

FOR LEASE

6120 Capitol Blvd SE, Suite 2
Tumwater, WA 98501



TUMWATER OFFICE SUITE

Amanda Blackwood | Sean Brennecke

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

Cresa | 503.351.7788 | cresa.com
1355 NW Everett Street, Suite #100, Portland, OR 97209

6120 CAPITOL BLVD SE is on a well-trafficked arterial road, providing high visibility and easy access for both local customers and those commuting between Olympia and the surrounding areas. Located near major highways like I-5, it's convenient for customers from nearby cities such as Lacey and Olympia to reach your business.

AVAILABLE

1,431 SF (OPERATING EXPENSES) \$15.00 PSF + \$9.55 NNN

- Available now – Move-in Ready!
- Open floorplan with three private offices and ADA Restroom
- Ground floor suite with direct access
- High traffic corridor
- Excellent visibility with frontage on Capitol Blvd SE
- Building signage available
- Close proximity to I-5 and national retailers such as Costco, Walmart, Home Depot, Albertsons, and Walgreens
- Limited office space available

Zoning – CBC (Capitol Boulevard Community Zone District)
 Tumwater CBC Zoning Land Use [\(Click Here\)](#)



Population



Average HH Income



Daytime Population

Regis - 2024

	Population	Average HH Income	Daytime Population
Mile 1	6,478	\$93,515	9,882
Mile 3	47,009	\$126,813	41,999
Mile 5	123,888	\$115,624	103,178

NEARBY TENANTS



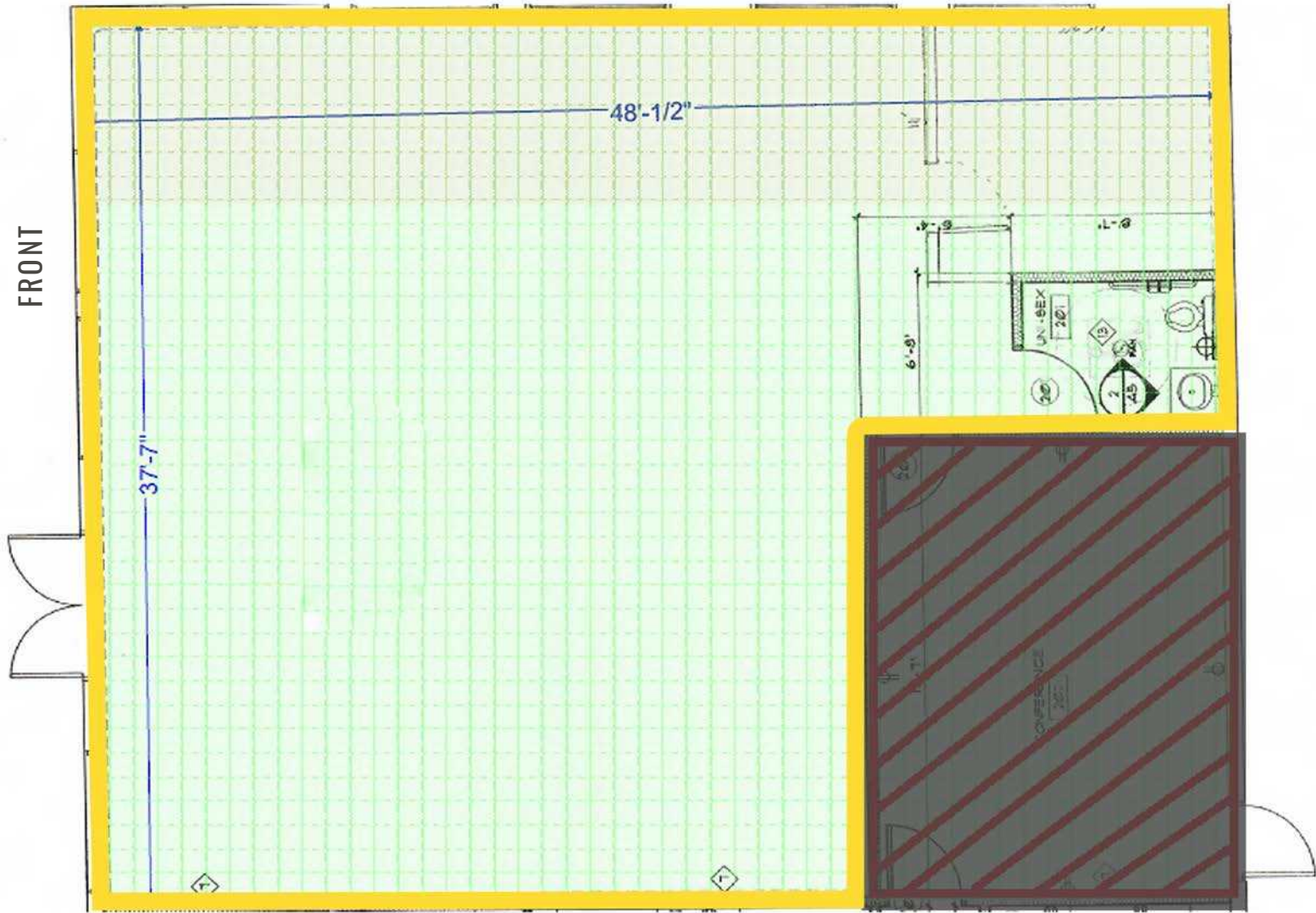
EXTERIOR PHOTOS



INTERIOR PHOTOS



FLOOR PLAN



» EXISTING BUILDOUT INCLUDES:

3 PRIVATE OFFICES, 1 RESTROOM, OPEN FLOORPLAN WITH DIRECT ACCESS TO SUITE

LOCATION DETAILS



Moments away from major freeways



Located near major tenants



16,424 CPD
Capitol Blvd SE



87,736 CPD
Interstate 5

LOCATION AERIAL

Duane's, Paper Direct, Walgreens, L+L, TACO BELL, indigo, Fred Meyer, Safeway, MATTRESS FIRM, ANYTIME FITNESS, Chevron, and a red circular logo.

Dutch Bros, Jack in the Box, BURGER KING, KFC, Best Western, Taco Time, O'Reilly Auto Parts, Starbucks, verizon, SUBWAY, and DOLLAR TREE.



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.



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