

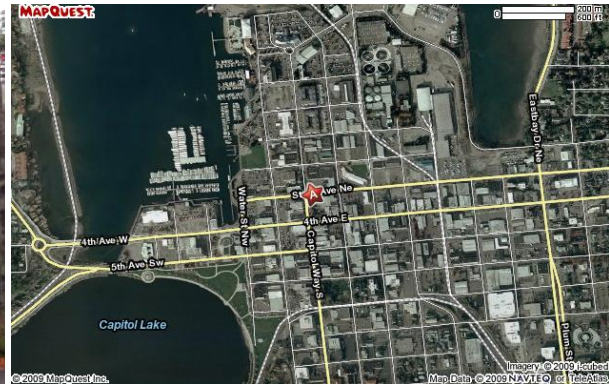
Olympia Press Building

116 Capitol Way N. and 109-115 State Ave. NE
Olympia, WA 98501

Retail/Office/Industrial Space for Lease

49 rsf to 24,200 rsf

Suite rates starting at \$69 fully-serviced per month!

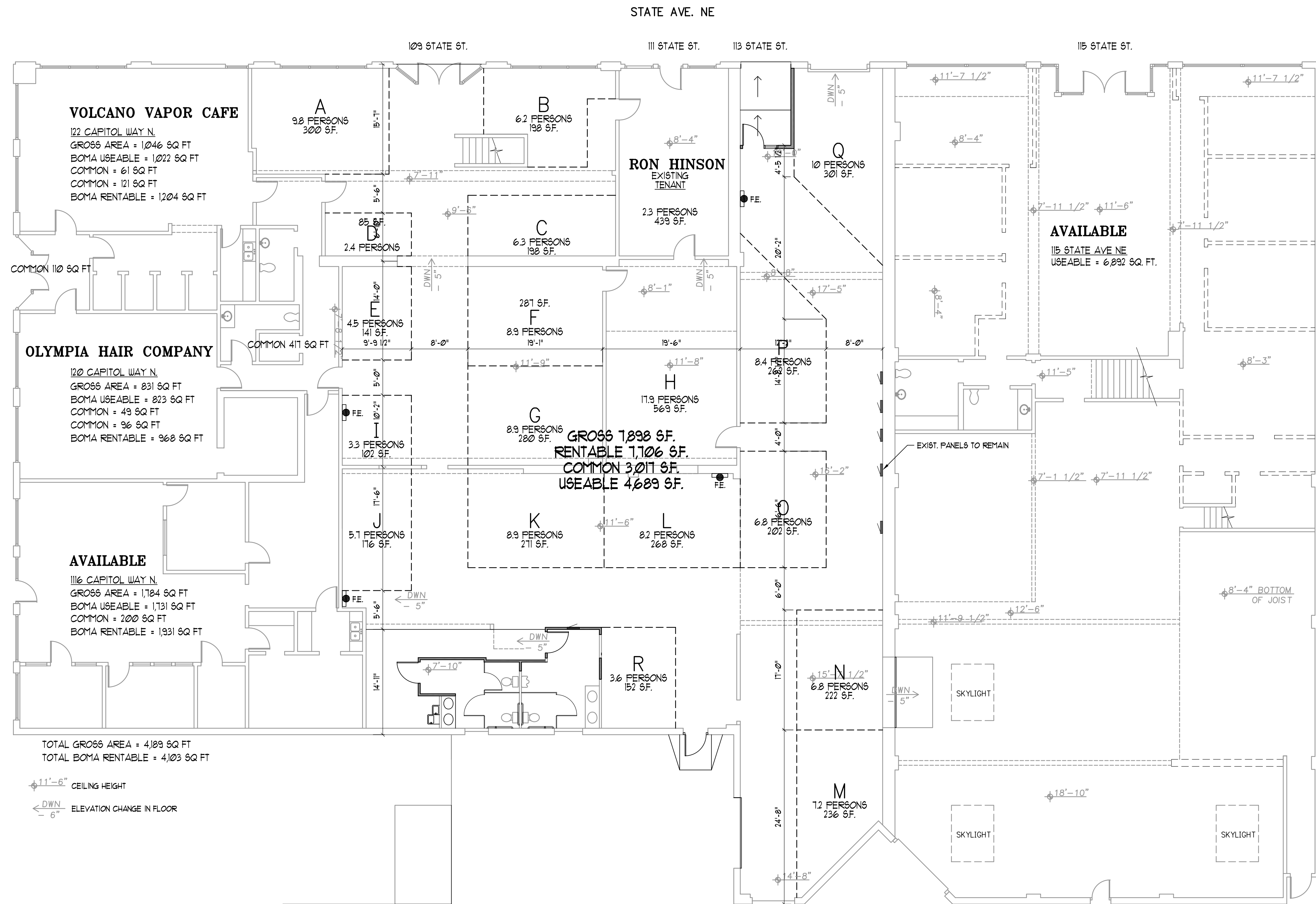


Overview

- Two connected buildings constructed in 1868 and 1920 but substantially renovated since.
- 16,529 sf available on 1st floor with spaces starting at 140 rentable square feet (rsf).
- 7,642 sf available on 2nd floor with spaces starting at 49 rsf.
- Upgraded utilities, including electric and HVAC.
- Office, retail, and industrial spaces available for immediate occupancy.

Contact: **Scott Shapiro**
ERV Realty Inc.
206-999-5088
scott@ervrealty.com

W:\Commercial\Clients\Glen Wais\081123 - Capital City Press Building (Olympia Press Building)\Original P\081123- A01.0-AREA.dwg, 12/19/2011 8:55:45 AM, FINE/LINE Technical Services, Inc. (360) 956-0885



OCCUPANCY = 136 PERSONS

FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"



