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FOR LEASE

Office & Warehouse Space
711 Tumwater Boulevard SW, Tumwater



- 10,000 sf Office space at \$9.00 psf (\$7,500.00/mo)
- 22,500 sf warehouse at \$.39 psf (\$8,775.00/mo)
- Unserviced
- Office & Warehouse space can be leased together or separately
- Open Parking
- Zoned light industrial
- Grade level and dock high doors

The Rants Group

724 Columbia St. NW, Suite 200
Olympia, WA 98501

Phone (360) 943-8060

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www.rants-group.com

Shelley Foltz

Commercial Agent

shelley@rants-group.com



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711 Tumwater Blvd SW

For Lease



711 Tumwater Blvd SW
711 Tumwater Blvd SW
Tumwater WA 98501
Thurston County

Location	
Market Area:	Tumwater
Cross Street:	Near Center Street

Building Information	
Building Status:	Existing
Total Building SF:	68,885
Net Rentable Area:	68,885
Total Industrial SF:	68,885
Year Built:	1979
Sprinklers:	No
Construction Type:	Metal
# of Floors:	1
A/C:	Yes

Property Information	
Tax ID #s:	99700404800
Total Land SF:	223,898
Acres:	5.14
Zoning:	LI
Investment:	No
Owner User:	No
Owner:	BPMP Investments II

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Space Information (Listing # 432420)

Asset Class: Industrial	Days on Mkt: 446	Agent: Shelley Foltz
Lease Type: Modified Gross	Rent Min: \$ 0.39 /sf	Email: shelley@rants-group.com
Status: Available	Rent Max: \$ 0.39 /sf	Office Phone: (360) 943-8060
Availability: Occupied	Tot Monthly Rent: \$ 8,775	Phone: (360) 943-8060
Date Avail: 1/19/2009	Avail SF: 22,500	Company: Rants Group, The
Sub Lease: No	Vacant SF: 0	LOC: 2.5%
Move In: Immediately	Divide To SF: 22,500	Exclusions: No
		Last Modified: 4/09/2010

Additional Industrial Space Detail:

Min Office SF:	Blended Rent Min: \$ 0.39 /sf	Ceiling Height:
Max Office SF:	Blended Rent Max: \$ 0.39 /sf	Dock High Doors: 1
Min Industrial SF: 22,500	Ofc Rent Min:	Grade Level Doors: 1
Max Industrial SF: 22,500	Ofc Rent Max:	
Min Total SF:	Shell Rent Min:	
Max Total SF:	Shell Rent Max:	

Listing Broker Comments: Warehouse with grade level and dock high doors, open parking, Zoned Light Industrial. Contiguous 10,000sf office also listed @ \$9.00/psf. Can be leased together or separately. Access to I-5 north and south 3 blocks away!

Space Information (Listing # 432426)

Asset Class: Office	Days on Mkt: 446	Agent: Shelley Foltz
Lease Type: Modified Gross	Rent Min: \$ 9.00 /sf	Email: shelley@rants-group.com
Status: Available	Rent Max: \$ 9.00 /sf	Office Phone: (360) 943-8060
Availability: Occupied	Tot Monthly Rent: \$ 7,500	Phone: (360) 943-8060
Date Avail: 1/19/2009	Avail SF: 10,000	Company: Rants Group, The
Entire Floor: Yes	Vacant SF: 0	LOC: 2.5%
Sub Lease: No	Divide To SF: 10,000	Exclusions: No
Move In: Immediately		Last Modified: 4/09/2010

Listing Broker Comments: 10,000sf office space attached to industrial warehouse. Open parking, tenant pays electricity & gas. Contiguous 22,500 sf warehouse with grade level and lock high loading also available. Can be leased together or separately. Access to I-5 north and south 3 blocks away!

