



FOR LEASE

818 79th Ave. Tumwater

www.rants-group.com



818 79th Ave, Tumwater



Great Retail/Showroom/Office Space

- \$10.25 PSF Unserviced
- 13,397 Square Feet Combined Retail and Office Space
 - 7,951 SF Office:
 - 7 Private Offices, Breakroom*
 - 5,446 SF Warehouse
- Glass and Brick Store Front
- High Visability at Corner of 79th and Old Hwy 99

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

818 79th Ave, Tumwater

818 79th Avenue

For Lease



818 79th Avenue
 818 79th Ave SE
 Tumwater WA 98501
 Thurston County
 Cross Street: Old Hwy 99

Location

Market Area: Tumwater
 Building Status: Existing

Property Information

Tax ID #s: 12821430105
 Total Land SF: 110,500
 Acres: 2.50
 Investment: No
 Owner User: No

Building Information

Total Building SF: 50,081
 Net Rentable Area: 50,081
 Total Industrial SF: 50,081
 Year Built: 2004
 Sprinklers: Yes
 Construction Type: Steel
 # of Buildings: 1
 # of Floors: 1
 A/C: Yes

Space Information for Suite Unit A (Listing # 220898)

Asset Class: Retail, Industrial	Days on Mkt: 0	Agent: Shelley Foltz
Lease Type: Modified Gross	Rent Min: \$ 10.25 /sf	Email: shelley@rants-group.com
Status: Available	Rent Max: \$ 10.25 /sf	Office Phone: (360) 943-8060
Date Avail: 9/1/2010	Avail SF: 13,397	Phone: (360) 943-8060
Suite: Unit A	Divide To SF: 13,397	Company: Rants Group, The
Entire Floor: No		Last Modified: 7/21/2010
Sub Lease: No		LOC: 3%
Frontage: Old Hwy 99		LOC Excl: No

Additional Industrial Space Detail:

Min Office SF: 7,951	Blended Rent Min: \$ 10.25 /sf	Ceiling Height:
Max Office SF: 7,951	Blended Rent Max: \$ 10.25 /sf	Dock High Doors: 1
Min Industrial SF: 5,446	Ofc Rent Min: \$ 10.25 /sf	Grade Level Doors: 1
Max Industrial SF: 5,446	Ofc Rent Max: \$ 10.25 /sf	
Min Total SF: 13,397	Shell Rent Min: \$ 10.25 /sf	
Max Total SF: 13,397	Shell Rent Max: \$ 10.25 /sf	

Listing Broker Comments:

This is a great retail/flex warehouse space which fronts on Old Hwy 99 at 79th. Includes glass & brick storefront, 2 ADA restrooms, breakroom and 7 private offices.

Public (Internet) Comments: This is a great retail/flex warehouse space which fronts on Old Hwy 99 at 79th. Includes glass & brick storefront, 2 ADA restrooms, breakroom and 7 private offices.

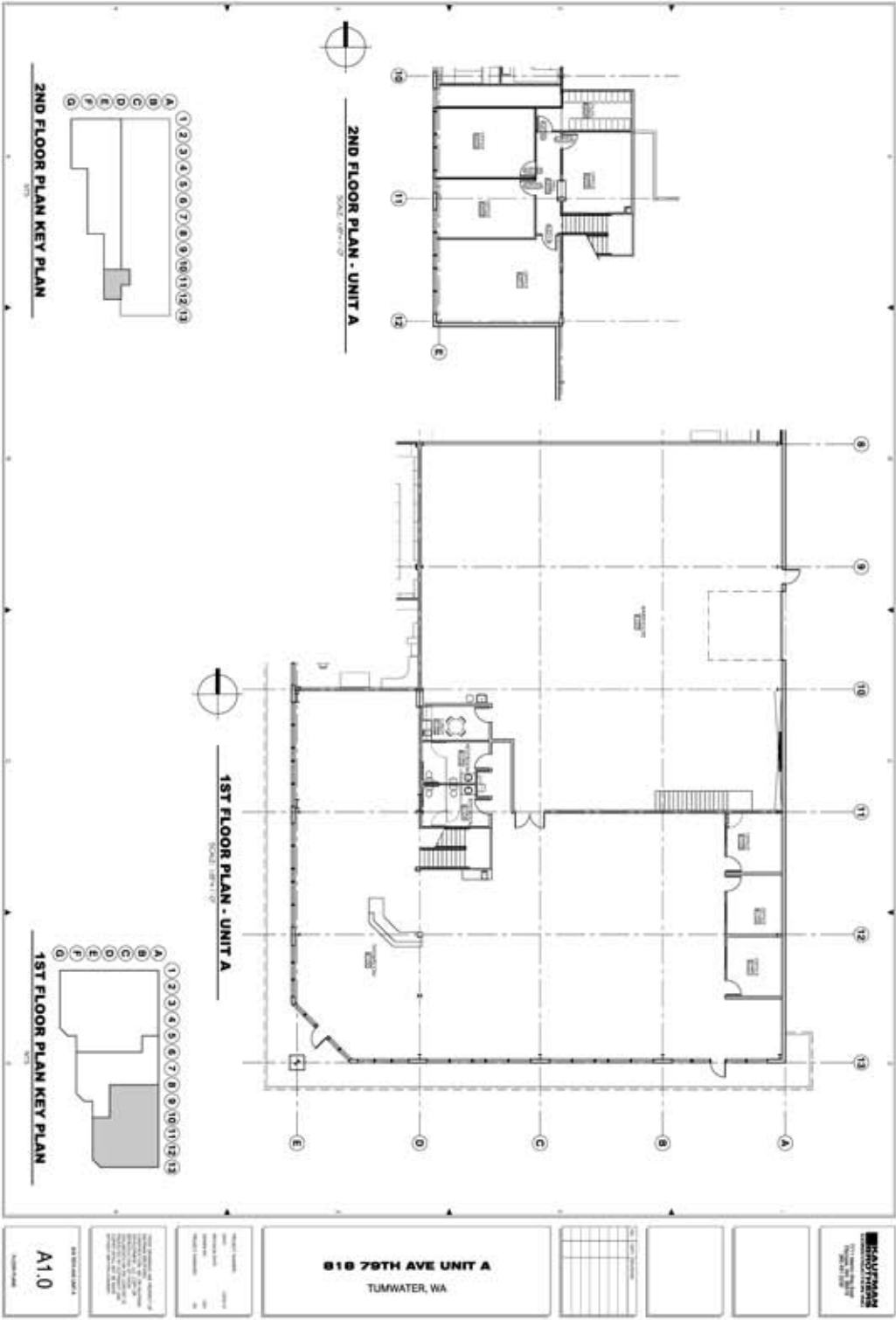
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FLOOR PLAN