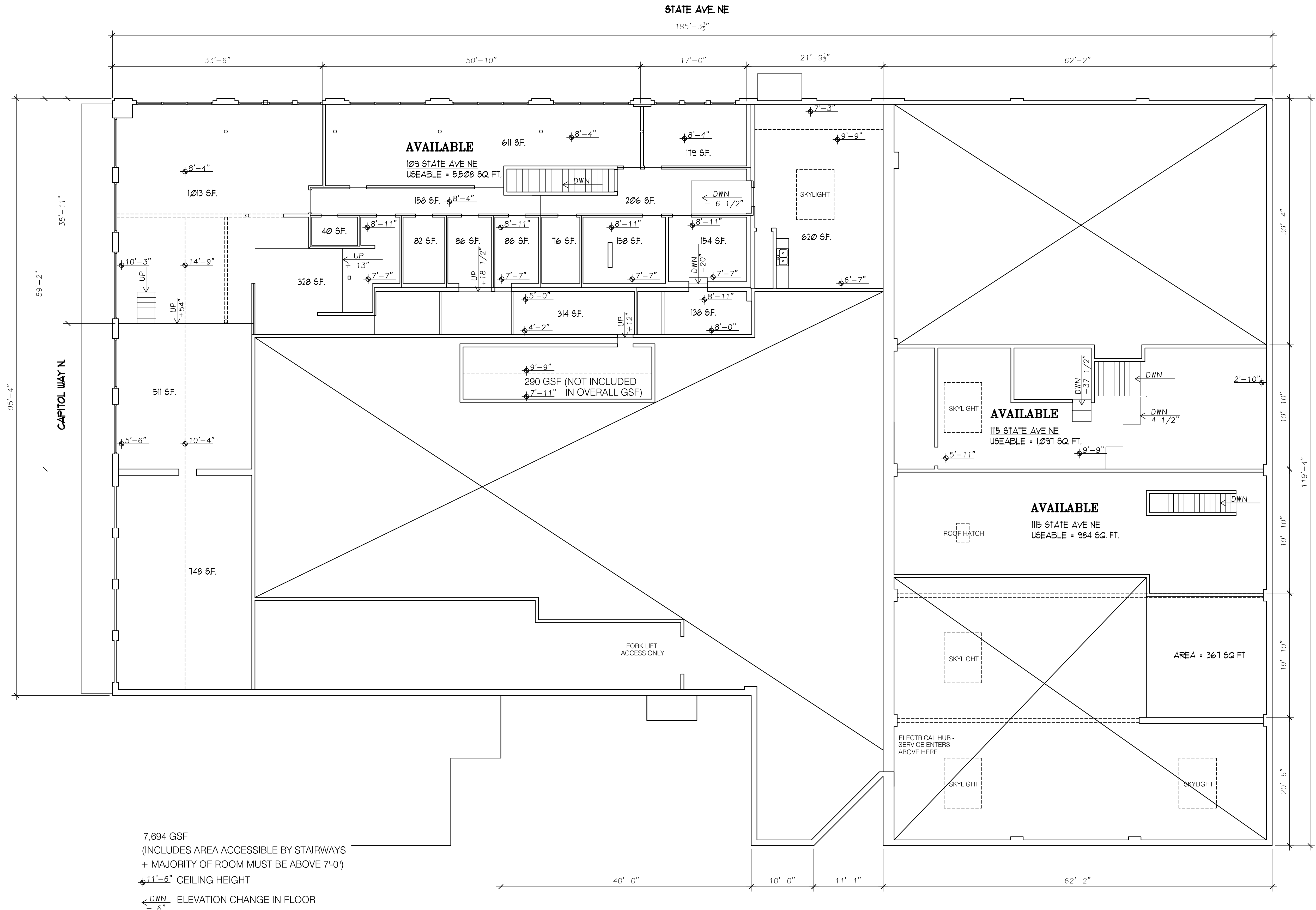
--	--	--

--

date: 10-27-11
drawn: R.C.T.
checked:

issue:
revisions:

title: FIRST FLOOR AREA PLAN OLYMPIA PRESS BUILDING OLYMPIA, WASHINGTON	sheet no.
---	-----------



7,694 GSF
 (INCLUDES AREA ACCESSIBLE BY STAIRWAYS
 + MAJORITY OF ROOM MUST BE ABOVE 7'-0")
 ± 11'-6" CEILING HEIGHT
 \swarrow 6" ELEVATION CHANGE IN FLOOR

SECOND FLOOR PLAN
 SCALE: 1/8"=1'-0"



--

--

date: 10-27-11
drawn: R.C.T.
checked:

issue:
revisions:

