



## MEDICAL OFFICE BUILDING NEAR PROVIDENCE ST. PETER'S HOSPITAL



3610 ENSIGN RD NE, OLYMPIA, WA

### LISTING INFORMATION

This 6,222 SF medical office building, formerly used as a surgical practice office, is located on 0.53 acres across from Providence St. Peter Hospital (a 390-bed non-profit teaching hospital). The building features nine exam rooms, procedure rooms, multiple reception and administrative areas, four restrooms, eight private offices, a large kitchen/breakroom, ample storage, 30 parking stalls, and a covered patient pickup area.

- Building: ±6,222 SF / Land: ±22,890 SF
- New Roof: June 2025
- Monument & Building Signage
- Parking: 4.47/1,000 SF
- Traffic Count: 30,000 VPD
- Zoning: Medical Services
- Dedicated ADA Entrance & Parking
- Washer & Dryer Hookups



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LEASE: \$20/SF NNN

CBA# 44257375

OR

SALE: \$1,575,000

CBA# 41820983



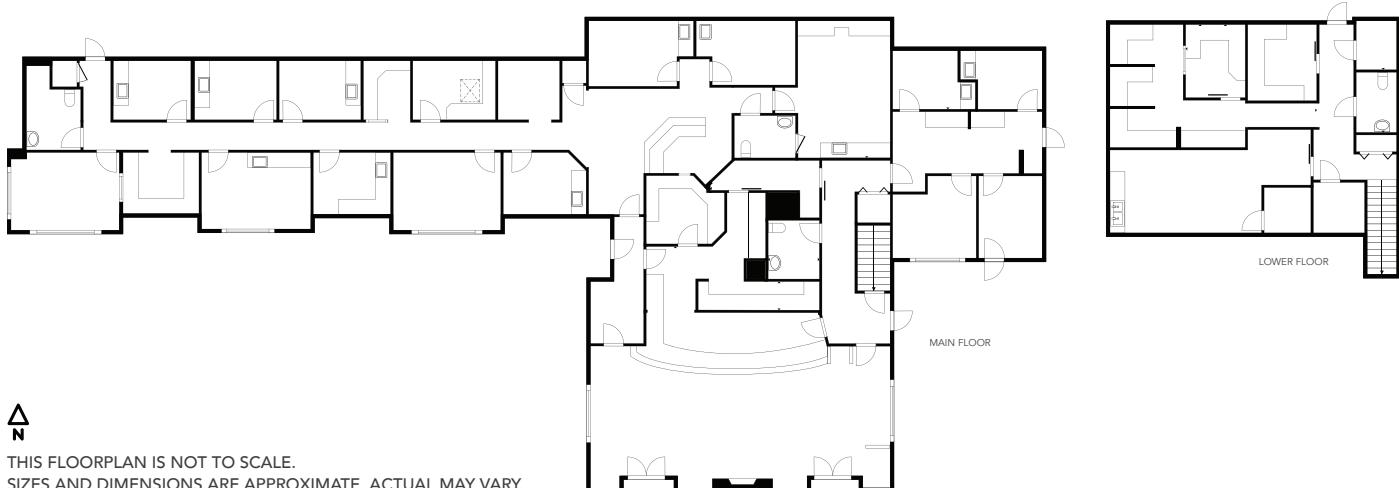
