

FOR LEASE | LIMITED LANE PROFESSIONAL BUILDING



2938 LIMITED LN NW, OLYMPIA, WA 98502

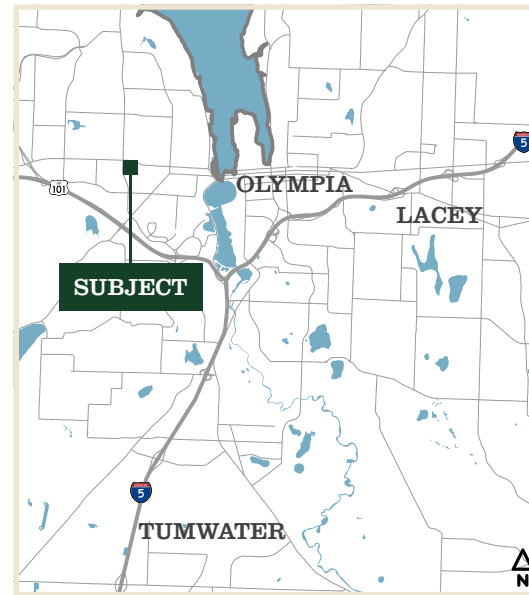
PROPERTY OVERVIEW

This 6,520 square foot professional office building sits on a spacious 0.83-acre lot. The property offers excellent street visibility and a highly accessible, central location within a thriving commercial corridor. Visitors and staff are accommodated by a dedicated surface lot providing 24 parking spaces directly on site.

The building currently hosts a variety of established tenants, creating a strong professional environment suitable for various business functions. The property features a single-story layout with over 2,500 square feet of welcoming common areas, shared restrooms, a main lobby, and a practical configuration of individual office suites. With its prominent placement and well-maintained grounds, this building presents a superb opportunity to establish a business presence in a highly desirable area.

SINGLE OFFICES

MODIFIED GROSS

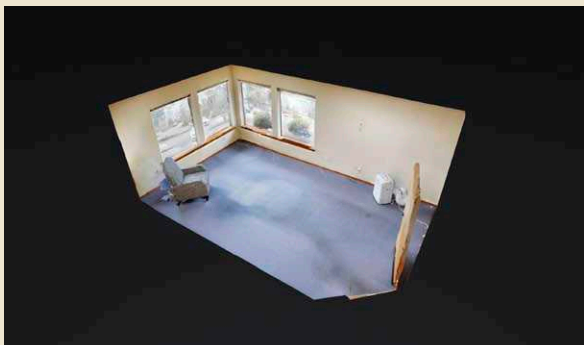


Quint Newell
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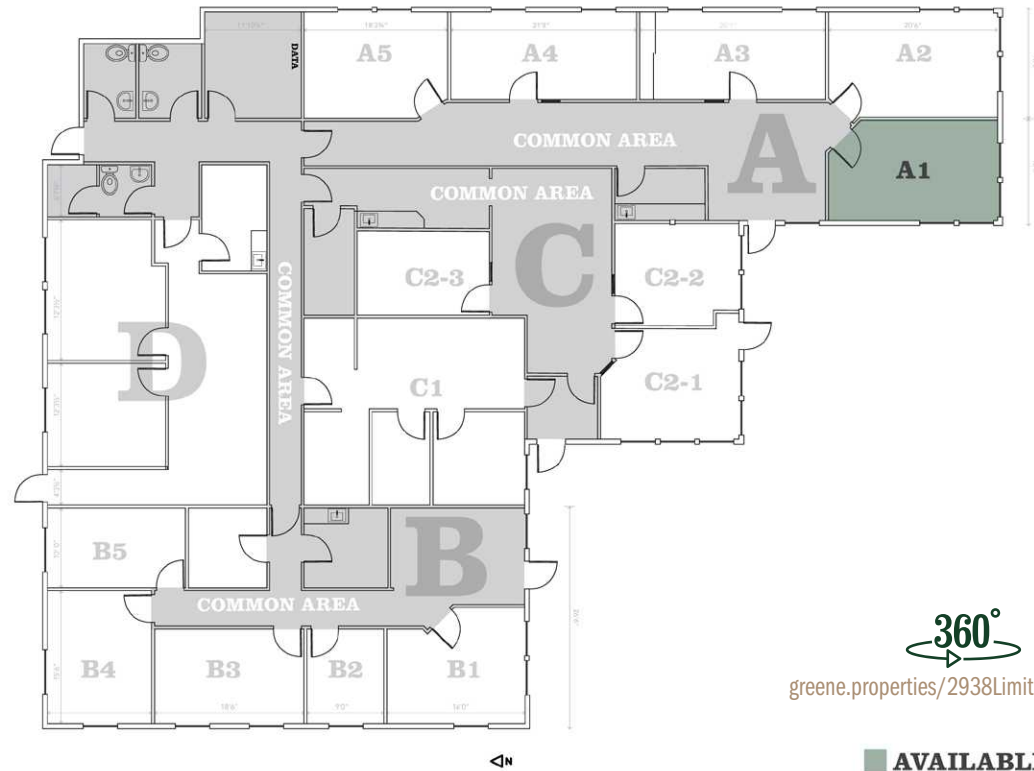


