



# FOR SALE

1222 S. 2nd Avenue, Tumwater

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



\$15.00 - Unserviced

Tenant pays interior maintenance,  
utilities & janitorial

Common area restrooms + shower!

Great I-5 visibility and signage.  
Building completely remodeled in 1999.

Located between Trospen Road &  
Linwood Avenue SW in Tumwater.

Suite A - 3,438 sf

Reception/waiting area, retail/showroom space, 2 spacious offices, large storage/open area, conference room with kitchenette.

Suite B - 1,000 sf

Reception/waiting area, large private office, open area with small kitchen area

Suite C - 989 sf

Large open area

**The Rants Group**

724 Columbia St. NW, Suite 200

Olympia, WA 98501

Phone (360) 943-8060

Fax (360) 943-9368

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**Shelley Foltz**

Commercial Agent

[shelley@rants-group.com](mailto: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.



# LEASE INFORMATION

## 1222 S. 2nd Avenue, Tumwater

### Clock Tower Building

For Lease



#### Parking Information

Total: 11  
Parking Ratio: 1.8

#### Sustainability/Green Building

LEED Cert: No  
Energy Star Cert: No

#### Clock Tower Building

1222 S 2nd Ave  
Tumwater WA 98512  
Thurston County

#### Building Information

Total Building SF: 5,427  
Net Rentable Area: 5,427  
Total Office SF: 5,427  
Year Built: 1962  
Year Renovated: 1999  
Sprinklers: No  
Construction Type: Concrete, Framed  
Security System: No  
Building Class: B  
# of Buildings: 1  
# of Floors: 1  
# of Units: 3  
A/C: Yes

#### Location

Market Area: Tumwater  
Building Status: Existing

[Property Website Link](#)

#### Property Information

Tax ID #s: 56500300600  
Total Land SF: 12,196  
Acres: 0.28  
Zoning: MU  
Investment: No  
Owner User: Yes  
Owner: Backstrom

#### Retail Information

Center Type: Community/Specialty

#### Space Information (Listing # 472813)

<b>Asset Class:</b> Retail, Office	<b>Days on Mkt:</b> 19	<b>Agent:</b> <a href="#">Shelley Foltz</a>
<b>Lease Type:</b> Modified Gross	<b>Rent Min:</b> \$ 15.00 /sf	<b>Email:</b> <a href="mailto:shelley@rants-group.com">shelley@rants-group.com</a>
<b>Status:</b> Hold	<b>Rent Max:</b> \$ 15.00 /sf	<b>Office Phone:</b> (360) 943-8060
<b>Availability:</b> Occupied	<b>Avail SF:</b> 5,427	<b>Phone:</b> (360) 943-8060
<b>Date Avail:</b>	<b>Vacant SF:</b> 989	<b>Company:</b> Rants Group, The
<b>Floor:</b> 1	<b>Divide To SF:</b> 989	<b>Last Modified:</b> 6/07/2010
<b>Entire Floor:</b> Yes		<b>LOC:</b> 2.5%
<b>Sub Lease:</b> No		<b>LOC Excl:</b> No

#### Listing Broker Comments:

Place your tenant in a great location with good visibility and easy access from I-5. Located between Trosper Road SW & Linwood Ave SW in Tumwater. Building was totally renovated in 1999. Three suites that can be joined or split. Suite A is 3,438 sf, Unit B 1,000 sf, Unit C 989 sf. Tenant pays interior maintenance, utilities and janitorial. Building is also for sale for \$825,000.

#### Public (Internet) Comments: Clock Tower Building

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