

# FOR LEASE

EXECUTIVE OFFICE SPACES

321 Cleveland Avenue \ Tumwater, WA 98501

Suite 101 & Suite 205



**PRIME**  
LOCATIONS

OlyWines

luxe

OlyWines

VILLAGE

BUILDING COMMUNITY \ CREATING VALUE

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# PROPERTY INFORMATION

## SUITE 101



### FOR LEASE

LARGE OFFICE SPACE

321 Cleveland Avenue Suite 101  
Tumwater, WA 98501

## Overview

Move-in ready office available in the newly remodeled 321 Cleveland Ave Building. Located across the street from Starbucks and Safeway.

The space offers 7 private offices, 2 private restrooms, conference room, full kitchen, reception with waiting room, and a bull pen area. Beautiful high end finishes throughout.

Located on the lower level right off the large parking lot. Building has great freeway access and abundant parking. NNN expenses include utilities.

## Highlights

Newly Renovated

7 Private Offices

Large Reception

Conference Room

2 Private Restrooms

Full Kitchen

Ample Parking

Close to I-5

Close to Downtown Olympia

- Total Area: 3,108 SF
- Asking Rate: \$17.50 Annual/SF
- Monthly Rate: \$4,533
- Available: Now
- Lease Type: NNN
- Year Renovated: 2023
- Zoning: Brewery District
- North Street & Capitol Blvd

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# PROPERTY INFORMATION

## SUITE 205



### FOR LEASE

OFFICE SPACE

321 Cleveland Avenue Suite 205  
Tumwater, WA 98501

## Overview

Move-in ready office available in the newly remodeled 321 Cleveland Ave Building. Located across the street from Starbucks and Safeway. The space offers 3 offices, private restroom, easy freeway access, and abundant parking. Beautiful high end finishes throughout.

Located on the “garden level” enjoy beautiful landscaping that includes a fountain right outside the entrance. NNN expenses include utilities

## Highlights

Newly Renovated

3 Private Offices

Private Restrooms

Ample Parking

Close to I-5

Close to Downtown Olympia

- Total Area: 1,268 SF
- Asking Rate: \$19.00 Annual/SF
- Monthly Rate: \$2008
- Available: Now
- Lease Type: NNN
- Year Renovated: 2018
- Zoning: Brewery District
- North Street & Capitol Blvd

