



OFFERING MEMORANDUM

LEASED INVESTMENT OPPORTUNITY

Six office building Olympia portfolio

KIDDER.COM



PREMIER OFFERINGS IN THE WESTSIDE AND DOWNTOWN OLYMPIA MARKET



Kidder Mathews is pleased to exclusively offer for sale a six building office portfolio in Olympia, Washington. The portfolio totals 103,906 square feet in the Westside and Downtown submarket of Olympia. A portion of the portfolio is leased allowing for income while redeveloping.

TENANCY

The majority of the portfolio is leased to State of Washington agencies. The State of Washington was most recently given a credit rating of AA+ by Moody's Corporation. The remaining properties are leased to a diverse group of non-State tenants. Tenant information, leases, and portfolio financial information is available upon execution of the confidentiality agreement

PROPERTIES

The office properties vary in size from 14,414 SF to 24,878 SF and were constructed between 1983 - 1998. All of the assets have been continuously well-maintained and landscaped by the current ownership.

LEASE

Leases vary in maturity date and are predominantly full service or modified gross leases. Full lease agreements can be provided upon execution of the confidentiality agreement.

NET OPERATING INCOME	\$669,940.00
PORTFOLIO SIZE	6 buildings 103,906 square feet
YEARS BUILT	1983 to 1998

Properties may also be available to be purchased individually

PROPERTY OVERVIEW

PROPERTIES

- 01 2424 Bristol Ct SW
- 02 2420 Bristol Ct SW
- 03 921 Lakeridge Way SW
- 04 919 Lakeridge Way SW
- 05 917 Lakeridge Way SW
- 06 1110 Jefferson St SE

South Westside

Downtown

WASHINGTON STATE
CAPITOL BUILDING

OLYMPIA

Capitol Lake



2424 BRISTOL CT SW



USE	Office
BUILDING AREA	17,902 SF
YEAR BUILT	1998
STORIES	3
SITE AREA	36,704 SF
PARKING	51 Stalls
ANCHOR TENANT	Vacant - Previously occupied by State of Washington
PARCEL #	46790005300

2420 BRISTOL CT SW



USE	Office
BUILDING AREA	17,836 SF
YEAR BUILT	1989
STORIES	3
SITE AREA	36,704 SF
PARKING	60 Stalls
ANCHOR TENANT	State of Washington (Office of Administrative Hearings)
PARCEL #	46790005300

921 LAKERIDGE WAY SW



USE	Office
BUILDING AREA	14,414 SF
YEAR BUILT	1989
STORIES	3
SITE AREA	37,869 SF
PARKING	43 Stalls
ANCHOR TENANT	Various
PARCEL #	46830000901

919 LAKERIDGE WAY SW



USE	Office
BUILDING AREA	13,576 SF
YEAR BUILT	1987
STORIES	2
SITE AREA	37,869 SF
PARKING	37 Stalls
ANCHOR TENANT	State of Washington (Washington Student Achievement Council)
PARCEL #	46830000901

917 LAKERIDGE WAY SW



USE	Office
BUILDING AREA	17,836 SF
YEAR BUILT	1989
STORIES	3
SITE AREA	36,704 SF
PARKING	60 Stalls
ANCHOR TENANT	State of Washington (Washington Student Achievement Council)
PARCEL #	46830000902

1110 JEFFERSON STREET SE



USE	Office
BUILDING AREA	24,878 SF
YEAR BUILT	1983
STORIES	2
SITE AREA	21,655 SF
PARKING	46 Covered Stalls
ANCHOR TENANT	Vacant
PARCEL #	6880000400

Exclusively listed by

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