SUITE A1 | ±380 RSF

The largest available executive suite, offering ample room for a primary workstation and a dedicated small meeting area. This is a premium footprint for a growing professional needing a quiet, focused environment.

\$950.00/MONTH, MODIFIED GROSS

CBA# 44614940



360°
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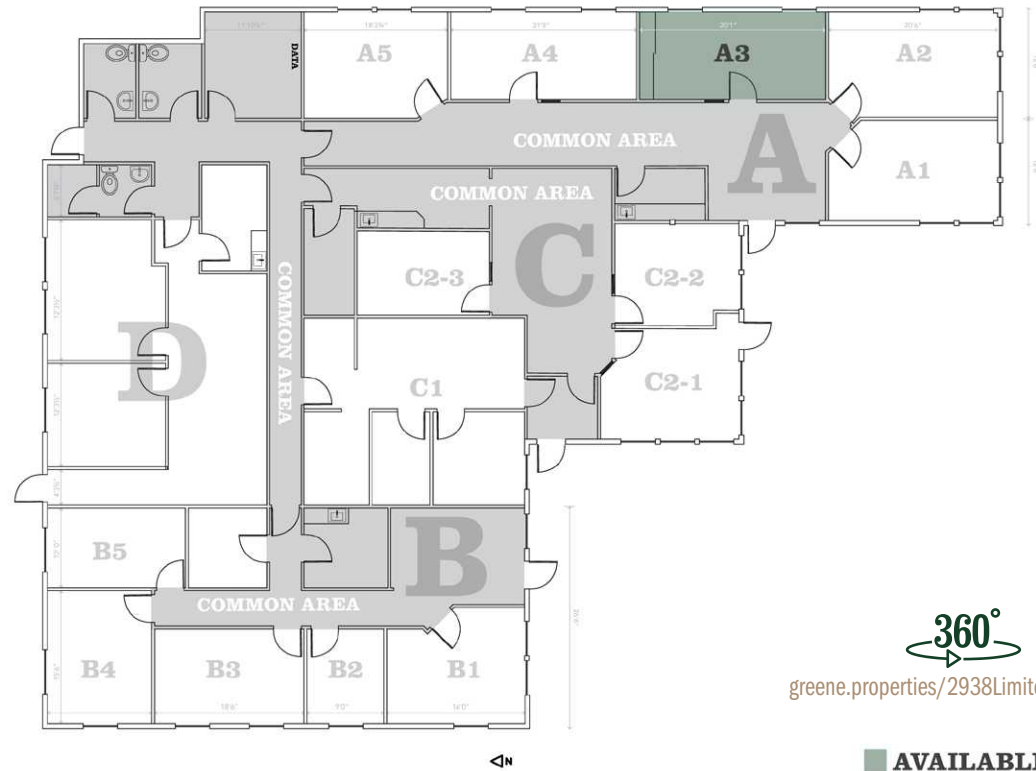


SUITE A3 | ±325 RSF

Step into a bright, welcoming workspace with updated laminate flooring and clean, professional finishes. Suite A3 has two exterior windows that provide abundant natural light and a unique shoji-style sliding screen that elegantly conceals the built-in storage alcove.

