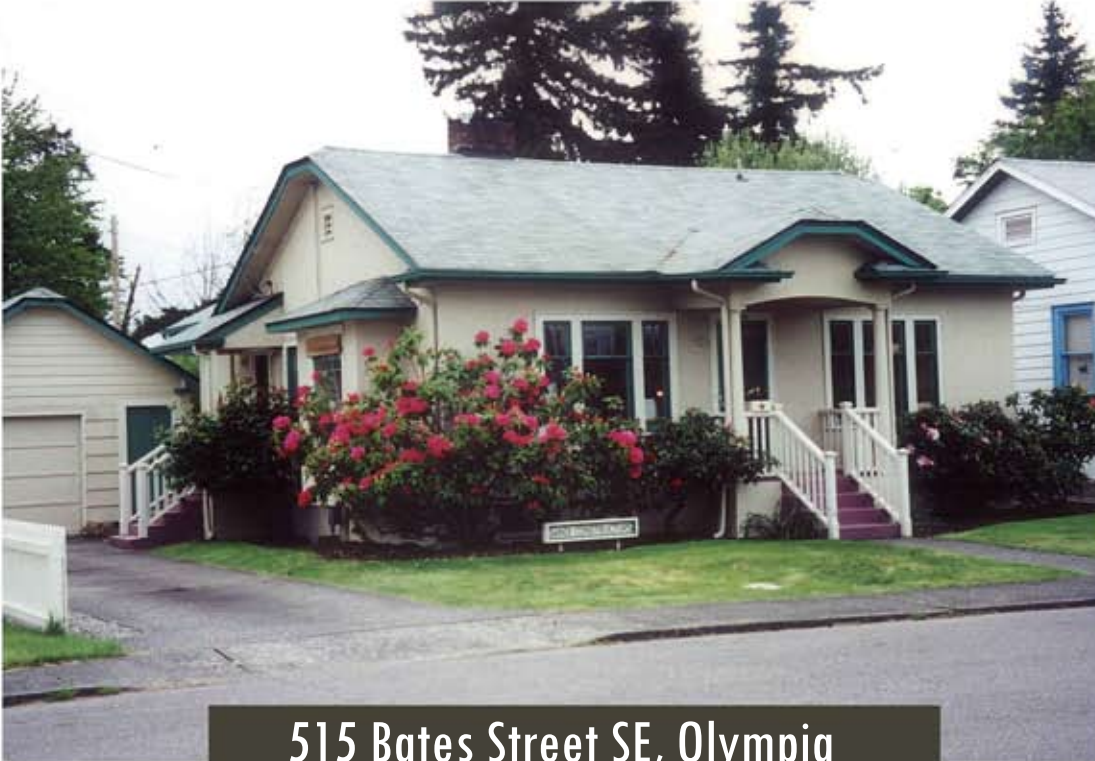




FOR LEASE

Cute 1920's Home Converted to Office

www.rants-group.com



515 Bates Street SE, Olympia

- 924 SF on main level, 910 SF dry basement
- \$7.16 psf, \$1,095.00/ month
- Owner pays property taxes & insurance, structural maintenance & landscaping.
- Front waiting/business area with gas fireplace, two private offices with lots of natural light, full bathroom, workroom/kitchen/breakroom.
- Off-street parking. Single car detached garage
- Possible office/residential use.
- Well maintained and close to freeway access

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.



LEASE INFORMATION

515 Bates Street SE, Tumwater, WA

Bates St. Office

For Lease



Bates St. Office
 515 Bates St SE
 Tumwater WA 98501
 Thurston County
 Cross Street: Cleveland Avenue

Location

Market Area: Tumwater
 Building Status: Existing

Property Information

Tax ID #s: 09250036000
 Total Land SF: 8,276
 Acres: 0.19
 Zoning: Mixed Use
 Investment: No
 Owner User: No

Building Information

Total Building SF: 1,834
 Net Rentable Area: 924
 Total Office SF: 924
 Year Built: 1924
 Year Renovated: 1999
 Sprinklers: No
 Construction Type: Wood
 Security System: Yes
 Roof Type: comp
 # of Buildings: 1
 # of Floors: 2

Parking Information

Covered: 1
 # Uncovered: 6

Sustainability/Green Building

LEED Cert: No
 Energy Star Cert: No

Space Information (Listing # 462395)

| | | |
|-----------------------------------|-----------------------------------|------------------------------------------------------------------------------------|
| Asset Class: Office | Days on Mkt: 298 | Agent: Carolyn Graden |
| Lease Type: Modified Gross | Rent Min: \$ 7.16 /sf | Email: carolyn@rants-group.com |
| Status: Price Change | Rent Max: \$ 7.16 /sf | Office Phone: (360) 943-8060 |
| Availability: Vacant | Tot Monthly Rent: \$ 1,095 | Phone: (360) 943-8060 |
| Date Avail: | Avail SF: 1,834 | Company: Rants Group, The |
| Entire Floor: Yes | Divide To SF: 924 | LOC: 3.0 |
| Sub Lease: No | | Exclusions: No |
| Frontage: Bates | | Last Modified: 8/19/2010 |

Listing Broker Comments:

Cute 1920's home converted for office. Well maintained, easy access, close to freeway access. Front waiting/business area with gas fireplace, two private offices with lots of natural light, full bathroom, workroom/kitchen/breakroom. Off-street parking, single car detached garage. 924 SF on main level. 910 SF dry basement which would be great for storage. Possible office/residential use. Not ADA accessible. Owner pays property taxes & insurance, structural maintenance & landscaping. Very affordable utilities.

Public (Internet) Comments: Bates St. Office Building

Cute 1920's home converted for office. Well maintained, easy access, close to freeway access. Front waiting/business area with gas fireplace, two private offices with lots of natural light, full bathroom, workroom/kitchen/breakroom. Off-street parking, single car detached garage. 924 SF on main level. 910 SF dry basement which would be great for storage. Possible office/residential use. Not ADA accessible.

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