



FOR LEASE

Highly Visible Retail Space

www.rants-group.com



200-222 Division Street NW, Olympia

- Fantastic opportunity to occupy **great visibility** retail space on a highly active retail block in West Olympia!
- 3,300 SF of total retail space, which is divisible to 1,300 SF
- \$15.00 PSF, NNN (estimated at only \$2.25 PSF)
- Easy I-5/101 access
- Great existing retail base with health store, upscale auto repair facility, hydroponics store, and charming clothing consignment in one building. Music store, jewelry repair and travel agency in the 2nd building (adjacent)

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

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

Nicole Potebnya
Commercial Agent
nicole@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

200-222 Division Street NW, Olympia

The Corner Shops

For Lease



The Corner Shops
200-222 Division St NW
Olympia WA 98502
Thurston County

Building Information

Building Status:	Under Reno
Total Building SF:	15,200
Net Rentable Area:	15,200
Total Retail SF:	15,200
Largest Contiguous SF:	9,420
Year Built:	1976
Year Renovated:	2008
Sprinklers:	Yes
Construction Type:	Brick, Framed, Masonry, Metal, Wood
Security System:	No
# of Buildings:	2
# of Floors:	1
# of Units:	5
A/C:	Yes

Location

Market Area:	Olympia
Cross Street:	Harrison Avenue NW
Vicinity:	West Olympia

Property Information

Tax ID #s:	8500360070 8500360020
Total Land SF:	30,927
Acres:	0.71
Investment:	Yes
Owner User:	No
Owner:	Falcone Property TIC
Developer:	Affinity Investments, Inc.

Retail Information

Center Type:	Community/Specialty
Pads:	3424 square feet at intersection.

Building/Property Comments

Public Building Comments

Renovation planned on both buildings - including new facade, landscaping and signage. Located on a busy lighted intersection minutes from Highway 101 and I-5.

Copyright © 2010 Commercial Brokers Association. All rights reserved.

Some information contained herein may have been obtained from public records or other sources deemed reliable but is not guaranteed.

Space Information (Listing # 462476)

Asset Class:	Retail	Days on Mkt:	128	Agent:	Nicole Potebnya
Lease Type:	NNN	Rent Min:	\$ 15.00 /sf	Email:	nicole@rants-group.com
Status:	Available	Rent Max:	\$ 15.00 /sf	Office Phone:	(360) 943-8060
Availability:	Available	NNN Expenses:	\$ 2.75	Phone:	(360) 943-8060
Date Avail:	3/3/2010	Avail SF:	3,300	Company:	Rants Group, The
Floor:	1st	Vacant SF:	3,300	LOC:	3.0
Entire Floor:	No	Divide To SF:	1,300	Exclusions:	No
Sub Lease:	No			Last Modified:	3/05/2010
Move In:	Immediately				
Frontage:	Division Street NW				

Listing Broker Comments: Fantastic opportunity to occupy GREAT VISIBILITY retail space in the heart of West Olympia! EZ I-5/101 access in highly active retail block. Great existing retail base with health store, upscale auto repair facility, hydroponics store, and charming clothing consignment shop in one building and travel agency, jewelry repair, and music shop in adjacent building. Come capture the moment! CSO: 3% years 1-5; 1.5% years 6-10.

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:
Nicole Potebnya
nicole@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.



FLOOR PLAN

200-222 Division Street NW, Olympia



Tenant	Suite	Sq. Ft.	Rent
Music Centers, Inc.	200-A	1,833	Leased
All Ways Travel Service	200-B	1,367	Leased
Above & Beyond Auto Care	222-A	2,308	Leased
Mandolin's Consignment	222-B	3,026	Leased
Vacant (can be demised)	222-C	4,266	\$15.00 psf, plus NNN
Vacant	222-D	1,200	\$15.00 psf, plus NNN
Good Life Health Foods	222-E	1,200	Leased

22,405 Cars Per Day
at Division St NW and
Harrison Ave NW (2006)



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.