\$812.50/MONTH, MODIFIED GROSS

CBA# 44699755



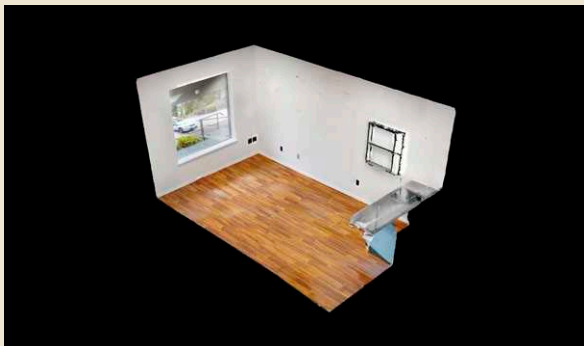
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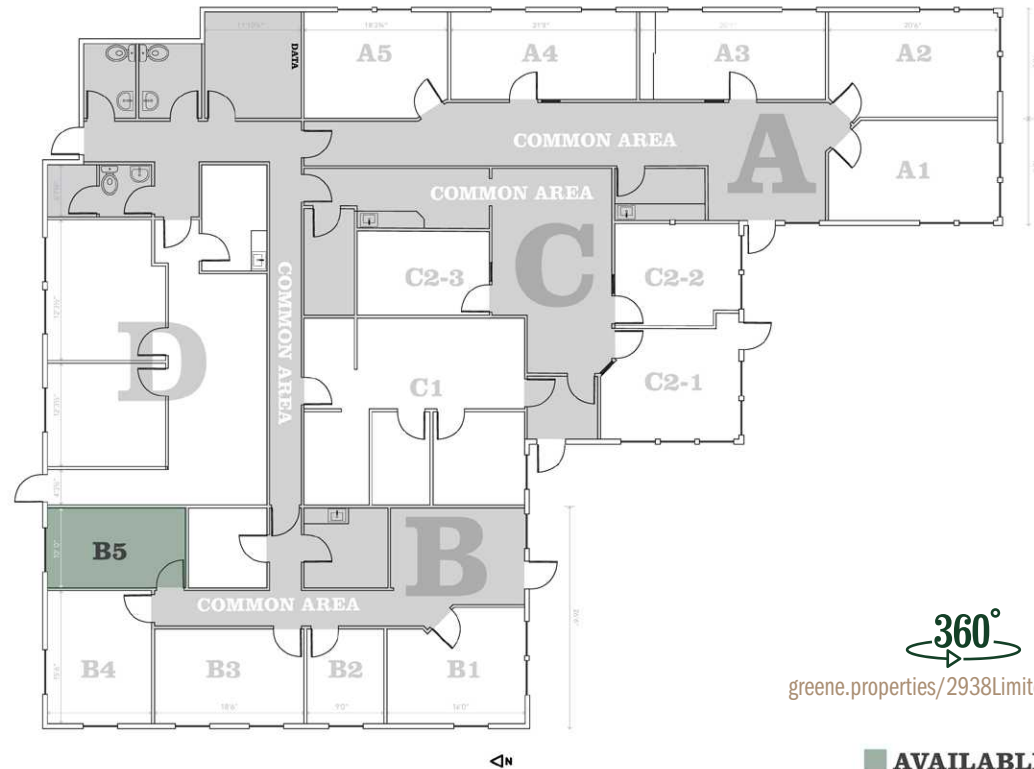


SUITE B5 | ±243 RSF

An ideal entry-level executive suite. This space provides an affordable, professional base of operations for a solo practitioner without sacrificing the benefits of a premier building and shared facilities.

\$607.50/MONTH, MODIFIED GROSS

CBA# 44614950



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