



Raad Office Building Downtown Olympia

128 10TH AVE. SW, OLYMPIA WA



FOR LEASE



Tastefully renovated lobby will impress tenants and guests in this well maintained 5-story building two blocks from Capitol Campus

Lease 1/2 2nd floor or all 3rd, 4th and/or 5th floor with 7,500 square feet on each floor.

Lease rate: \$22.00 per sq. ft. to include all utilities.

Free parking for 8 spaces per floor (additional space available nearby).



Debbie Draper-Aikins

360.791.3869

debbie.draper@cbolympia.com

COLDWELL BANKER
EVERGREEN OLYMPIC REALTY

3333 Capitol Boulevard S.
Olympia, WA 98501



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

FOR LEASE

Raad Office Building

128 10TH AVE. SW, OLYMPIA WA



Raad Building Distinguished Features

- 1. Indoor Air Quality** - Raad Building has a high efficiency heating and cooling system with a filtration rate of 95% (HEPA filter, pre filter). Standard building filtration rate is 35%-40%.
- 2. Earthquake Resistance** - The Raad Building has been constructed with piling even though the geotechnical report does not require piling. During the 2001 earthquake, the Raad Building experienced zero damage.
- 3. Loading Factor** - The Raad Building was constructed with post-tension design. There is no restriction of loading on any floor of the building. The building increased the capacity of the loading by not decreasing the size of the columns from floor one to six which added redundancy in loading on each floor.
- 4. Façade** - The outside wall of the Raad Building is completely independent of the inside structure. For example, there is no loading factor on the outside of the building except its own weight.
- 5. Structure** - The Raad Building has been built with no Volatile Organic Compounds (VOC) in any of the sub-structures; doors, walls, and paint. The carpet is made from 100% recycled materials. The kickboards are made of wood and were installed with no glue.
- 6. Parking** - The Raad Building is zoned downtown with no parking requirements. Currently, Raad Properties has 8 secured parking spaces per floor at no additional cost. Additional parking spaces are available in the next block for \$60.00 per month.
- 7. Energy Efficiency** - The Raad Building is Energy Star rated, meaning it exceeds the requirements for energy efficiency in the building.
- 8. Utilization Efficiency** - In the Raad Building, there are no bearing walls to impact the utilization of the building. Open floor concept or new construction of conference rooms for efficient use of the space can be applied.
- 9. I.T.** - The Raad Building is connected to the DIS network with high capacity bandwidth. The current wiring is Enhanced Cat 6.



Debbie Draper-Aikins

360.791.3869

debbie.draper@cbolympia.com

COLDWELL BANKER
EVERGREEN OLYMPIC REALTY

3333 Capitol Boulevard S.
Olympia, WA 98501



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

FOR LEASE

RAAD Office Building

128 10TH AVE. SW, OLYMPIA WA

FLOOR PLANS

DOOR SCHEDULE

| DOOR NO. | TYPE | LOCK | HARDWARE | REMARKS |
|----------|------|------|----------|---------|
| 402 | C | - | - | |
| 403 | C | - | - | |
| 404 | C | - | - | |
| 405 | C | - | - | |
| 406 | C | - | - | |
| 407 | C | - | - | |
| 408 | C | - | - | |
| 409 | C | - | - | |

RELITE SCHEDULE

| RELIGHT NO. | SIZE | FUNCTION | REMARKS |
|-------------|-------|----------|--|
| 1 | 5' 7" | FIBER | START WINDOW AT 3'-0" A.E.F. |
| 2 | 5' 7" | FIBER | HEIGHT OF GLAZING TO ALIGN WITH HEIGHT OF DOOR |

ELECTRICAL LEGEND

EXISTING ELECTRICAL RECEPTACLE (VERIFY CAPACITY AND CONFIGURATION)

NEW/REWORK GENERAL PURPOSE DUPLEX RECEPTACLE (PLUG/TYPE AS PER SCHEDULE)

NEW/REWORK DATA FEED 2-ROCKY TO NEWLY CONTROLLED PLUMB CONCEALED RECEPTACLE OR UNDER FLOOR MOUNTED, 2-ROCKY TO NEWLY CONTROLLED PLUMB SHALL RECEIVE ONE OF EACH OF THE FOLLOWING: 1-0

TELEPHONE/COMPUTER RECEPTACLE

TELEPHONE/COMPUTER RECEPTACLE WITH DATA FEED

TELEPHONE/COMPUTER RECEPTACLE WITH DATA FEED AND CONFERENCE SPEAKERS REGARDING NEW WIRING FLOOR PLAN

NOTE: ALL EXISTING ELECTRICAL AND TELEPHONE RECEPTACLES AND SWITCHES NOT SPECIFICALLY INDICATED IN THE DRAWING SHALL BE RELOCATED AND MAINTAINED IN NEW FUNCTIONALITY. EXISTING ELECTRICAL AND TELEPHONE RECEPTACLES SHALL BE RELOCATED TO THE NEAREST AVAILABLE RECEPTACLE OR SWITCHING POINT UNLESS OTHERWISE INDICATED OTHERWISE. ALL RELOCATIONS SHALL BE COMPLETED ACCEPTABLE AND IN LINES OF PROVIDED RECEPTACLES IN ROOM.

