

OFFERING MEMORANDUM

# 8685 MARTIN WAY 2ND FLOOR



LACEY, WASHINGTON

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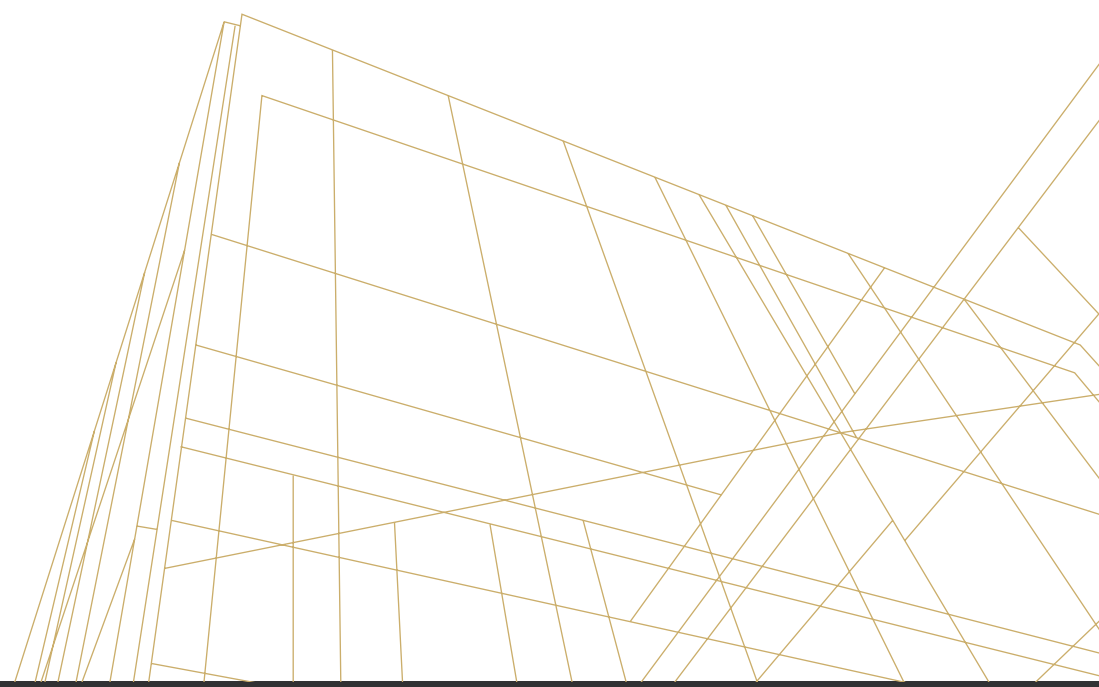
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*Exclusively listed by*

