



# 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)

**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

## 6101 Capitol Boulevard SE, Tumwater, WA

### Armada Building

For Lease



#### Parking Information

# Uncovered: 12

**Armada Building**  
6101 Capitol Boulevard SE  
Tumwater WA 98501  
Thurston County

#### 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

#### Location

Market Area: Tumwater  
Building Status: Existing

#### Property Information

Tax ID #s: 12703111900  
Total Land SF: 22,216  
Acres: 0.51  
Investment: No  
Owner User: No

#### Space Information for Suite A (Listing # 462591) | [Flyer](#)

<b>Asset Class:</b> Retail, Office	<b>Days on Mkt:</b> 433	<b>Agent:</b> <a href="#">Shelley Foltz, CCIM</a>
<b>Lease Type:</b> Modified Gross	<b>Rent Min:</b> \$ 15.75 /sf	<b>Email:</b> <a href="mailto:shelley@rants-group.com">shelley@rants-group.com</a>
<b>Status:</b> Available	<b>Rent Max:</b> \$ 15.75 /sf	<b>Office Phone:</b> (360) 943-8060
<b>Availability:</b> Vacant	<b>Tot Monthly Rent:</b> \$ 1,575	<b>Phone:</b> (360) 943-8060
<b>Date Avail:</b> 11/5/2009	<b>Avail SF:</b> 1,200	<b>Company:</b> Rants Group, The
<b>Floor:</b> 1	<b>Vacant SF:</b> 1,200	<b>LOC:</b> 3.0%
<b>Suite:</b> A	<b>Divide To SF:</b> 1,200	<b>Exclusions:</b> Yes
<b>Entire Floor:</b> No		<b>Last Modified:</b> 1/12/2011
<b>Sub Lease:</b> No		
<b>Move In:</b> Immediately		

#### Listing Broker Comments:

Great location, situated in the heart of Tumwater with easy access to I-5. Perfect for insurance office, accountant or other professional needing high visibility. Excellent parking and great signage in a high traffic area. Layout is open with one private in front and production and storage area at back. Former money store. 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.

#### Public (Internet) Comments: [www.rants-group.com](http://www.rants-group.com)

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