WALL LEGEND

NEW WALL

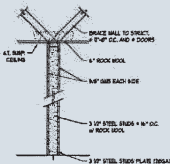
EXISTING WALL

DEMOLISHED WALL

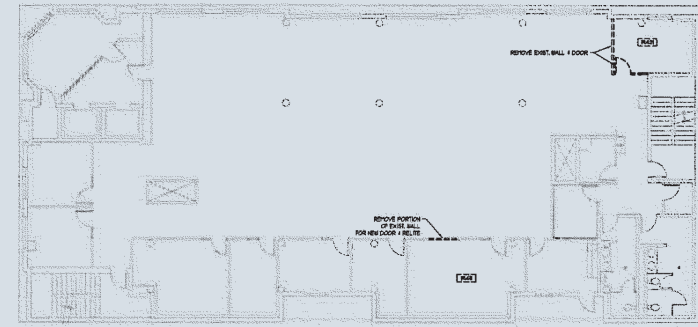
REWORK WALL

GENERAL NOTES

- ALL WORK PERFORMED ON THIS PROJECT SHALL BE IN ACCORDANCE WITH THE PROVISIONS, CONDITIONS AND SPECIFICATIONS AS DESCRIBED IN THE AIAA 1995 EDITION OF STANDARD SPECIFICATIONS FOR BUILDING CONSTRUCTION, INCLUDING ALL ADDENDUMS AND SPECIFICATIONS PREVIOUS TO THIS PROJECT AS ALL APPLICABLE.
- ADAPT CURRENT WIRING SYSTEM TO PROVIDE NECESSARY WIRING AND WIRING TO NEW OFFICE AND CONFERENCE SPACES REGARDING NEW WIRING FLOOR PLAN.



1 WALL TYPE
SCALE: 3/4"=1'-0"



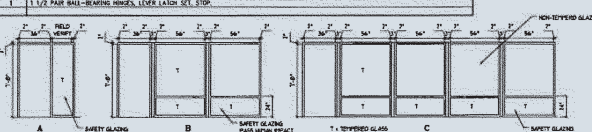
FOURTH FLOOR DEMO PLAN
SCALE: 1/8"=1'-0"

DOOR SCHEDULE

| DOOR NO. | WIDTH | HEIGHT | FINISH | TYPE | MAT | FIN | FRAME | DOOR | KICK | REMARKS |
|----------|-------|--------|--------|------|-----|-----|-------|------|------|---------|
| 481 | 3'-0" | 7'-0" | 1 1/2" | A | SS | S | 180 | P | 1 | |
| 482 | 3'-0" | 7'-0" | 1 1/2" | A | SS | S | 180 | P | 1 | |
| 483 | 3'-0" | 7'-0" | 1 1/2" | A | SS | S | 180 | P | 1 | |
| 484 | 3'-0" | 7'-0" | 1 1/2" | A | SS | S | 180 | P | 1 | |
| 485 | 3'-0" | 7'-0" | 1 1/2" | A | SS | S | 180 | P | 1 | |
| 486 | 3'-0" | 7'-0" | 1 1/2" | B | SS | S | 180 | P | 1 | |
| 487 | 3'-0" | 7'-0" | 1 1/2" | B | SS | S | 180 | P | 1 | |
| 488 | 3'-0" | 7'-0" | 1 1/2" | B | SS | S | 180 | P | 1 | |
| 489 | 3'-0" | 7'-0" | 1 1/2" | A | SS | S | 180 | P | 1 | |

HARDWARE TYPE

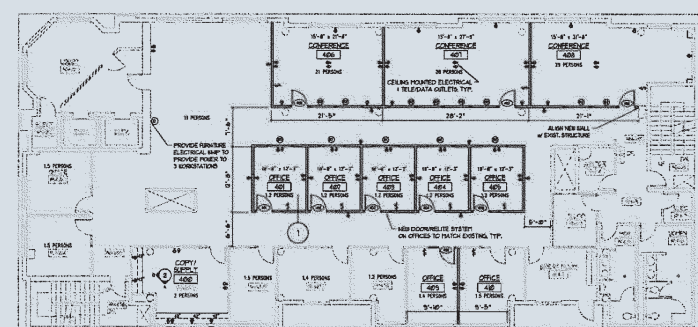
1 1/2" PAIR BALL-BEARING ROLLERS, LEVER LATCH SET, STOP



