



FOR LEASE

Office/Industrial Warehouse
www.rants-group.com



7827 Arab Drive, Suite A

- 13,020 Square Feet
3,000 sf office, 10,020 sf warehouse
- \$6,250 per month (.48/psf), unserviced
- Air Conditioned Office with:
 - 2 Private Offices
 - 2 Restrooms
 - Entry/Recetion/Waiting area
 - Large Open Area
- Fully Sprinkled
- 1 (14' x 14') Grade Level Door
- 2 (10' x 10') Dock High Doors



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

Phone (360) 943-8060
Fax (360) 943-9368
www.rants-group.com

Shelley Foltz
Commercial Agent
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

7827 Arab Drive SE, Olympia

7827 Arab Drive

For Lease



Sustainability/Green Building

LEED Cert: No
Energy Star Cert: No

7827 Arab Drive
7827 Arab Dr SE
Olympia WA 98501
Thurston County
Vicinity: Airport
Cross Street: 79th

Building Information

Total Building SF: 39,015
Net Rentable Area: 39,015
Total Industrial SF: 39,015
Year Built: 1992
Sprinklers: Yes
Construction Type: Steel
Roof Type: Metal
Building Class: C
of Buildings: 1
of Floors: 1
of Units: 2
A/C: Yes

Location

Market Area: Olympia
Building Status: Existing
[Property Website Link](#)

Property Information

Tax ID #s: 38030000100
Total Land SF: 257,004
Acres: 5.90
Zoning: L1
Investment: No
Owner User: No

Space Information for Suite A (Listing # 475215)

Asset Class: Office, Industrial	Days on Mkt: 5	Agent: Shelley Foltz
Lease Type: Modified Gross	Rent Min: \$ 0.48 /sf	Email: shelley@rants-group.com
Status: New	Rent Max: \$ 0.48 /sf	Office Phone: (360) 943-8060
Availability: Occupied	Tot Monthly Rent: \$ 6,250	Phone: (360) 943-8060
Date Avail: 9/1/2010	Avail SF: 13,020	Company: Rants Group, The
Floor: 1	Divide To SF: 13,020	Last Modified: 7/20/2010
Suite: A		LOC: 3.0%
Entire Floor: No		LOC Excl: No
Sub Lease: No		
Move In: 30 days		

Additional Industrial Space Detail:

Min Office SF: 3,000	Blended Rent Min: \$ 0.48 /sf	Ceiling Height: 20.0-20.0 ft
Max Office SF: 3,000	Blended Rent Max: \$ 0.48 /sf	Dock High Doors: 2
Min Industrial SF: 10,020	Ofc Rent Min: \$ 0.48 /sf	Grade Level Doors: 1
Max Industrial SF: 10,020	Ofc Rent Max: \$ 0.48 /sf	
Min Total SF: 13,020	Shell Rent Min: \$ 0.48 /sf	
Max Total SF: 13,020	Shell Rent Max: \$ 0.48 /sf	

Listing Broker Comments:

13,020 sf office/warehouse, located by Olympia airport. Includes 3,000 sf office and 10,020 sf warehouse. Air conditioned office with 2 private offices, 2 restrooms, entry/reception/waiting area and large open area. Warehouse has gas heat and is fully sprinkled. 1 (14'x14') grade level door and 2 (10'x10') dock high doors. South on Old Hwy 99, left on 79th and left on Arab Dr. SE to building.

Public (Internet) Comments: **Warehouse / Office Near Olympia Airport**
13,020 sf office/warehouse, located by Olympia airport. Includes 3,000 sf office and 10,020 sf warehouse. Air conditioned office with 2 private offices, 2 restrooms, entry/reception/waiting area and large open area. Warehouse has gas heat and is fully sprinkled. 1 (14'x14') grade level door and 2 (10'x10') dock high doors. South on Old Hwy 99, left on 79th and left on Arab Dr. SE to building.

