

FOR LEASE

3409 Capitol Boulevard, Tumwater, Wa

www.rants-group.com



- **2,340 Square Foot Retail Space**
- **\$14.25/ PSF**
- **Tenant pays utilities & interior maintenance**
- **Visible retail location**
- **Open retail area stock room, restrooms, loading door in back, high ceilings and good storefront windows**
- **On the corner of Capitol and Custer**
- **Near the Brewery**
- **Available September 2011**



Carolyn Graden, Commercial Broker
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Tumwater Square

For Lease



Tumwater Square
 3405-3413 Capitol Blvd
 Tumwater WA 98501
 Thurston County
 Second Addr: Capitol & Custer (near Brewery)
 Cross Street: Custer/North

Location

Market Area: Tumwater
 Building Status: Existing

Property Information

Tax ID #s: 45700900001
 Total Land SF: 22,216
 Acres: 0.51
 Zoning: General Commercial
 Investment: No
 Owner User: No
 Owner: Tumwater Square Associates

Building Information

Total Building SF: 10,500
 Net Rentable Area: 10,500
 Total Retail SF: 10,500
 Year Built: 1968
 Sprinklers: No
 Construction Type: Concrete
 Building Class: C
 # of Buildings: 1
 # of Floors: 1
 A/C: Yes
 Industrial Type: 0

Sustainability/Green Building

LEED Cert: No
 Energy Star Cert: No

Retail Information

Center Type: Community/Specialty

Space Information for Suite 3409 (Listing # 491686)

Asset Class: Retail	Days on Mkt: 8	Agent: Carolyn Graden, CCIM
Lease Type: Modified Gross	Rent Min: \$ 14.25 /sf	Email: carolyn@rants-group.com
Status: New	Rent Max: \$ 14.25 /sf	Office Phone: (360) 943-8060
Availability: Occupied	Tot Monthly Rent: \$ 2,780	Phone: (360) 943-8060
Date Avail: 9/1/2011	Avail SF: 2,340	Company: Rants Group, The
Suite: 3409	Divide To SF: 2,340	LOC: 2.5
Entire Floor: No		Exclusions: No
Sub Lease: No		Last Modified: 6/08/2011
Move In: September, 2011		
Frontage: Capital Blvd.		

Listing Broker Comments:

Visible retail location on high traffic street. Open area, stock room, restrooms, loading door in the back. High ceilings, good storefront windows. Great location and synergy for a sports or health type of business. This is not a triple net lease so operating expenses are lower than other retail centers. Currently occupied by South Sound Running, which is moving to larger adjacent suite.

Public Comments:

Tumwater Square retail location

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