DOOR TYPES

A: 1 1/2" SPACES, FIELD VIEW, 17 ADD DELVS

B: 1 1/2" SPACES, FIELD VIEW, 17 ADD DELVS



FOURTH FLOOR PLAN
SCALE: 1/8"=1'-0" TOTAL OCCUPANT LOAD = 181 PERSONS

2 COPY/ SUPPLY 400
SCALE: 1/4"=1'-0"

GLENN C WELLS, A.I.A.
1235 4TH AVENUE E. OLYMPIA, WA 98508
(360) 552-4553

date: 01-22-15
drawn: D.P.J.
checked: G.C.W.

city issue:
revisions:

title:
FOURTH FLOOR PLAN
OFFICE OF FINANCIAL MANAGEMENT
AIA RAAD BUILDING
124 10TH AVE SW, OLYMPIA, WASHINGTON

sheet no.:
A1.0



Debbie Draper-Aikins
360.791.3869
debbie.draper@cbolympia.com

COLDWELL BANKER
EVERGREEN OLYMPIC REALTY

3333 Capitol Boulevard S.
Olympia, WA 98501



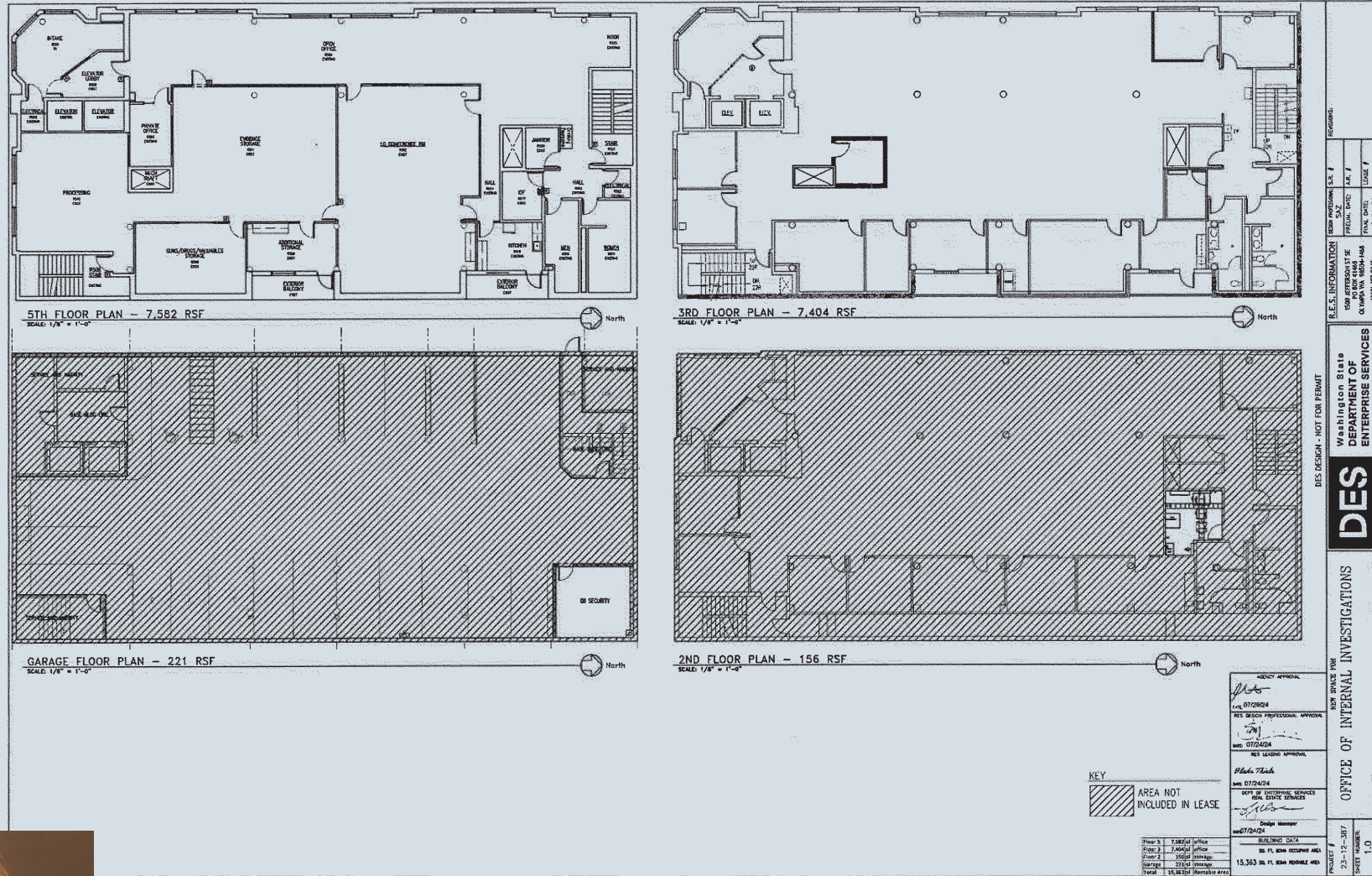
**COLDWELL BANKER
COMMERCIAL**
EVERGREEN OLYMPIC
REALTY, INC.

