



FOR SALE. FOR LEASE.
FOR YOU.

FOR LEASE

Office Space in Olympia

www.rants-group.com



504 14th Avenue SE, Olympia

Common area restrooms

Conference room available by appointment

Option to acquire furniture

No additional cost for janitorial, utilities, or parking!

Suite 1- 736 SF

- Open area
- Pony wall separations
- Great storage

Suite 2- 627 SF

- One 150 +/- SF private office
- Lots of natural light



Carolyn Graden, Commercial Broker
carolyn@rants-group.com



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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 or other professional advisor.

WA Assoc. of Realtors

For Lease



WA Assoc. of Realtors
 504 14th Ave SE
 Olympia WA 98501
 Thurston County
 Second Addr: Corner of 14th & Jefferson

Location	
Market Area:	Olympia
Building Status:	Existing

Building Information

Total Building SF:	10,000
Net Rentable Area:	10,000
Total Office SF:	10,000
Year Built:	1980
Sprinklers:	No
Construction Type:	Concrete
Security System:	Yes
Building Class:	B
# of Buildings:	1
# of Floors:	2
A/C:	Yes

Property Information

Tax ID #s:	68300200101
Total Land SF:	31,363
Acres:	0.72
Zoning:	Downtown Business
Investment:	No
Owner User:	No
Anchors:	WA Assoc. of Realtors

Parking Information

Parking Ratio: 1:350

Sustainability/Green Building

LEED Cert: No
 Energy Star Cert: No

Space Information for Suite 2 (Listing # 494921)

Asset Class:	Office	Agent:	Carolyn Graden, CCIM
Lease Type:	Full Service	Rent Min:	\$ 14.55 \$/sf/yr
Status:	Available	Rent Max:	\$ 14.55 \$/sf/yr
Availability:	Available	Tot Monthly Rent:	\$ 760
Date Avail:		Avail SF:	627
Floor:	1	Divide To SF:	627
Suite:	2	Company:	Rants Group, The
Entire Floor:	No	Office Phone:	(360) 943-8060
Sub Lease:	No	LOC:	3.0
Move In:	20 days notice	Exclusions:	No
		Last Modified:	1/23/2012

Listing Broker Comments:

Professional office within walking distance to capital campus and right off of Exit 105, City Center. Open area, one 150+/- SF private office. Can also be combined with Suite 1 for 1363 SF total. Lots of natural light. Common area restrooms. Conference room available by appointment. Option to acquire furniture. No additional cost for janitorial, utilities or parking!

Public Comments:

Association Office Building

Professional office within walking distance to capital campus and right off of Exit 105, City Center. Open area, one 150+/- SF private office. Can also be combined with Suite 1 for 1363 SF total. Lots of natural light. Common area restrooms. Conference room available by appointment. Option to acquire furniture. No additional cost for janitorial, utilities or parking!

Space Information for Suite 1 (Listing # 502410)

Asset Class:	Office	Agent:	Carolyn Graden, CCIM
Lease Type:	Full Service	Rent Min:	\$ 14.51 \$/sf/yr
Status:	New	Rent Max:	\$ 14.51 \$/sf/yr
Availability:	Available	Tot Monthly Rent:	\$ 890
Date Avail:		Avail SF:	736
Floor:	1	Divide To SF:	736
Suite:	1	Company:	Rants Group, The
Entire Floor:	No	Office Phone:	(360) 943-8060
Sub Lease:	No	LOC:	3.0
Move In:	20 days notice	Exclusions:	No
		Last Modified:	1/23/2012

Listing Broker Comments:

Professional office within walking distance to capital campus and right off of Exit 105, City Center. Open area with pony walls, large storage closets. Can also be combined with Suite 2 for 1363 SF total. Lots of natural light. Common area restrooms. Conference room available by appointment. Option to acquire furniture. No additional cost for janitorial, utilities or parking!

Public Comments:

Association Office Building

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