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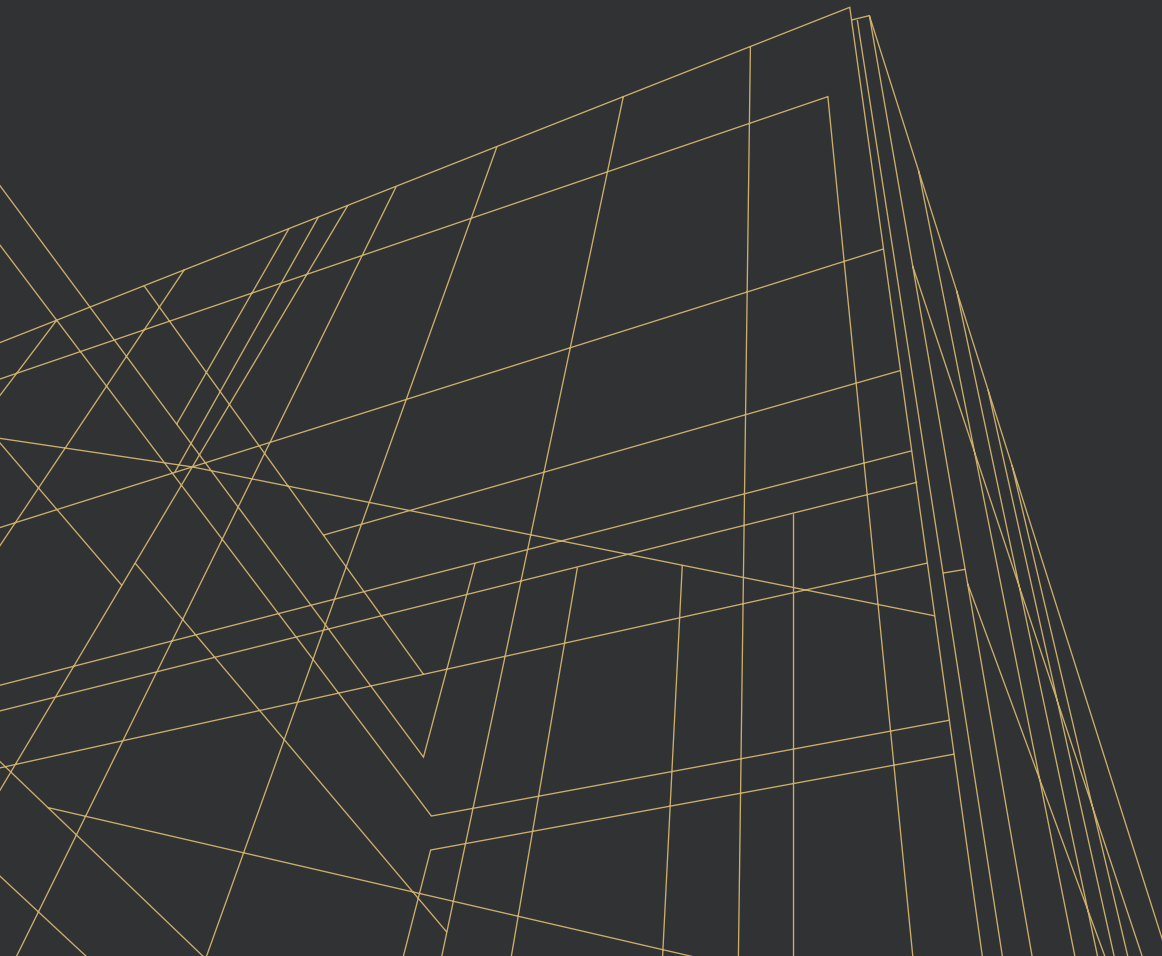
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# EXECUTIVE SUMMARY