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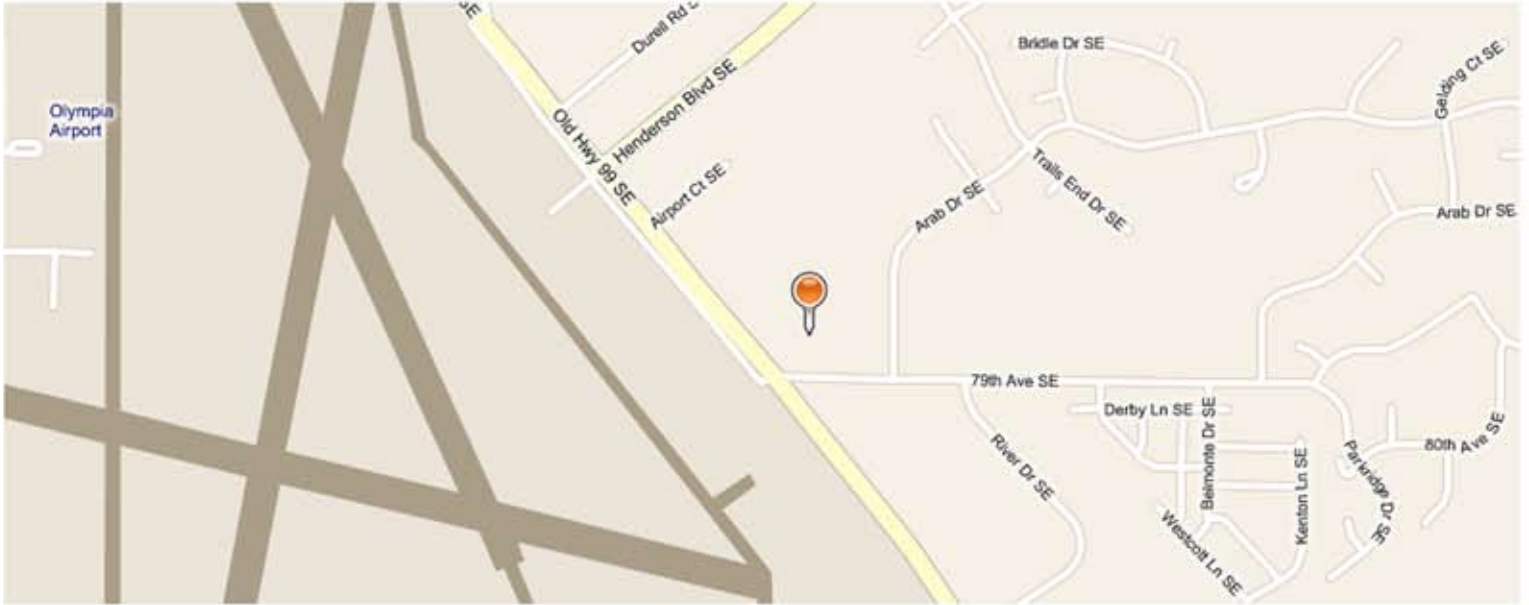
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