



# FOR LEASE

6101 Capitol Boulevard SE, Tumwater, WA

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



## RETAIL / OFFICE SPACE IN THE HEART OF TUMWATER!

1,200 Square Feet - \$15.75 PSF - \$1,575.00/Month

Unserviced - Tenant Pays Utilities and Janitorial

Great location, Situated in the Heart of Tumwater

High Traffic Area, with Easy Access to I-5

Nice Professional Office with Excellent Parking and Great Visibility

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

Phone (360) 943-8060  
Fax (360) 943-9368  
[www.rants-group.com](http://www.rants-group.com)

**Nicole Potebnya**  
Commercial Agent  
[nicole@rants-group.com](mailto:nicole@rants-group.com)



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# LEASE INFORMATION

## 6101 Capitol Boulevard SE, Tumwater, WA



**Armada Building**  
6101 Capitol Boulevard SE  
Tumwater WA 98512  
Thurston County

### Location

Market Area: Tumwater

### Building Information

Total Building SF: 5,000  
Net Rentable Area: 5,000  
Total Office SF: 5,000  
Year Built: 1978  
Sprinklers: No  
Construction Type: Wood  
Building Class: B  
# of Buildings: 1  
# of Floors: 1  
# of Units: 2  
A/C: Yes

### Property Information

Investment: No  
Owner User: No

### Parking Information

# Uncovered: 12

### Building/Property Comments

#### Public Building Comments

Great location. Nice professional office with excellent parking and great visibility in a high traffic area.

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### Space Information (Listing # 462591)

**Asset Class:** Office  
**Lease Type:** Modified Gross  
**Status:** Hold  
**Availability:** Vacant  
  
**Floor:** 1  
**Entire Floor:** No  
**Sub Lease:** No  
**Move In:** Immediately

**Days on Mkt:** 1  
**Rent Min:** \$ 15.75 /sf  
**Rent Max:** \$ 15.75 /sf  
**Tot Monthly Rent:** \$ 1,575  
**Avail SF:** 1,200  
**Vacant SF:** 1,200  
**Divide To SF:** 1,200

**Agent:** Shelley Foltz  
**Email:** [shelley@rants-group.com](mailto:shelley@rants-group.com)  
**Office Phone:** (360) 943-8060  
**Phone:** (360) 943-8060  
**Company:** Rants Group, The

### Listing Broker Comments:

Great location, situated in the heart of Tumwater with easy access to I-5. Nice professional office with excellent parking and great visibility and signage in a high traffic area. Lessee responsible for electricity, water, sewer and garbage (prorated at 24% occupancy of entire building), janitorial service and business insurance. Lessor pays real estate tax, building insurance, exterior and structural maintenance.

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**CONTACT:**  
**Shelley Foltz**  
[shelley@rants-group.com](mailto:shelley@rants-group.com)