

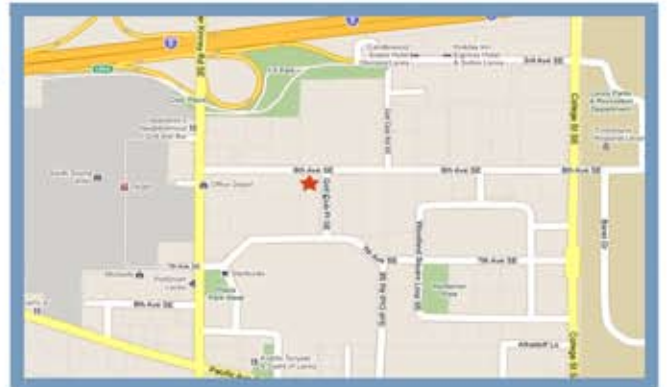
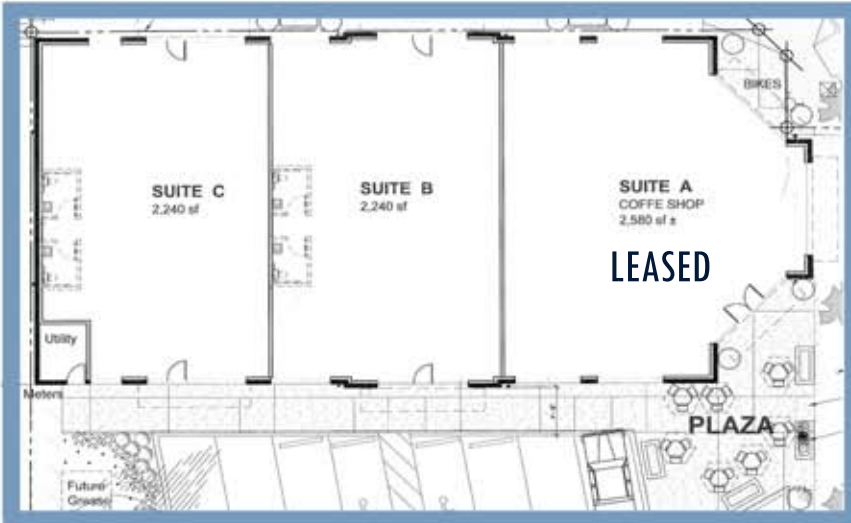


FOR SALE. FOR LEASE.
FOR YOU.

FOR LEASE

4219 6th Avenue, Lacey

www.rants-group.com



- 4,480 sf divisible to 2,240 sf
- Two retail suites available
Suite B- 2,240 sf
Suite C- 2,240 sf
- Combine Suites B & C for 4,480 sf
- \$18.50 psf - NNN
- Tenant Improvement allowance \$20.00 psf
- In the heart of Lacey's business district
- Adjacent to Columbia Bank & next door to Dancing Goats Café
- Close to St. Martin's College & City of Lacey Campus, plus residential and multi-family



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



Nicole Potebnya, Commercial Broker
nicole@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.

Columbia Plaza

For Lease



Columbia Plaza
 4219 SE 6th Ave
 Lacey WA 98503
 Thurston County
 Cross Street: Golf Club Place

Building Information

Total Building SF:	7,100
Net Rentable Area:	7,100
Total Retail SF:	7,100
Year Built:	2007
Sprinklers:	Yes
Building Class:	A
# of Buildings:	1
# of Floors:	1
A/C:	Yes

Location

Market Area:	Lacey
Building Status:	Existing
Property Website Link	

Property Information

Tax ID #s:	11817430400
Total Land SF:	62,290
Acres:	1.43
Zoning:	CBD 1
Investment:	No
Owner User:	No
Expenses:	\$ 5.75

Retail Information

Center Type:	Mixed Use
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Space Information for Suite B, C (Listing # 236073)

Asset Class: Retail	Days on Mkt: 1,999	Agent: Shelley Foltz, CCIM
Lease Type: NNN	Rent Min: \$ 18.50 \$/sf/yr	Email: shelley@rants-group.com
Status: Available	Rent Max: \$ 18.50 \$/sf/yr	Phone: (360) 943-8060
Availability: Available	NNN Expenses: \$ 5.75 \$/sf/yr	2nd Agent: Nicole Potebnya
Date Avail: 9/1/2011	Avail SF: 4,480	Email: nicole@rants-group.com
Suite: B, C	Vacant SF: 4,480	Phone: (360) 943-8060
Entire Floor: No	Divide To SF: 2,240	Company: Rants Group, The
Sub Lease: No		Office Phone: (360) 943-8060
Move In: Immediately		LOC: 3%
Frontage: 6th Avenue SE		Exclusions: No
		Last Modified: 2/07/2012

