn Graden
Lease Type: Modified Gross	Rent Min: \$ 15.50 /sf	Email: carolyn@rants-group.com
Status: Available	Rent Max: \$ 15.50 /sf	Office Phone: (360) 943-8060
Availability: Vacant	Avail SF: 1,415	Phone: (360) 943-8060
Date Avail:	Divide To SF: 1,415	Company: Rants Group, The
Floor: 2nd		LOC: 3.0
Suite: 201		Exclusions: No
Entire Floor: No		Last Modified: 1/20/2010
Sub Lease: No		

Listing Broker Comments: Professional office in Lacey's Central Business District. Close to services, freeway access and mass transit. Layout includes front business & waiting area, 3 private offices, kitchen and tech room. Common area restrooms. Tenant pays prorata share of electricity (avg. \$.81 psf), all other services included in base rent.

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:
Carolyn Graden
carolyn@rants-group.com



4317 6th Ave, Suite 201 Lacey, WA



The Rants Group
724 Columbia St. NW, Suite 200

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

Carolyn Graden
carolyn@rants-group.com