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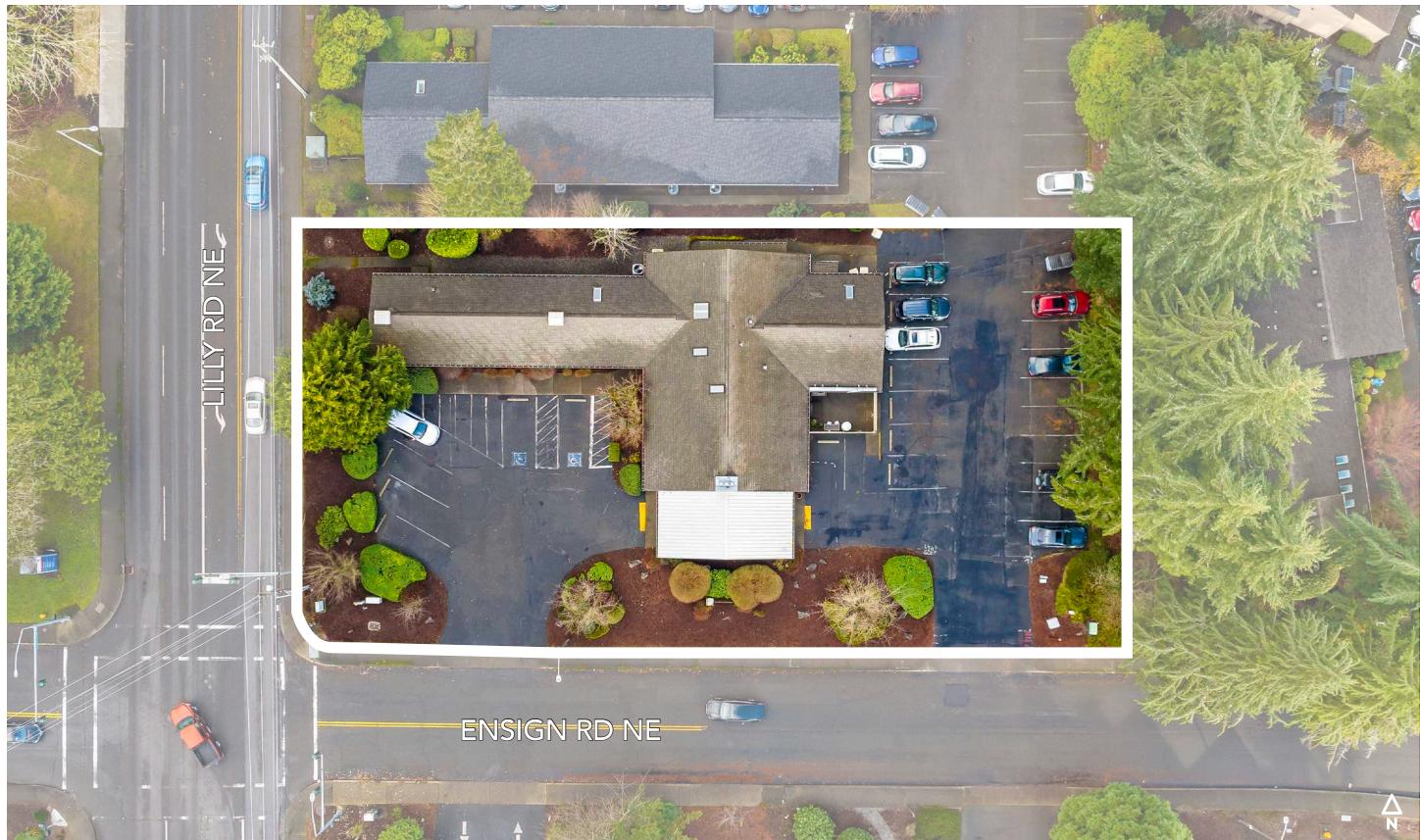
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THIS FLOORPLAN IS NOT TO SCALE.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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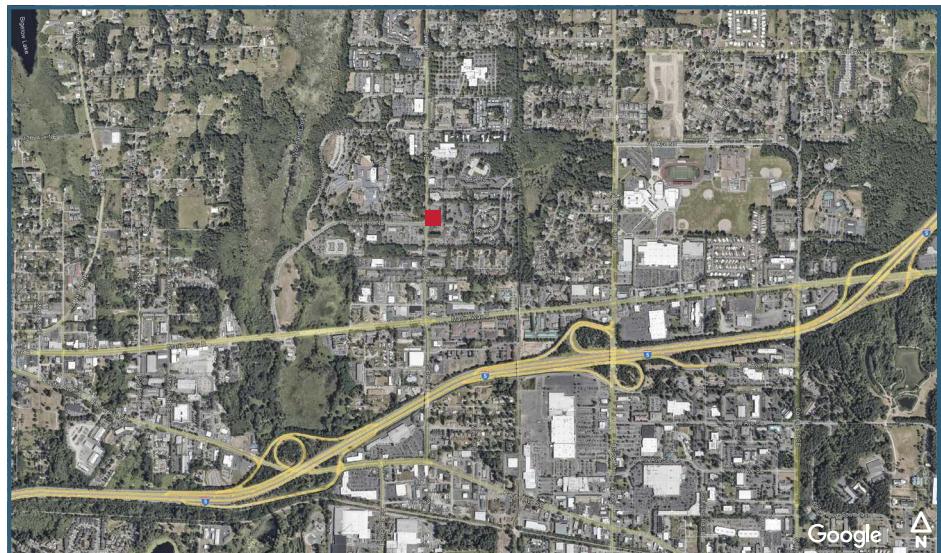
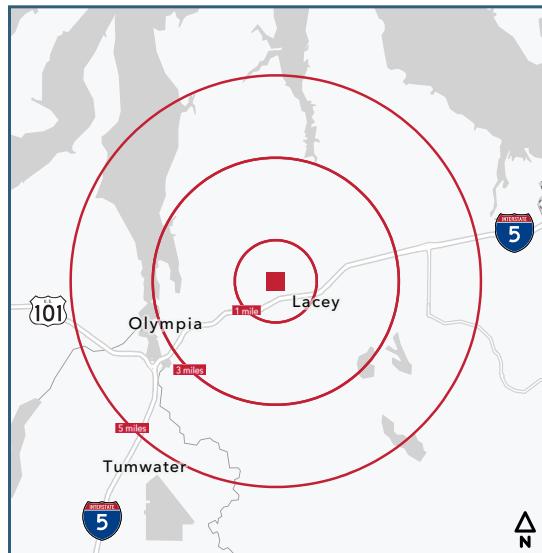
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DEMOGRAPHIC SUMMARY (1, 3, 5 MILE RADII)



DEMOGRAPHIC SUMMARY

POPULATION

	1 MILE	3 MILE	5 MILE
2024 POPULATION (EST)	7,996	62,486	167,713
2029 POPULATION (PROJ)	8,501	66,119	177,302
2024-2029 POPULATION GROWTH	6.32%	5.81%	5.72%
2024 HOUSEHOLDS (EST)	3,346	26,277	68,232
2029 HOUSEHOLDS (PROJ)	3,561	27,868	72,215
2024-2029 HOUSEHOLD GROWTH	6.43%	6.05%	5.84%
2024 HOUSEHOLD INCOME (AVG)	\$65,816	\$88,593	\$93,565
HOUSEHOLDS OWNER-OCCUPIED	38.76%	51.12%	55.55%
HOUSEHOLDS RENTER-OCCUPIED	61.21%	48.88%	44.45%

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