title:	SECOND FLOOR PLAN
	OLYMPIA PRESS BUILDING OLYMPIA, WASHINGTON

sheet no.	A2.0
-----------	------

Olympia Press Building												
116 Capitol Way N. & 109-115 State Ave. NE												
Olympia, WA 98501												
Floor	116 1st	109 1st	115 1st	109 2nd	115 2nd	Total						
Gross SF	1,984	7,898	6,892	5,194	2,448	24,416						
Rentable SF	1,931	7,706	6,892	5,194	2,448	24,171						
Common SF	200	3,017	-	984	-	4,201						
Useable SF	1,731	4,689	6,892	4,210	2,448	19,970						
Capitol Way N.	Floor	Suite	Useable SF	Useable %	Common SF	Rentable SF	Gross Lease Rate /SF /Yr	Gross Lease Rate / Month	Tenant Name	Comment		
116	1		1,731	100.00%	200	1,931	\$ 18.64	\$ 2,999.00				
State Ave. NE	Floor	Suite	Useable SF	Useable %	Common SF	Rentable SF	Gross Lease Rate /SF /Yr	Gross Lease Rate / Month	Tenant Name	Comment		
109	1	A	300	6.40%	193	493	\$ 24.32	\$ 999.00				
109	1	B	198	4.22%	127	325	\$ 25.78	\$ 699.00				
109	1	C	198	4.22%	127	325	\$ 18.40	\$ 499.00				
109	1	D	85	1.81%	55	140	\$ 25.69	\$ 299.00				
109	1	E	141	3.01%	91	232	\$ 20.66	\$ 399.00				
109	1	F	287	6.12%	185	472	\$ 20.33	\$ 799.00				
109	1	G	280	5.97%	180	460	\$ 20.05	\$ 769.00				
109	1	H	569	12.13%	366	935	\$ 12.82	\$ 999.00				
109	1	I	102	2.18%	66	168	\$ 21.40	\$ 299.00				
109	1	J	176	3.75%	113	289	\$ 20.70	\$ 499.00				
109	1	K	271	5.78%	174	445	\$ 18.83	\$ 699.00				
109	1	L	268	5.72%	172	440	\$ 18.23	\$ 669.00				
113	1	M	236	5.03%	152	388	\$ 18.53	\$ 599.00				
113	1	N	222	4.73%	143	365	\$ 19.70	\$ 599.00				
113	1	O	202	4.31%	130	332	\$ 18.04	\$ 499.00				
113	1	P	262	5.59%	169	431	\$ 19.48	\$ 699.00				
113	1	Q	301	6.42%	194	495	\$ 24.23	\$ 999.00				
109	1	R	152	3.24%	98	250	\$ 19.17	\$ 399.00				
111	1	106	439	9.36%	282	721	\$ 23.27	\$ 1,399.00	Ron Hinson	Occupied		
		zTotal	4,689	100.00%	3,017	7,706	\$ 19.97	\$ 12,821.00				
					Min	140		\$ 299.00				
					Max	935		\$ 1,399.00				
115	1		6,892	100.00%	-	6,892	\$ 17.41	\$ 9,999.00				
All	1		13,312		3,217	16,529						
State Ave. NE	Floor	Suite	Useable SF	Useable %	Common SF	Rentable SF	Gross Lease Rate /SF /Yr	Gross Lease Rate / Month	Tenant Name	Comment		
109	2		748	17.77%	175	923	\$ 8.44	\$ 649.00		Combine w/ 511 & 1,103.		
109	2		511	12.14%	119	630	\$ 8.55	\$ 449.00				
109	2		1,013	24.06%	237	1,250	\$ 8.63	\$ 899.00				
109	2		611	14.51%	143	754	\$ 8.74	\$ 549.00				
109	2		179	4.25%	42	221	\$ 10.81	\$ 199.00				
109	2		154	3.66%	36	190	\$ 10.67	\$ 169.00		Combine w/ 138 nsf to S.		
109	2		138	3.28%	32	170	\$ 6.98	\$ 99.00		Combine w/ 154 nsf to N.		
109	2		158	3.75%	37	195	\$ 11.02	\$ 179.00				
109	2		76	1.81%	18	94	\$ 12.67	\$ 99.00				
109	2		86	2.04%	20	106	\$ 11.20	\$ 99.00				
109	2		86	2.04%	20	106	\$ 11.20	\$ 99.00				
109	2		82	1.95%	19	101	\$ 11.74	\$ 99.00				
109	2		328	7.79%	77	405	\$ 8.87	\$ 299.00				
109	2		40	0.95%	9	49	\$ 16.78	\$ 69.00				
		zTotal	4,210	100.00%	984	5,194	\$ 9.14	\$ 3,956.00				
					Min	49		\$ 69.00				
					Max	1,250		\$ 899.00				
115	2		1,097	44.81%	-	1,097	\$ 9.83	\$ 899.00				
115	2		984	40.20%	-	984	\$ 8.52	\$ 699.00				
115	2		367	14.99%	-	367	\$ 8.14	\$ 249.00				
		zTotal	2,448	100.00%	-	2,448	\$ 9.05	\$ 1,847.00				
					Min	367		\$ 249.00				
					Max	1,097		\$ 899.00				
All	1		13,312		3,217	16,529						
All	2		6,658		984	7,642						
All	1+2		19,970		4,201	24,171						