



FOR SALE. FOR LEASE.
FOR YOU.

FOR LEASE

6101 Capitol Boulevard SE, Tumwater, WA

www.rants-group.com



RETAIL / OFFICE SPACE IN THE HEART OF TUMWATER!

1,200 Square Feet - \$15.75 PSF - \$1,575.00/Month

Unserviced - Tenant Pays Utilities and Janitorial

Great location, Situated in the Heart of Tumwater

High Traffic Area, with Easy Access to I-5

Nice Professional Office with Excellent Parking and Great Visibility



Shelley Foltz, Commercial Broker
shelley@rants-group.com



PHONE: 360.943.8060 • FAX: 360.943.9368 • 724 Columbia Street NW, #200, Olympia, WA 98501

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.

Armada Building

For Lease



Parking Information

Uncovered: 12

Armada Building
6101 Capitol Boulevard SE
Tumwater WA 98501
Thurston County

Building Information

Total Building SF:	5,000
Net Rentable Area:	5,000
Total Office SF:	5,000
Year Built:	1978
Sprinklers:	No
Construction Type:	Wood
Building Class:	B
# of Buildings:	1
# of Floors:	1
# of Units:	2
A/C:	Yes

Location

Market Area:	Tumwater
Building Status:	Existing

Property Information

Tax ID #s:	12703111900
Total Land SF:	22,216
Acres:	0.51
Investment:	No
Owner User:	No

Space Information for Suite A (Listing # 507797)

Asset Class: Retail, Office	Days on Mkt: 0	Agent: Shelley Foltz, CCIM
Lease Type: Modified Gross	Rent Min: \$ 15.75	Email: shelley@rants-group.com
Status: Back on Market	Rent Max: \$ 15.75	Phone: (360) 943-8060
Availability: Vacant	Tot Monthly Rent: \$ 1,575	Company: Rants Group, The
Date Avail: 5/1/2012	Avail SF: 1,200	Office Phone: (360) 943-8060
Floor: 1	Vacant SF: 1,200	LOC: 3%
Suite: A	Divide To SF: 1,200	Exclusions: No
Entire Floor: No		Last Modified: 5/01/2012
Sub Lease: No		
Move In: Immediately		

Listing Broker Comments:

Great location, situated in the heart of Tumwater with easy access to I-5. Perfect for insurance office, accountant or other professional needing high visibility. Excellent parking and great signage in a high traffic area. Layout is open with one private office and production and storage area. Lessee responsible for electricity, water, sewer and garbage (prorated at 24% occupancy of entire building), janitorial service and business insurance. Lessor pays real estate tax, building insurance, exterior and structural maintenance.

Public Comments:

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