



FOR SALE. FOR LEASE.  
FOR YOU.

# FOR LEASE

4317 6th Avenue SE, Suite 204, Lacey, WA

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



## PROPERTY FEATURES:

Professional Office Space in  
Lacey's Central Business District  
Close to services, freeway access  
and mass transit

**Suite 204 - 2,538 sf**  
\$15.50 psf plus electricity  
3 private offices and open area  
Common area restrooms  
Lots of natural light



Carolyn Graden, Commercial Broker  
[carolyn@rants-group.com](mailto:carolyn@rants-group.com)

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### Sixth Avenue Center - Building 3

For Lease



**Sixth Avenue Center - Building 3**  
 4317 6th Ave SE  
 Lacey WA 98503  
 Thurston County  
 Cross Street: Between College St. & Sleater-Kinney

#### Location

Market Area: Lacey  
 Building Status: Existing

#### Property Information

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

#### Building Information

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

#### Parking Information

Parking Ratio: 3/1,000

#### Sustainability/Green Building

LEED Cert: No  
 Energy Star Cert: No

#### Space Information for Suite 204 (Listing # 496673) | [Floor plan](#)

<b>Asset Class:</b> Office	<b>Days on Mkt:</b> 1	<b>Agent:</b> <a href="#">Carolyn Graden, CCIM</a>
<b>Lease Type:</b> Other	<b>Rent Min:</b> \$ 15.50 /sf	<b>Email:</b> <a href="mailto:carolyn@rants-group.com">carolyn@rants-group.com</a>
<b>Status:</b> New	<b>Rent Max:</b> \$ 15.50 /sf	<b>Phone:</b> (360) 943-8060
<b>Availability:</b> Occupied	<b>Avail SF:</b> 2,538	<b>Company:</b> Rants Group, The
<b>Date Avail:</b> 11/30/2011	<b>Divide To SF:</b> 2,538	<b>Office Phone:</b> (360) 943-8060
<b>Floor:</b> 2		<b>LOC:</b> 3.0
<b>Suite:</b> 204		<b>Exclusions:</b> No
<b>Entire Floor:</b> No		<b>Last Modified:</b> 9/15/2011
<b>Sub Lease:</b> No		

#### Listing Broker Comments:

Professional office building in central Lacey business district. Easy access to services, freeway and mass transit. Three private offices and open area. Common area restrooms. Lots of natural light. Base rent includes all expenses except prorata share of electricity (\$1.10+/- PSF). Occupied until mid-November so prior notice to tenant needed for showings.

#### Public Comments:

##### Sixth Avenue Center

Professional office building in central Lacey business district. Easy access to services, freeway and mass transit. Three private offices and open area. Common area restrooms. Lots of natural light. Base rent includes all expenses except prorata share of electricity.

4317 Sixth Avenue SE, Lacey  
2nd floor

