

# LEASE

**1000 UNION AVE SE**

1000 Union Ave SE Olympia, WA 98501



**LEASE RATE \$16.00 SF/YR**

**Terry Wilson**

360 789 5060

terry.wilson@cbolympia.com

**Spencer Ingram**

360 701 6439

spencer.ingrim@cbolympia.com



**COLDWELL BANKER  
COMMERCIAL**

EVERGREEN OLYMPIC  
REALTY, INC.

# LEASE

**1000 UNION AVE SE**  
1000 Union Ave SE Olympia, WA 98501



## PROPERTY DESCRIPTION

3,600 SF of 2nd Floor Office Space

## PROPERTY HIGHLIGHTS

- Demisable to 1,800 SF per suite
- FLOOR PLAN: Six large private offices, kitchen breakroom area, two conference rooms & storage
- Landlord to provide new carpet, paint, lighting and upgraded common areas
- One-half mile from I-5 Exit 105
- Ample parking in private parking lot

## OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Number of Units:	2
Available SF:	3,600 SF
Building Size:	7,188 SF
Zoning:	DB
APN:	78204300600

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,566	57,676	95,780
Total Population	8,613	132,970	227,896
Average HH Income	\$75,245	\$80,409	\$88,057

**Terry Wilson**  
360 789 5060  
terry.wilson@cbolympia.com

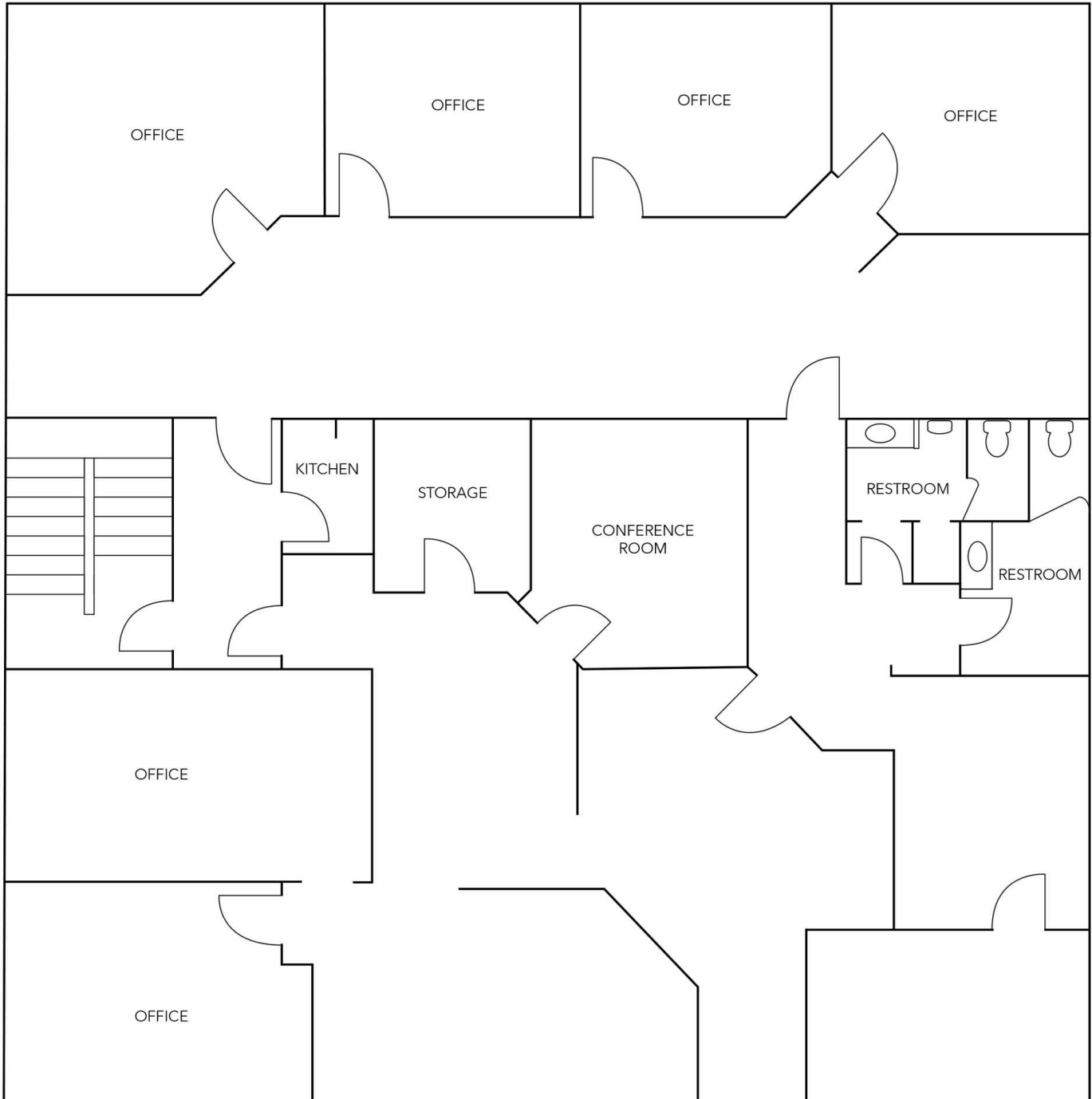
**Spencer Ingram**  
360 701 6439  
spencer.ingrim@cbolympia.com