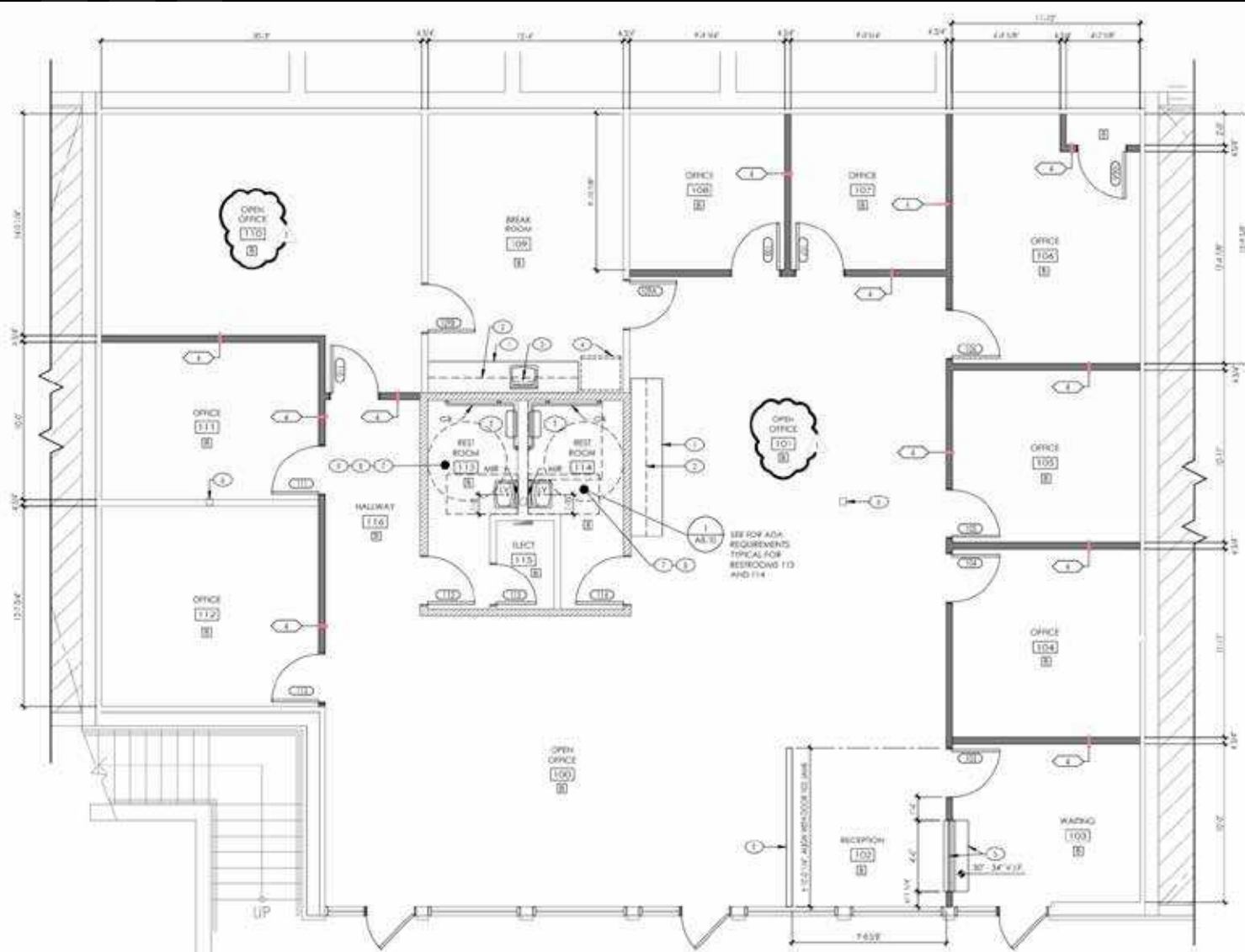
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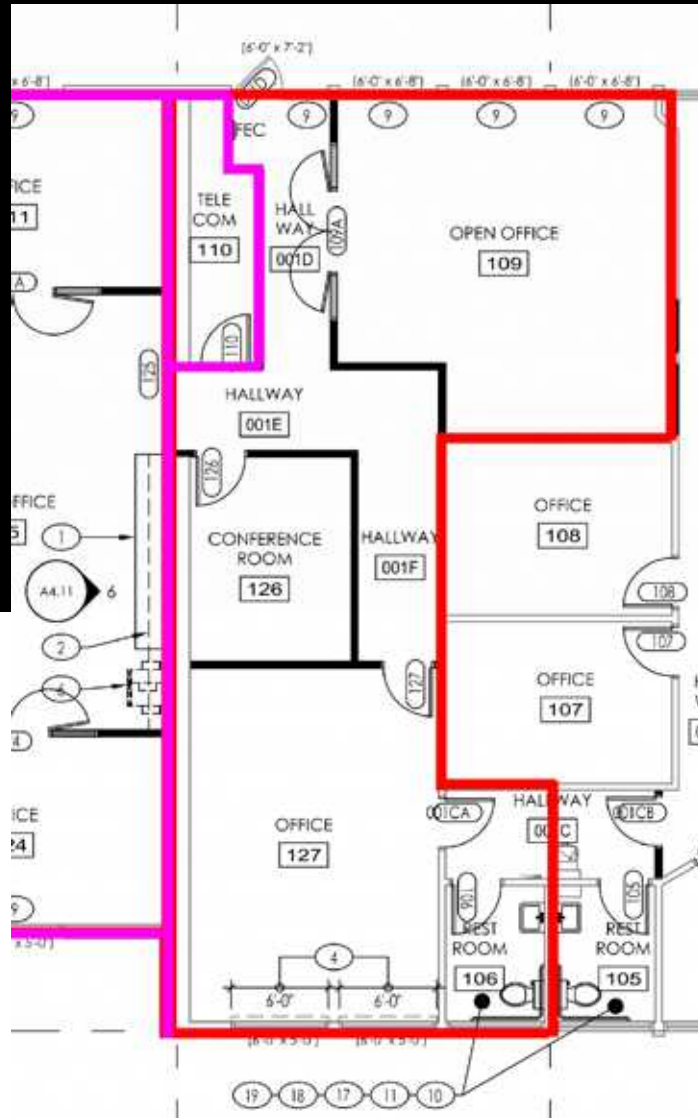
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# FLOOR PLAN: SUITE 101