FOR LEASE

RAAD Office Building

128 10TH AVE. SW, OLYMPIA WA

FLOOR PLANS



Debbie Draper-Aikins
360.791.3869
debbie.draper@cbolympia.com

COLDWELL BANKER
EVERGREEN OLYMPIC REALTY

3333 Capitol Boulevard S.
Olympia, WA 98501



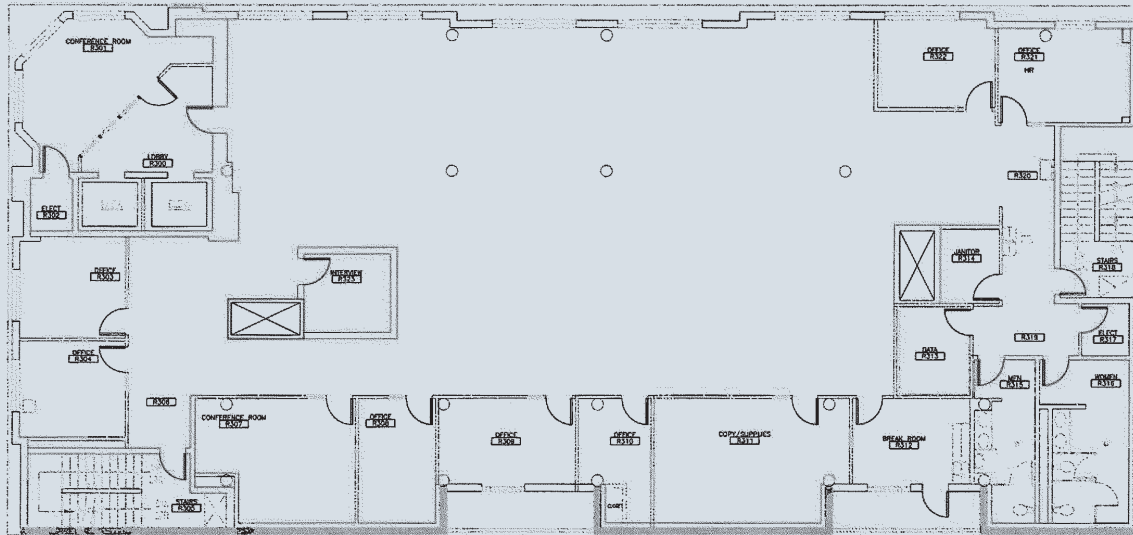
**COLDWELL BANKER
COMMERCIAL**
EVERGREEN OLYMPIC
REALTY, INC.

FOR LEASE

RAAD Office Building

128 10TH AVE. SW, OLYMPIA WA

FLOOR PLANS



3RD FLOOR PLAN
SCALE: 3/16" = 1'-0"



| | | |
|---|--|--|
| AGENCY APPROVAL DATE: Aug 23, 2022 RES DESIGN PROFESSIONAL DATE: Aug 24, 2022 RES LEASING APPROVAL DATE: Aug 24, 2022 SUPV OF CONTRACT SERVICES DATE: Aug 23, 2022 | | WASHINGTON STATE OFFICE OF INDEPENDENT INVESTIGATIONS 139 STATE |
| PROJECT # 22-07-23 SHEET NUMBER 1 OF 1 | | |
| E.L.S. INFORMATION 1500 B. BROADWAY SE OLYMPIA WA 98504-1648 (360) 903-3771 | | Washington State Department of Enterprise Services Real Estate Services |
| PROJECT # 22-07-23 SHEET NUMBER 1 OF 1 | | |
| RELEASE DATE: 9/23/22 | | 128 10TH AVE OLYMPIA, WA 98501 |



Debbie Draper-Aikins
 360.791.3869
 debbie.draper@cbolympia.com

COLDWELL BANKER
 EVERGREEN OLYMPIC REALTY

3333 Capitol Boulevard S.
 Olympia, WA 98501



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