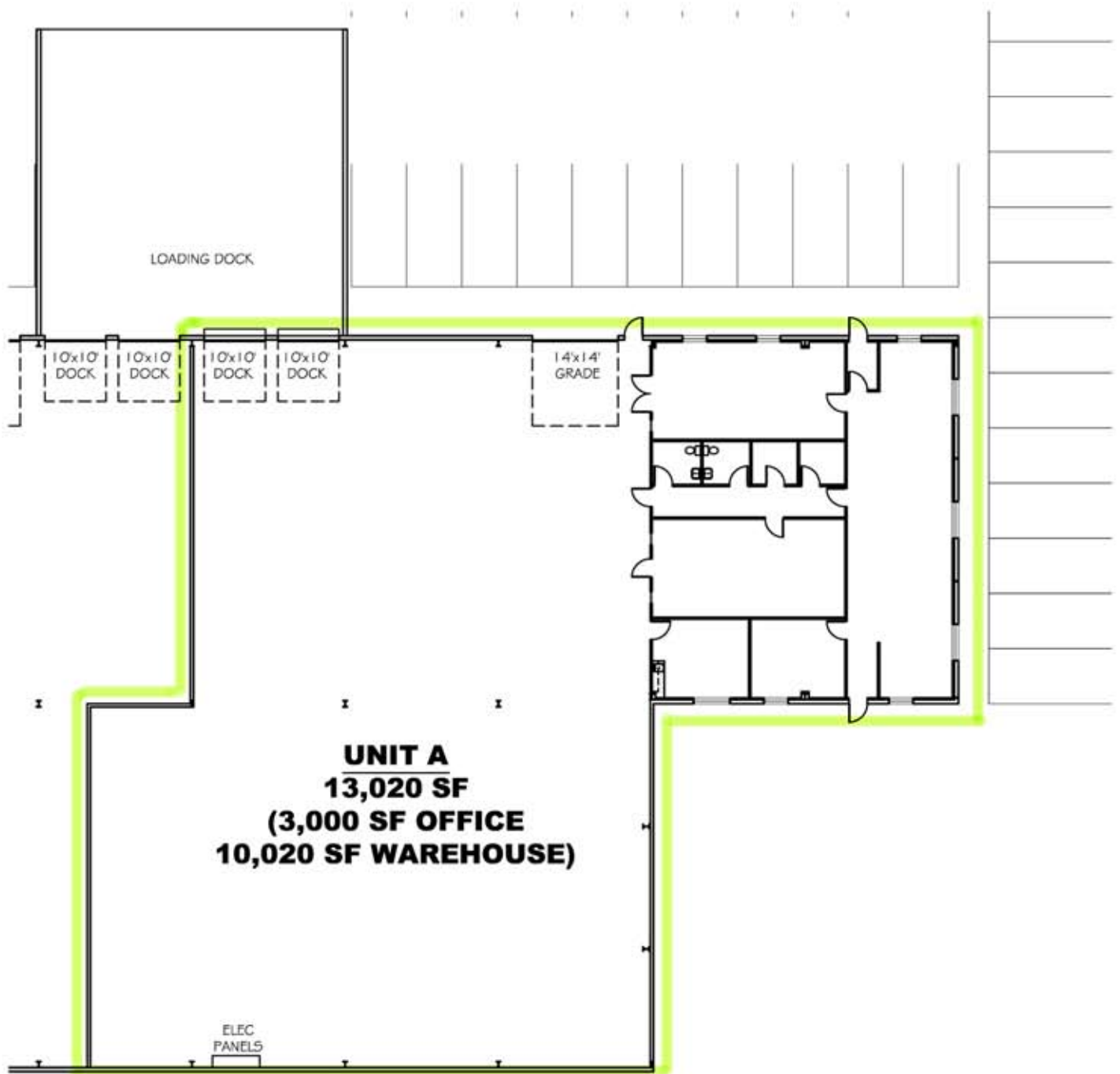
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CONTACT:
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FLOOR PLAN