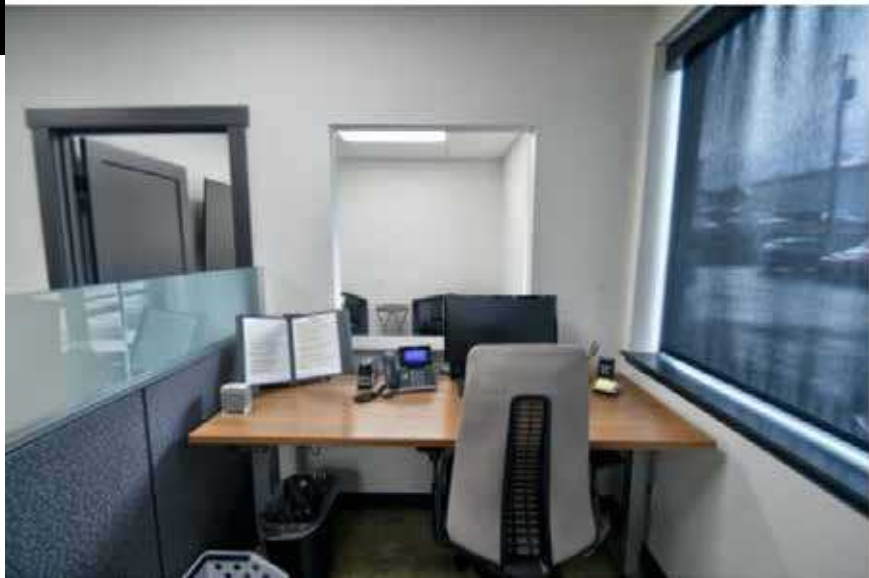


# FLOOR PLAN: SUITE 205



Property Information

# PHOTOS: SUITE 101



BROKERAGE \ LEASING \ PROPERTY MANAGEMENT

# PHOTOS: SUITE 101



Property Information

# PHOTOS SUITE: 205



BROKERAGE \ LEASING \ PROPERTY MANAGEMENT

Property Information

# PHOTOS SUITE: 205



Property Information

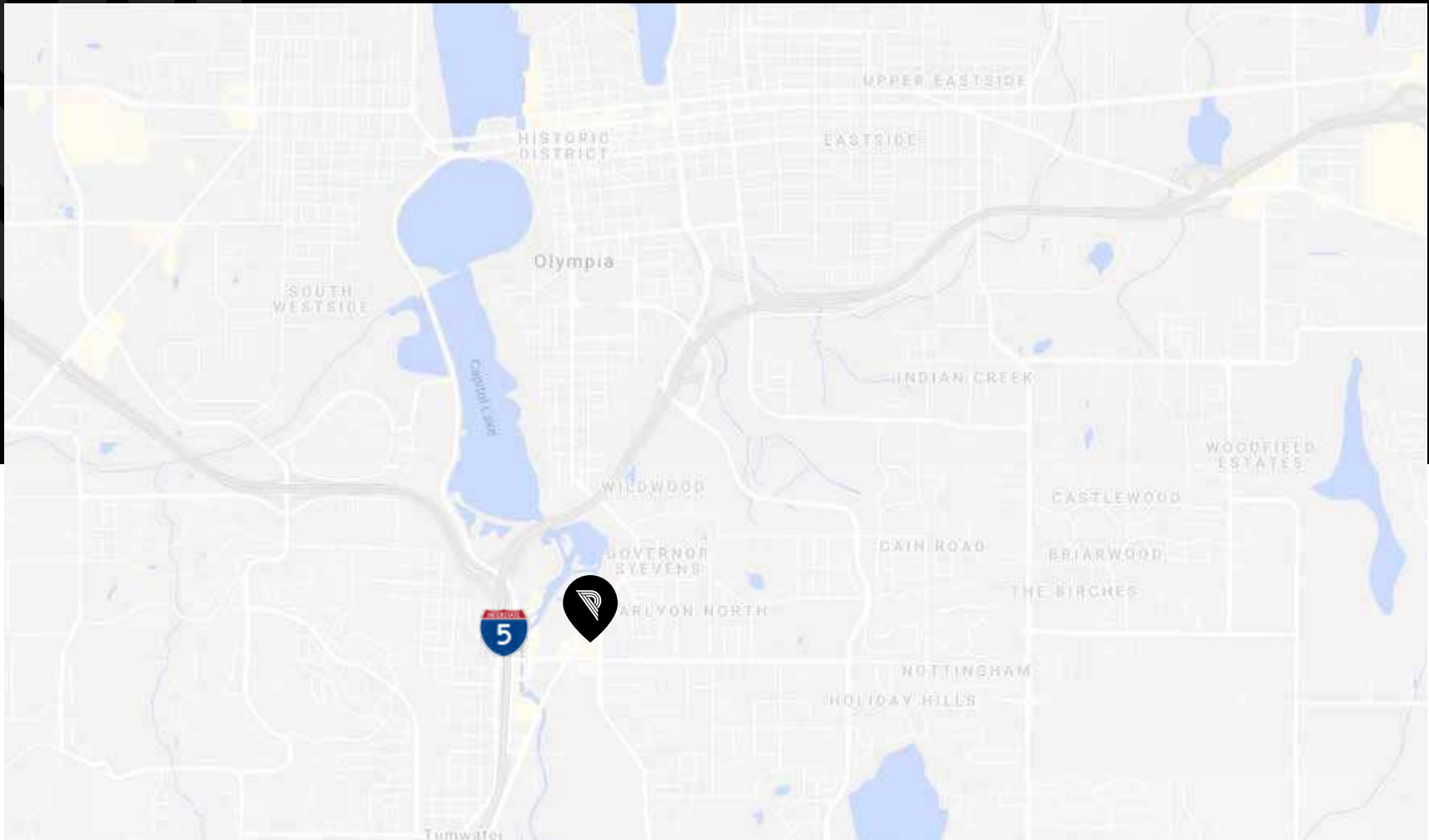
# PHOTOS SUITE: 205



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Location Information

**MAPS: 321 CLEVELAND AVE, TUMWATER WA 98501**



BUILDING COMMUNITY \ CREATING VALUE

Location Information

**MAPS: 321 CLEVELAND AVE, TUMWATER WA 98501**



BUILDING COMMUNITY \ CREATING VALUE

Advisor Bio

# CONTACT

## Professional Background

Gina McKune is a knowledgeable, motivated and diligent broker. Gina specializes in commercial real estate sales and leasing of retail and office space. She is a local market expert in Olympia and works throughout the Puget Sound region.

Gina's success in brokerage has been attributed to her responsiveness, firm negotiation, uncompromised integrity, diverse local market knowledge, superior marketing strategies and exceptional customer service commitment. Simply put, Gina and her team give their clients the leading edge in the current marketplace and always ensure their client's goals are met. Gina is a lifelong resident of Washington and currently lives in Lacey. She was a former gymnast and studied criminal justice at San Diego State University. She is active in the community and is a member of the Lacey Chamber of Commerce. In her spare time, Gina enjoys spending time with family and friends, wake surfing and traveling with her husband who is a pilot.



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## Memberships & Affiliations

Lacey Chamber of Commerce

Rally Foundation for Childhood Cancer Research

Commercial Brokers Association



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Advisor Bio

