



**6330 CAPITOL BLVD SE - SOUTH  
SOUND BEHAVIORAL THERAPY**

6,000 SF

Lease through November 2028

\$8,475/Monthly,  
\$16.95 Modified Gross

3% Annual Increase

Tenant pay utilities + janitorial

**INVESTMENT HIGHLIGHT**

Price \$2,200,000

Two Building 12,750 SF

**6340 CAPITOL BLVD SE -  
AGC OF WASHINGTON**

3,250 SF

Lease through March 2027

\$4,430/Monthly,  
\$16.36 Modified Gross

3% Annual Increase

Tenant pay utilities + janitorial

100% Occupied

Annual NOI \$162,120

**6350 CAPITOL BLVD SE -  
VALMET**

3,500 SF

Lease through October 2027

\$4,168/Monthly,  
\$14.92 Modified Gross

\$0.50 Annual Increase

Tenant pay utilities + janitorial

7.3% Cap on Actuals

*For more leasing information contact*

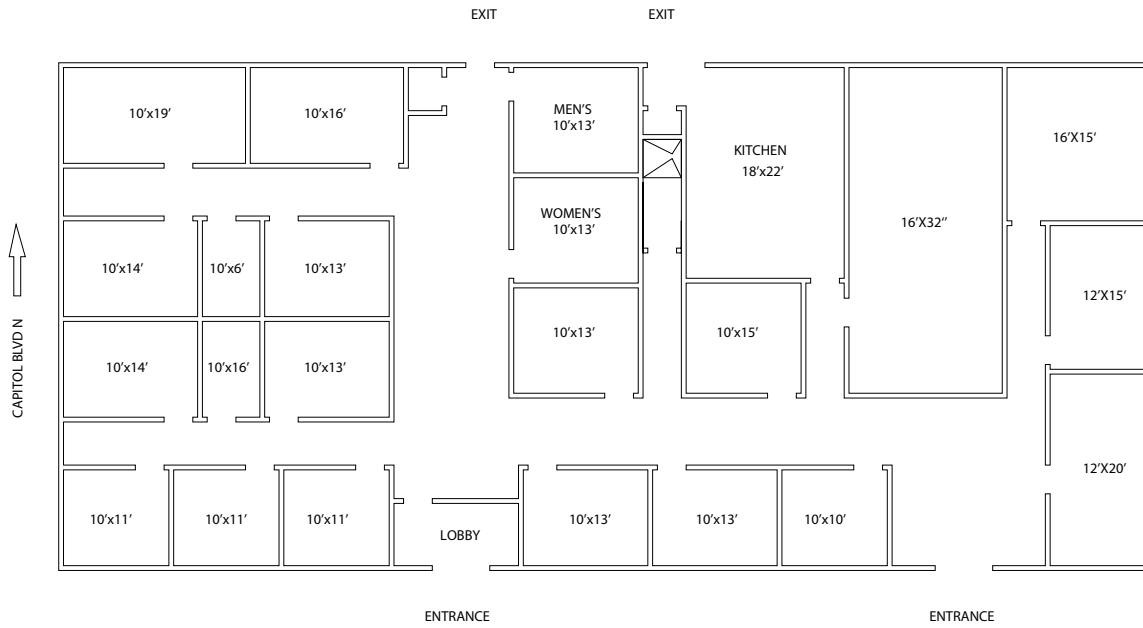
**EVAN PARKER**

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360.556.0107  
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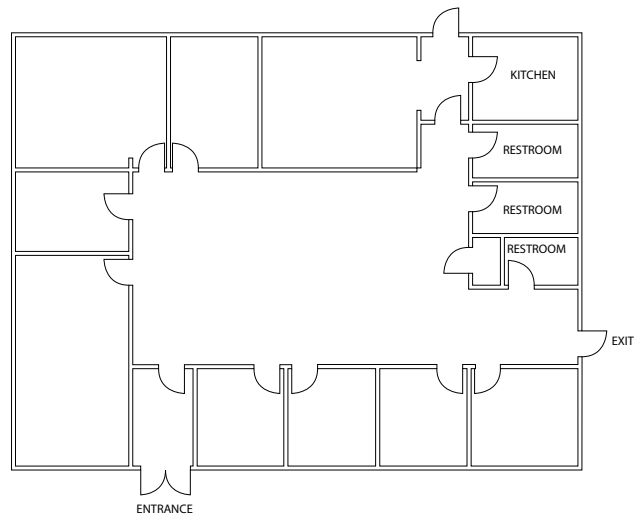
**KIDDER.COM**

PROPERTY NAME \_\_\_\_\_

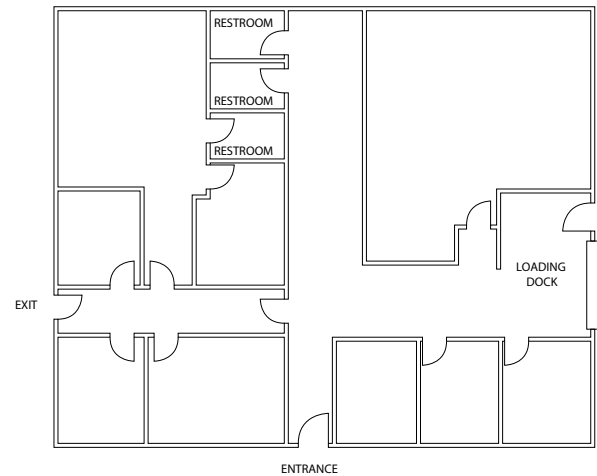
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