



FOR LEASE

7150 Cleanwater Lane SW, Tumwater, WA
www.rants-group.com



27,358 SF of Office Space Available (5 Buildings)
Four Office Buildings & One Building w/Loading Dock & Fenced Yard Space
Tenant Pays Utilities, Janitorial and Maintenance
Buildings Located Close to State Agencies and Tumwater Shopping
Lots of Parking

- Building A - 13,160 sf
- Building B - 5,892 sf
- Building C - 3,600 sf
- Building D - 2,306 sf
- Building E - 2,400 sf



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

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

Shelley Foltz
Commercial Agent
shelley@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.

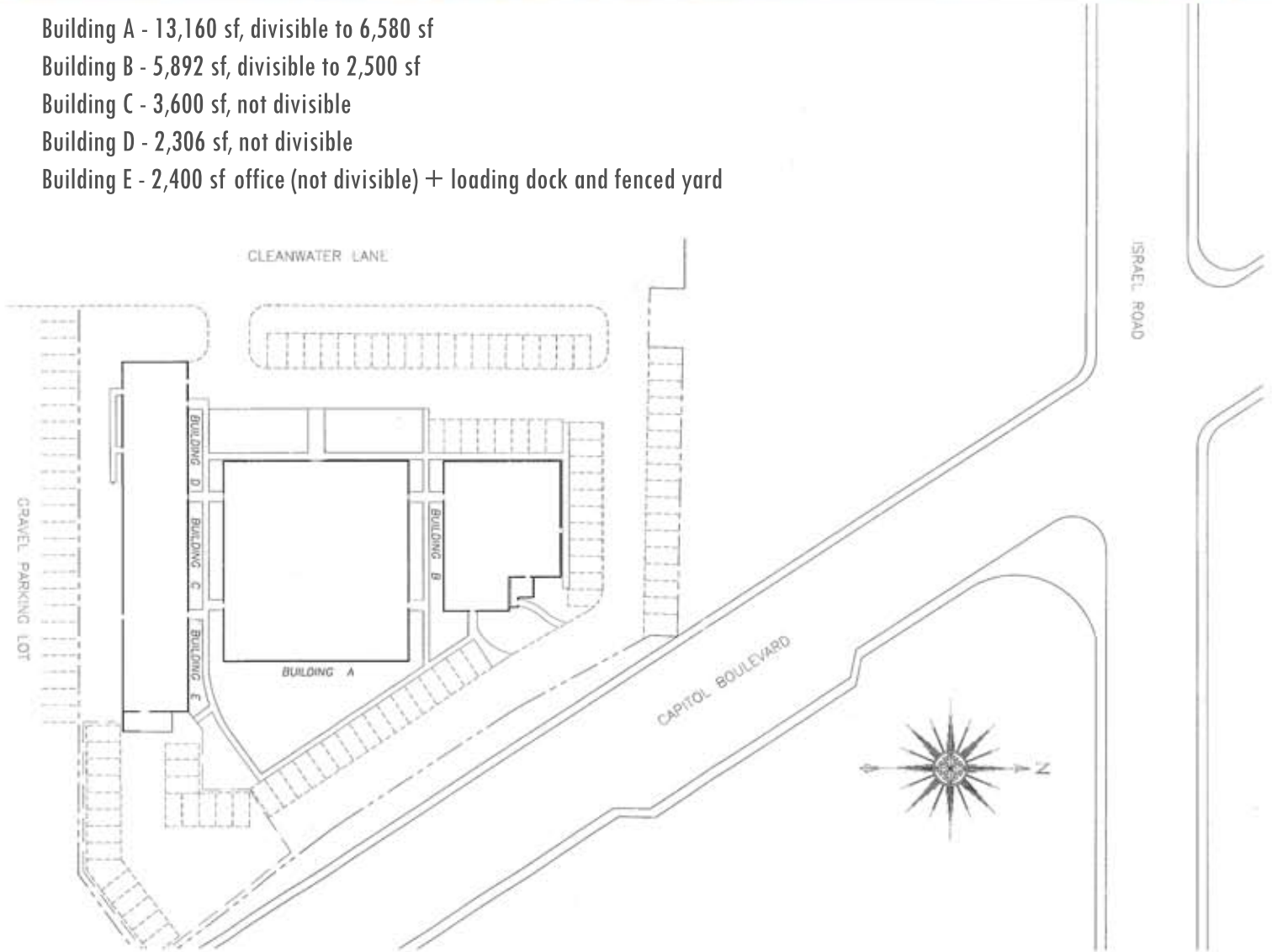


Site Plan

7150 Cleanwater Lane SW



- Building A - 13,160 sf, divisible to 6,580 sf
- Building B - 5,892 sf, divisible to 2,500 sf
- Building C - 3,600 sf, not divisible
- Building D - 2,306 sf, not divisible
- Building E - 2,400 sf office (not divisible) + loading dock and fenced yard



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LEASE INFORMATION

7150 Cleanwater Lane SW, Tumwater, WA

7150 Cleanwater Lane SW
7150 Cleanwater Ln SW
Tumwater WA 98501
Thurston County
Cross Street: Capitol Blvd

Location

Market Area: Tumwater
Building Status: Existing

Property Information

Tax ID #: 99700403800
Total Land SF: 261,360
Acres: 6.00
Zoning: CS
Investment: No
Owner User: No
Owner: Olympia Airdustrial Park
Assoc LLC

Building Information

Total Building SF: 27,358
Net Rentable Area: 27,358
Total Office SF: 27,358
Year Built: 1989
Sprinklers: No
Security System: No
Building Class: C
of Buildings: 5
of Floors: 1
of Units: 5
A/C: Yes