**COLDWELL BANKER  
COMMERCIAL**  
EVERGREEN OLYMPIC  
REALTY, INC.

# LEASE

**1000 UNION AVE SE**  
1000 Union Ave SE Olympia, WA 98501



**Terry Wilson**  
360 789 5060  
terry.wilson@cbolympia.com

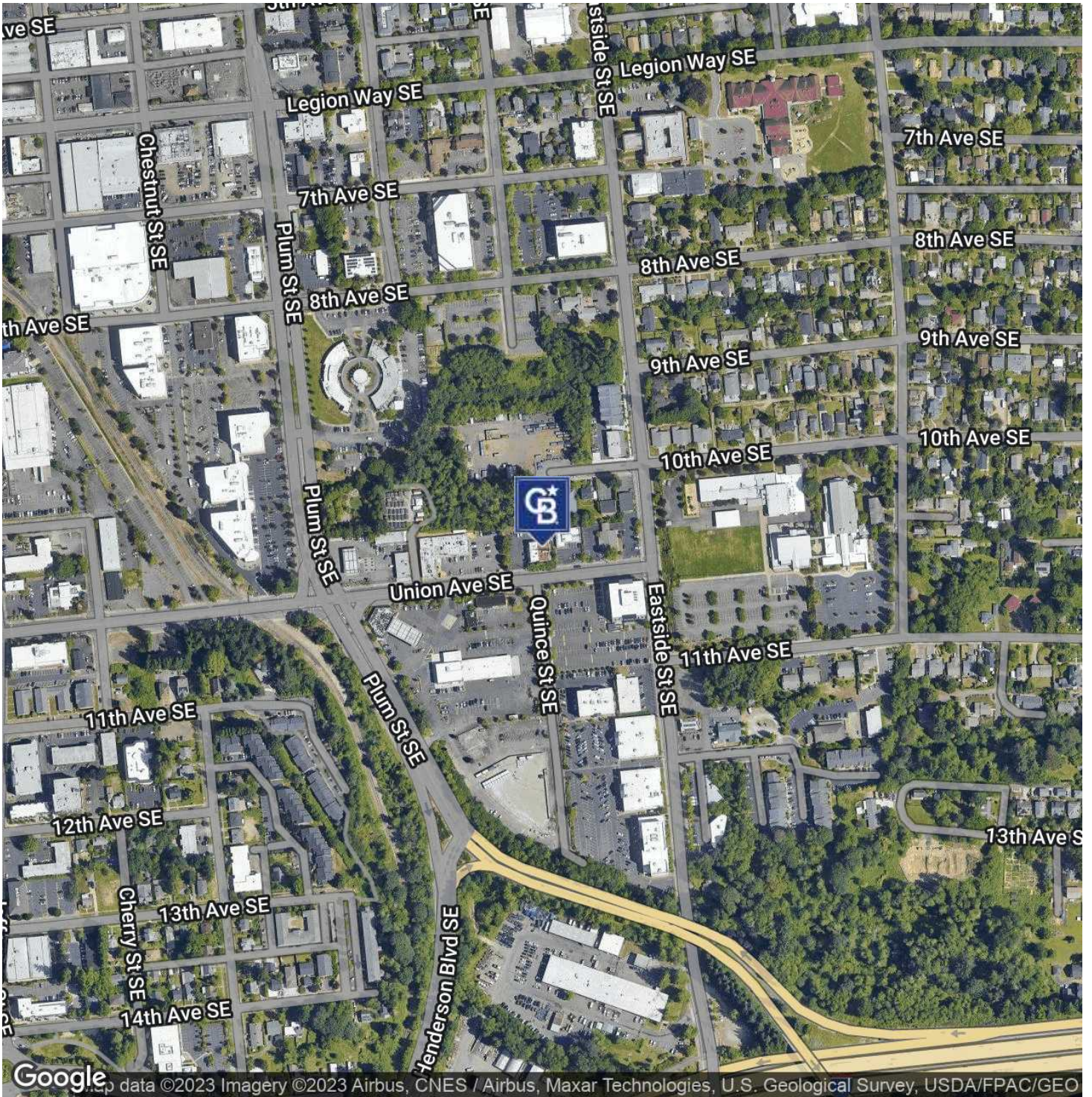
**Spencer Ingram**  
360 701 6439  
spencer.ingrim@cbolympia.com



