



# 10,000 SF MIXED-USE VALUE-ADD MEDICAL/RETAIL/OFFICE BUILDING



2600 Martin Way E, Olympia, WA | THE ARC PLAZA

Functional, mixed-use office building with ample parking on a corner lot with easy access from one of Olympia’s most heavily traveled thoroughfare, Martin Way E. Centrally located among a variety of local retail, office, and service-oriented businesses.

- ▶ Six units ranging from 1,350 - 2,494 SF.
- ▶ 22 surface parking stalls (1:350). Monument signage.
- ▶ Visibility: over 25,000 vehicles per day.
- ▶ Medical, retail, & standard office uses.
- ▶ Zoning: High Density Commercial (3).

**BUILDING: 10,082 SF**

**LAND: 29,185 SF**

**SALE: \$1,190,000**

**CAP RATE: 7.48%**

**CBA# 40142138**



This information, while obtained from sources we deem reliable, is not guaranteed. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



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**360-943-8060**  
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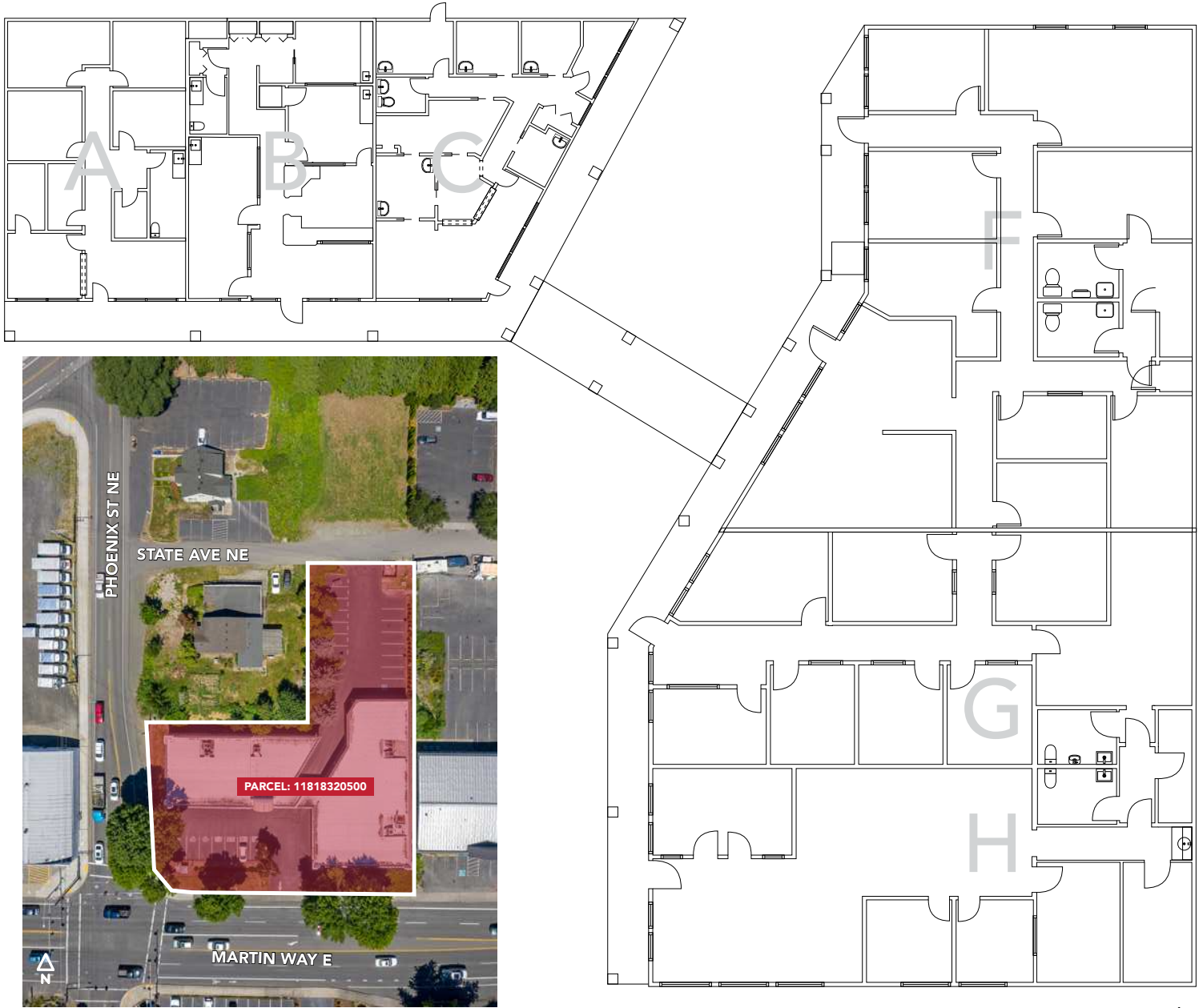
## CONTACT

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THIS FLOORPLAN IS NOT TO SCALE  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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**SUITE A**



**SUITE F**



**SUITE B**



**SUITE G**



**SUITE C**



**SUITE H**