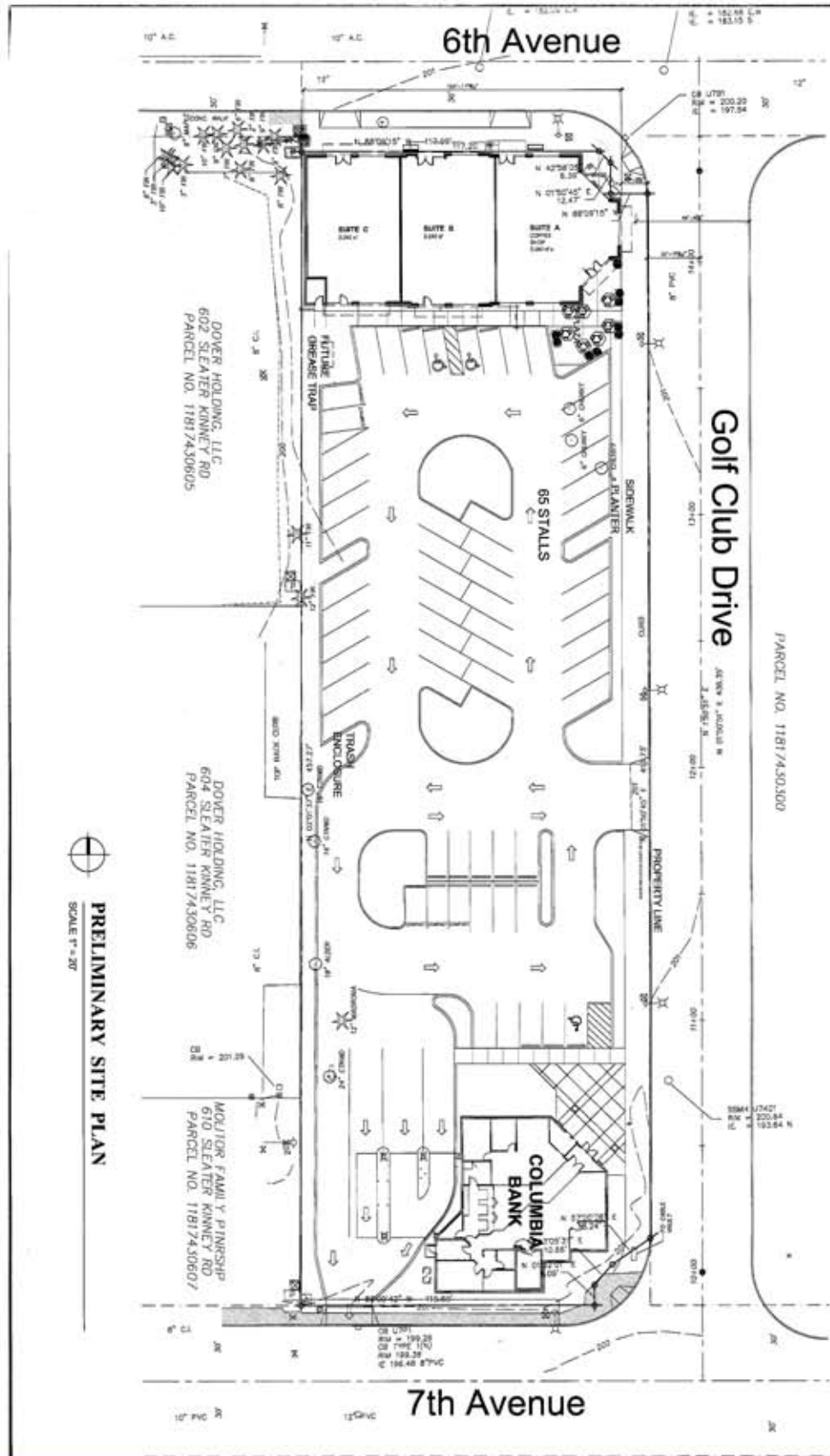
Listing Broker Comments:

2 (shell-state) suites available ~ Suite B 2,240± ~ Suite C 2,240±.. Can be combined for 4480 square feet.

Public Comments:

Capture The Opportunity in this FANTASTIC Location

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PRELIMINARY SITE PLAN
 SCALE 1" = 20'



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