**COLDWELL BANKER**  
**COMMERCIAL**  
EVERGREEN OLYMPIC  
REALTY, INC.

# LEASE

**1000 UNION AVE SE**  
1000 Union Ave SE Olympia, WA 98501



**Terry Wilson**  
360 789 5060  
terry.wilson@cbolympia.com

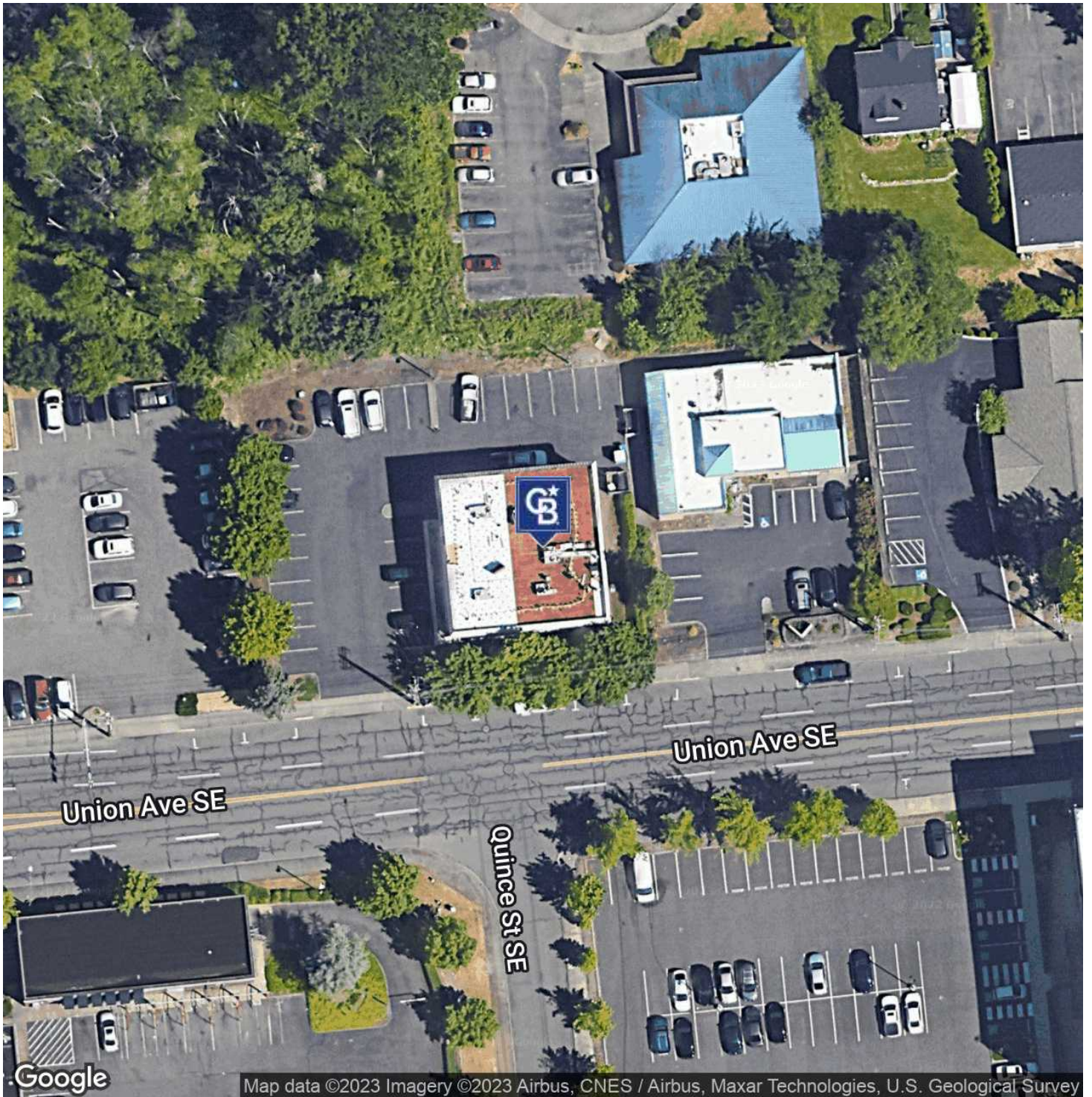
**Spencer Ingrim**  
360 701 6439  
spencer.ingrim@cbolympia.com