Parking Information

Parking Ratio: 1:250

Space Information (Listing # 450449)

Asset Class:	Office	Days on Mkt:	416	Agent:	Shelley Foltz
Lease Type:	Modified Gross	Rent Min:	\$ 10.00 /sf	Email:	shelley@rants-group.com
Status:	Available	Rent Max:	\$ 10.00 /sf	Office Phone:	(360) 943-8060
Availability:	Available	Avail SF:	27,358	Phone:	(360) 943-8060
Date Avail:	3/1/2009	Vacant SF:	27,358	Company:	Rants Group, The
Entire Floor:	No	Divide To SF:	2,306	Last Modified:	4/19/2010
Sub Lease:	No			LOC:	3.0
Move In:	Immediately			LOC Excl:	No
Frontage:	Yes				

Listing Broker Comments:

Formerly occupied by the State of Washington, this property has four office buildings, liberal parking, plus one office/warehouse building with yard space. Great exposure from Capitol Blvd in Tumwater. Situated close to many State of WA agencies and Tumwater shopping. Easy access to I-5 north & south. Exit I-5 at Tumwater Blvd - east to Cleanwater Lane, left on Cleanwater to property on right

Public (Internet) Comments: Formerly occupied by the State of Washington, this property has four office buildings, liberal parking, plus one office/warehouse building with yard space. Great exposure from Capitol Blvd in Tumwater. Situated close to many State of WA agencies and Tumwater shopping. Easy access to I-5 north & south. Exit I-5 at Tumwater Blvd - east to Cleanwater Lane, left on Cleanwater to property on right

Space Information for Suite Bldg A (Listing # 450450)

Asset Class:	Office	Days on Mkt:	416	Agent:	Shelley Foltz
Lease Type:	Modified Gross	Rent Min:	\$ 10.00 /sf	Email:	shelley@rants-group.com
Status:	Available	Rent Max:	\$ 10.00 /sf	Office Phone:	(360) 943-8060
Availability:	Available	Avail SF:	13,160	Phone:	(360) 943-8060
Date Avail:	3/1/2009	Vacant SF:	13,160	Company:	Rants Group, The
Suite:	Bldg A	Divide To SF:	6,580	Last Modified:	4/20/2010
Entire Floor:	No			LOC:	3.0
Sub Lease:	No			LOC Excl:	No
Move In:	Immediately				

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LEASE INFORMATION

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Space Information for Suite Bldg B (Listing # 450451)

Asset Class:	Office	Days on Mkt:	416	Agent:	Shelley Foltz
Lease Type:	Modified Gross	Rent Min:	\$ 10.00 /sf	Email:	shelley@rants-group.com
Status:	Available	Rent Max:	\$ 10.00 /sf	Office Phone:	(360) 943-8060
Availability:	Available	Avail SF:	5,892	Phone:	(360) 943-8060
Date Avail:	3/1/2009	Vacant SF:	5,892	Company:	Rants Group, The
Suite:	Bldg B	Divide To SF:	2,500	Last Modified:	4/20/2010
Entire Floor:	No			LOC:	3.0
Sub Lease:	No			LOC Excl:	No
Move In:	Immediately				

Space Information for Suite Bldg C (Listing # 450452)

Asset Class:	Office	Days on Mkt:	416	Agent:	Shelley Foltz
Lease Type:	Modified Gross	Rent Min:	\$ 10.00 /sf	Email:	shelley@rants-group.com
Status:	Available	Rent Max:	\$ 10.00 /sf	Office Phone:	(360) 943-8060
Availability:	Available	Avail SF:	3,600	Phone:	(360) 943-8060
Date Avail:	3/1/2009	Vacant SF:	3,600	Company:	Rants Group, The
Suite:	Bldg C	Divide To SF:	3,600	Last Modified:	4/20/2010
Entire Floor:	No			LOC:	3.0
Sub Lease:	No			LOC Excl:	No
Move In:	Immediately				

Space Information for Suite Bldg D (Listing # 450453)

Asset Class:	Office	Days on Mkt:	416	Agent:	Shelley Foltz
Lease Type:	Modified Gross	Rent Min:	\$ 10.00 /sf	Email:	shelley@rants-group.com
Status:	Available	Rent Max:	\$ 10.00 /sf	Office Phone:	(360) 943-8060
Availability:	Available	Avail SF:	2,306	Phone:	(360) 943-8060
Date Avail:	3/1/2009	Vacant SF:	2,306	Company:	Rants Group, The
Suite:	Bldg D	Divide To SF:	2,306	Last Modified:	4/20/2010
Entire Floor:	No			LOC:	3.0
Sub Lease:	No			LOC Excl:	No
Move In:	Immediately				

Space Information for Suite Bldg E (Listing # 450454)

Asset Class:	Office	Days on Mkt:	416	Agent:	Shelley Foltz
Lease Type:	Modified Gross	Rent Min:	\$ 10.00 /sf	Email:	shelley@rants-group.com
Status:	Available	Rent Max:	\$ 10.00 /sf	Office Phone:	(360) 943-8060
Availability:	Available	Avail SF:	2,400	Phone:	(360) 943-8060
Date Avail:	3/1/2009	Vacant SF:	2,400	Company:	Rants Group, The
Suite:	Bldg E	Divide To SF:	2,400	Last Modified:	4/20/2010
Entire Floor:	No			LOC:	3.0
Sub Lease:	No			LOC Excl:	No
Move In:	Immediately				

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