# CONTACT

## Professional Background

Zach Kosturos is the President and Owner of Prime Locations, Inc., a full service commercial real estate company that develops, sells, leases and manages office, retail, industrial, multifamily, and self-storage investments. Zach is an entrepreneur at heart with a depth of knowledge in finance and economics of real estate, both of which positions him to understand the intricacies of complicated investments and to complete successful investment transactions. Zach's commercial real estate knowledge and experience are vast as a result of his involvement in all aspects of the industry, including development, acquisition, disposition, financing, leasing, maintenance, management and most importantly, ownership. During his career in commercial real estate, Zach has sold, leased and managed properties across all sectors, including office, retail, industrial, self-storage and multi-family. Today, Prime Locations employs more than 40 people, manages more than \$300 million dollars in assets and brokers transactions totaling in excess of \$50 million dollars annually.



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## Memberships & Affiliations

Thurston County Chamber of Commerce Board Member  
Commercial Brokers Association Member  
Thurston County Commercial Brokers Member  
Former Thurston County Economic Development Council  
Board Member

## Education

2005 graduate of Washington State University;  
Bachelor's in Organizational Communication



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# DISCLAIMER

PROPERTY MANAGEMENT  
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## Confidentiality & Disclaimer

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Prime Locations makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Prime Locations does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Prime Locations in compliance with all applicable fair housing and equal opportunity laws.

