



FOR LEASE

2763 29th Avenue SW, Tumwater, WA

www.rants-group.com



- 8,000 Square Feet - 4,000 sf of office & 4,000 sf of warehouse
- \$.62 PSF - \$5,000.00/Month
- Unserviced - Owner pays taxes, insurance, site and shell maintenance
- 2 (12'x14') Grade Roll-Up Doors
- 1 (12'x14') Dock High Roll-Up Door
- 3 Electric Meters, 600 amps., 3 Phase Power
- Building is Fully Insulated
- Portions of the office space can be converted back to warehouse

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

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Shelley Foltz
Commercial Agent
shelley@rants-group.com



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LEASE INFORMATION

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For Lease



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2763 29th Avenue SW
Tumwater WA 98512
Thurston County

Location

Market Area: Tumwater
Building Status: Existing

Building Information

Total Building SF: 8,000
Net Rentable Area: 8,000
Total Office SF: 4,000
Total Industrial SF: 4,000
Year Built: 1977
Sprinklers: No
Construction Type: Metal
Building Class: B
of Buildings: 1
of Floors: 1
A/C: No

Property Information

Tax ID #: 63050002400
Total Land SF: 68,825
Acres: 1.58
Investment: No
Owner User: No

Sustainability/Green Building

LEED Cert: No
Energy Star Cert: No

Space Information (Listing # 473534)

Asset Class: Office, Industrial	Days on Mkt: 4	Agent: Shelley Foltz
Lease Type: Modified Gross	Rent Min: \$ 0.62 /sf	Email: shelley@rants-group.com
Status: Available	Rent Max: \$ 0.62 /sf	Office Phone: (360) 943-8060
Availability: Occupied	Tot Monthly Rent: \$ 4,960	Phone: (360) 943-8060
Date Avail: 7/15/2010	Avail SF: 8,000	Company: Rants Group, The
Floor: 1	Divide To SF: 8,000	Last Modified: 6/12/2010
Entire Floor: Yes		LOC: 3.0%
Sub Lease: No		LOC Excl: No

Additional Industrial Space Detail:

Min Office SF: 4,000	Blended Rent Min: \$ 0.62 /sf	Ceiling Height:
Max Office SF: 4,000	Blended Rent Max: \$ 0.62 /sf	Dock High Doors: 1
Min Industrial SF: 4,000	Ofc Rent Min:	Grade Level Doors: 2
Max Industrial SF: 4,000	Ofc Rent Max:	
Min Total SF: 8,000	Shell Rent Min:	
Max Total SF: 8,000	Shell Rent Max:	

Listing Broker Comments:

8,000 sq.ft. office/warehouse, includes 4,000 sf of office and 4,000 sf of warehouse. Portions of the office space can be converted back to warehouse. Unserviced - owner pays taxes, insurance, site and shell maintenance. 2 (12' x 14') grade roll-up doors and 1 (12' x 14') dock high roll-up door, 3 electric meters, 600 amps, 3 phase power, building is fully insulated.

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FLOOR PLAN

2763 29th Avenue SW, Tumwater



SCALE
1/16"=1'