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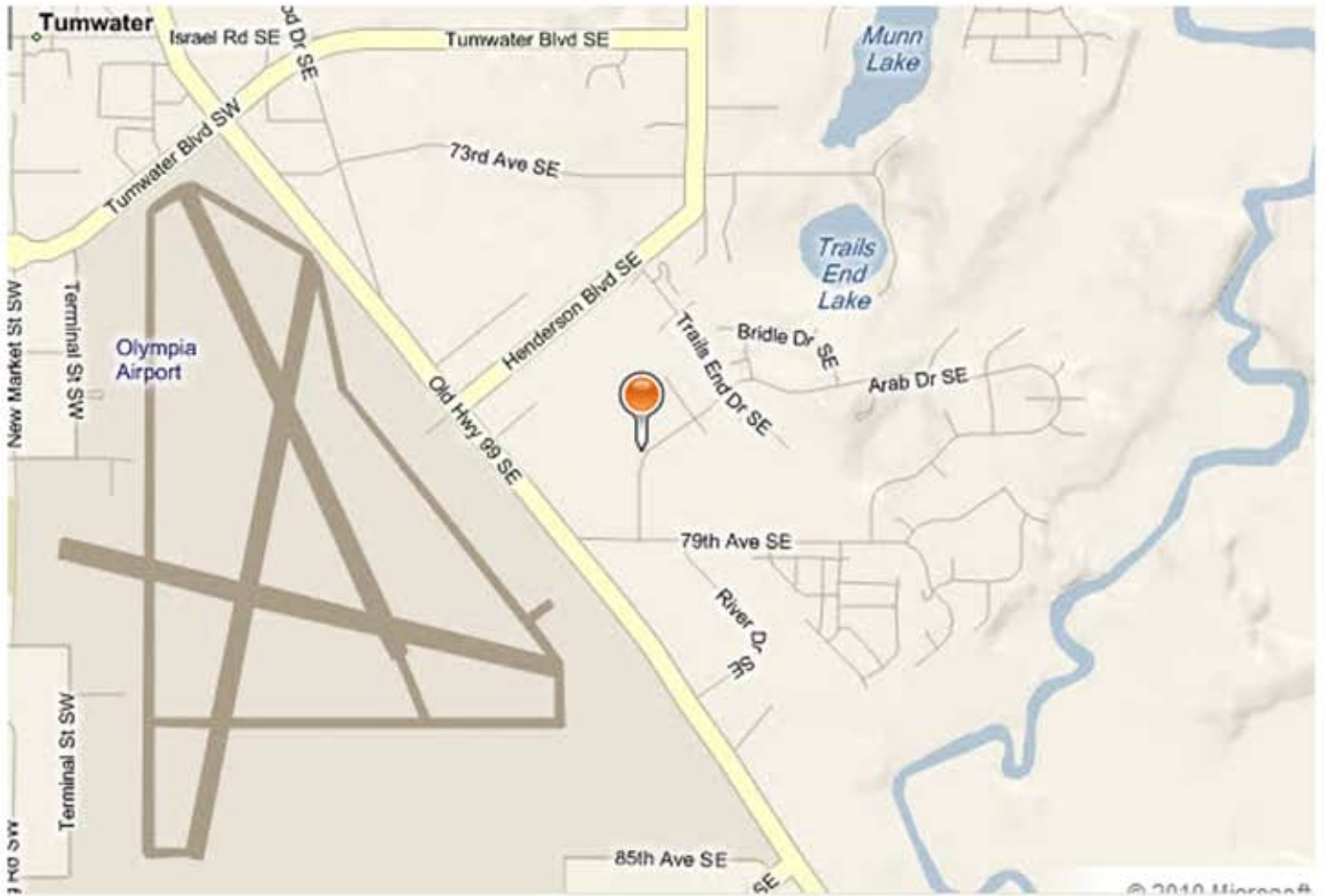
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Carolyn Graden
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LOCATION

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