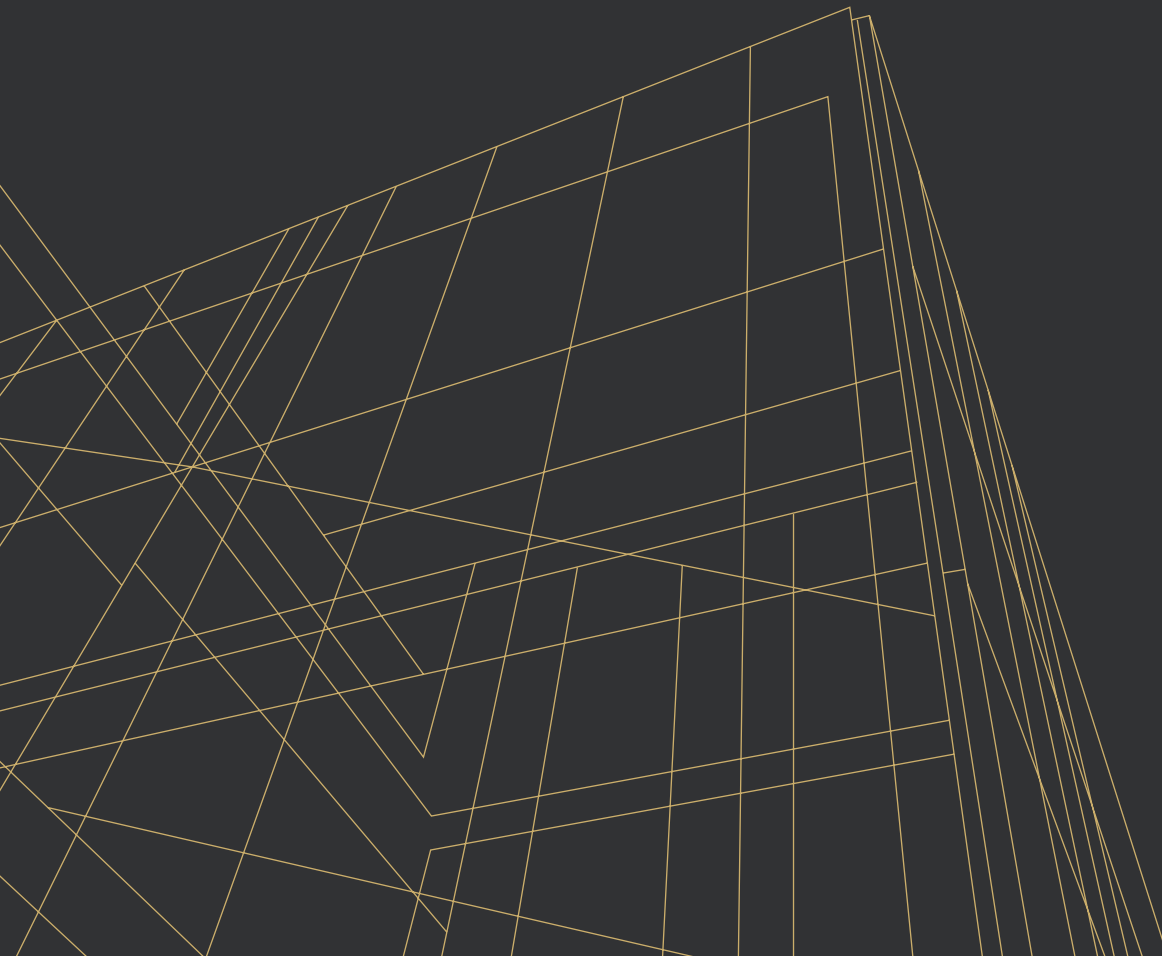
*Kidder Mathews is pleased to present the opportunity to acquire a well-located office condominium in Thurston County, Washington*

This investment offering provides investors the ability to purchase a professional office asset in a stable South Puget Sound market supported by strong government, healthcare, and professional service employment drivers.

The property offers an attractive opportunity for an owner-user seeking to control occupancy costs. The condominium format provides simplified ownership structure and reduced operational complexity compared to traditional multi-tenant office buildings.

The tastefully decorated, contemporary office suite has an efficient layout. Currently, two suites could be used separately or combined for more square footage. Shared parking in professional complex including pediatric dentist, medical space, orthodontist, and bank.