**COLDWELL BANKER  
COMMERCIAL**  
EVERGREEN OLYMPIC  
REALTY, INC.

# LEASE

**1000 UNION AVE SE**  
1000 Union Ave SE Olympia, WA 98501



**Terry Wilson**  
360 789 5060  
terry.wilson@cbolympia.com

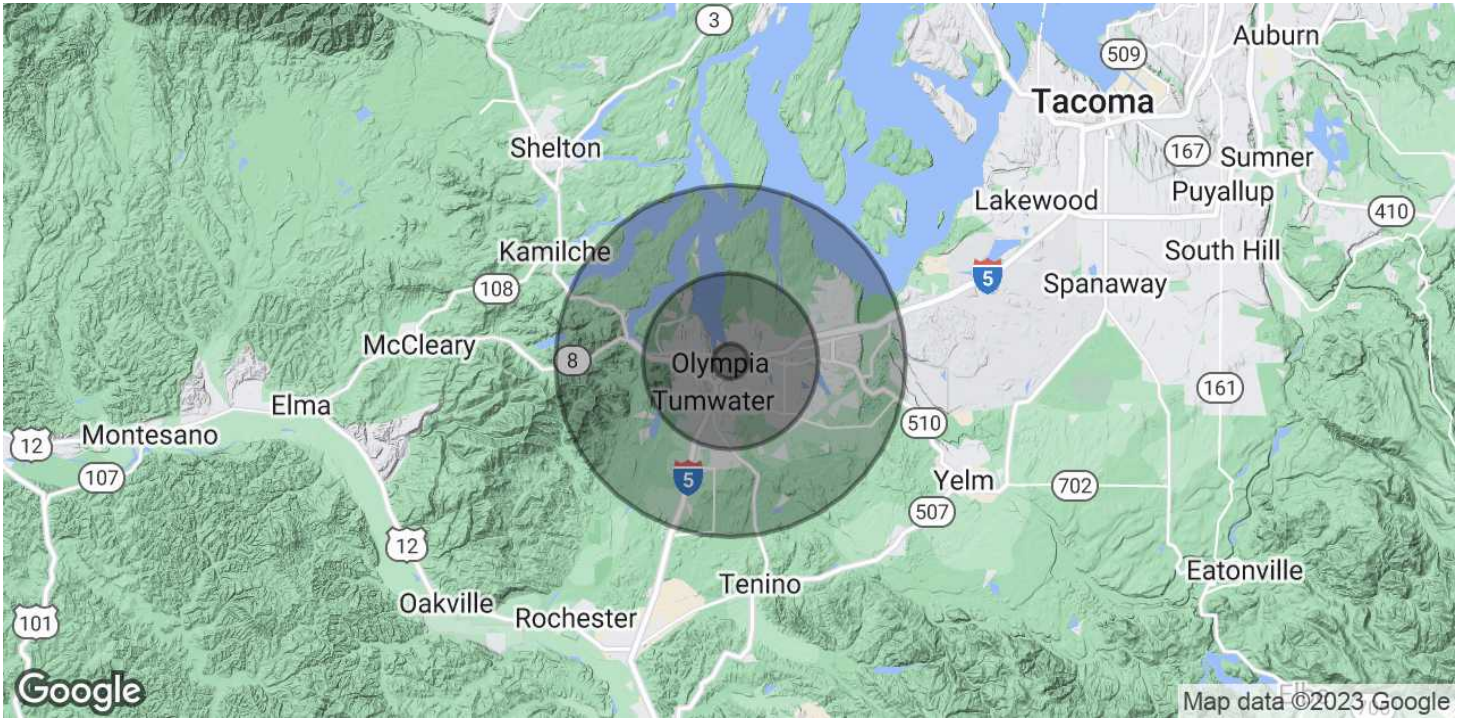
**Spencer Ingram**  
360 701 6439  
spencer.ingrim@cbolympia.com



**COLDWELL BANKER  
COMMERCIAL**  
EVERGREEN OLYMPIC  
REALTY, INC.

# LEASE

**1000 UNION AVE SE**  
1000 Union Ave SE Olympia, WA 98501



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	8,613	132,970	227,896
Average Age	38.7	39.6	40.7
Average Age (Male)	37	37.3	38.7
Average Age (Female)	40.2	41	42.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	4,566	57,676	95,780
# of Persons per HH	1.9	2.3	2.4
Average HH Income	\$75,245	\$80,409	\$88,057
Average House Value	\$293,561	\$290,517	\$316,483

\* Demographic data derived from 2020 ACS - US Census

**Terry Wilson**  
360 789 5060  
terry.wilson@cbolympia.com

**Spencer Ingram**  
360 701 6439  
spencer.ingrim@cbolympia.com



**COLDWELL BANKER  
COMMERCIAL**  
EVERGREEN OLYMPIC  
REALTY, INC.