# PROPERTY OVERVIEW

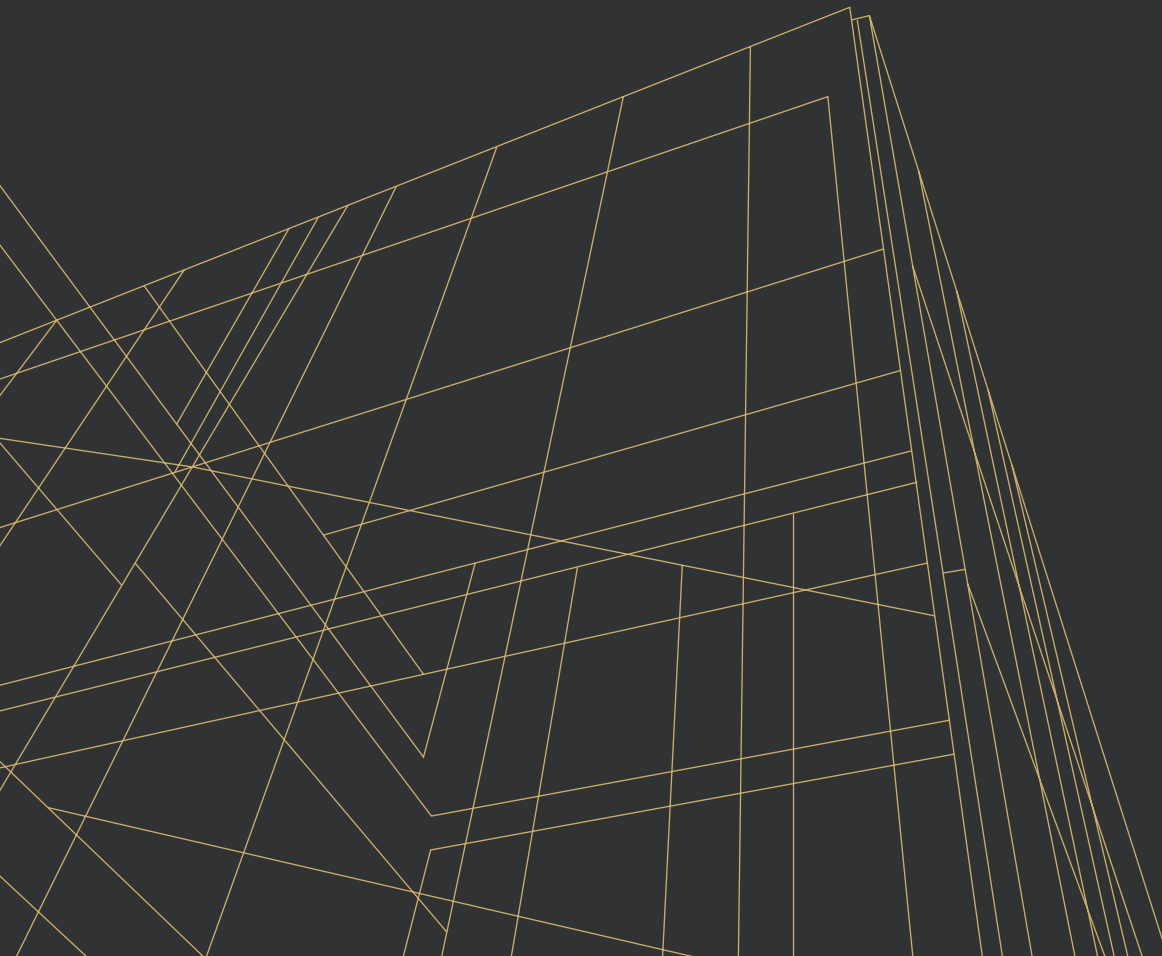
# PROPERTY INFORMATION

*The subject property consists of a professionally designed office condominium unit within an established commercial development. The unit features efficient floor plan layout suitable for a variety of professional uses including legal services, accounting, consulting, medical administrative functions, and general business operations.*

## PROPERTY OVERVIEW

PROPERTY TYPE	Office condominium	OWNERSHIP STRUCTURE	Condominium
SALE PRICE	\$606,000.00 (\$275/SF)	SUBJECT PROPERTY SF	2,205 SF (Currently split into 880 SF unit and 1,325 unit)
COUNTY	Thurston County	ZONING	<ul style="list-style-type: none"><li>• City of Lacey</li><li>• MHDC, Mixed Use High Density Corridor</li></ul>
PARCEL NUMBER	61410000500		
BUILDING USE	Professional office		





# LOCATION OVERVIEW

## THURSTON COUNTY

Thurston County serves as a major employment hub within the South Puget Sound region. The area benefits from a stable economic base anchored by Washington State government operations, healthcare institutions, education providers, and regional service industries.

The property is situated within a well-established commercial corridor providing convenient access to surrounding residential neighborhoods and retail amenities. Interstate-5 connectivity allows efficient travel north to Tacoma and Seattle and south to Centralia and Portland.

Ongoing residential growth and immigration to the South Sound continue to support demand for professional office services and localized business operations.



# PROPERTY OVERVIEW

MARVIN RD NE


**SUBJECT PROPERTY**



RIVER RIDGE HS



KIDDER MATHEWS

HOH ST SE

GERALD ST

MARTIN WAY E



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