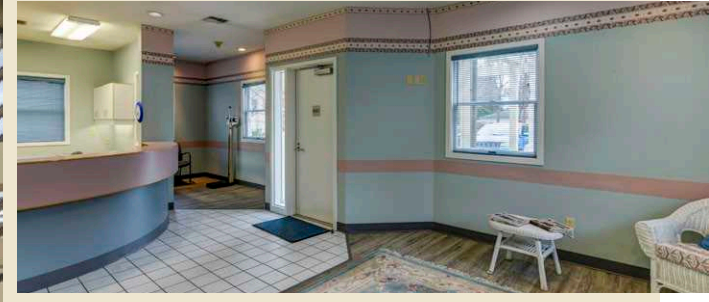


**FOR SALE | WEST OLYMPIA MEDICAL OFFICE CONDOMINIUM**

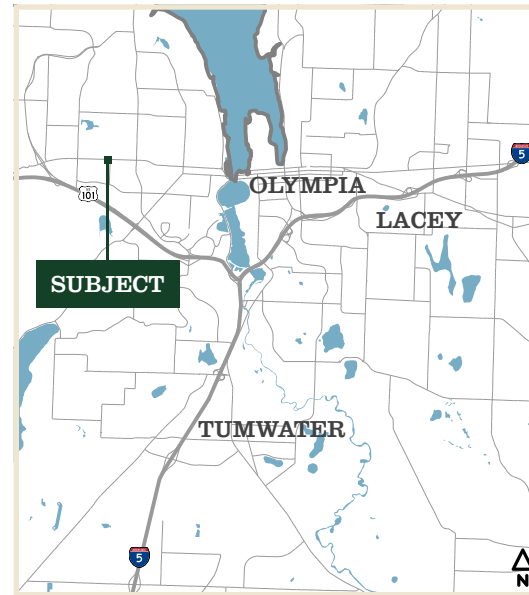


403 BLACK HILLS LN SW, SUITE C, OLYMPIA, WA 98502

### PROPERTY OVERVIEW

Discover a rare opportunity to own a medical office condo located in the Black Hills Medical Park on Olympia's Westside. Situated at 403 Black Hills Lane SW, this Class B office space offers 2,189 square feet in Suite C. The property is conveniently located in close proximity to Multicare, making it one of the few medical condos currently available for sale in the area.

Built in 1985, this vacant general office space features a flexible layout designed to accommodate a variety of medical or professional needs. The suite includes two separate entrances, a large reception and waiting area, multiple exam rooms, a dedicated lab space, and private doctor offices. Signage is also available directly on the building to maximize visibility. The condo is part of a 6,072 square foot, single-story building.



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**SUITE SIZE: 2,189 SF**

**PARCEL: 86000000300**

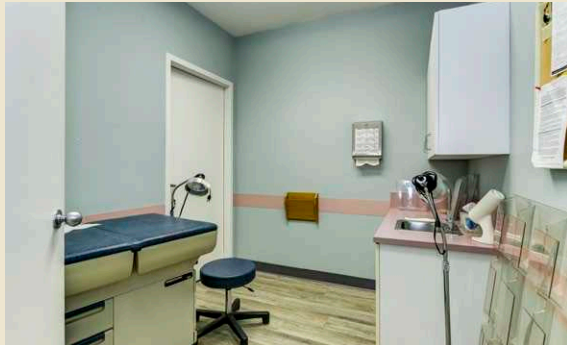
**SALE PRICE: \$549,000**

**CBA # 42003459**

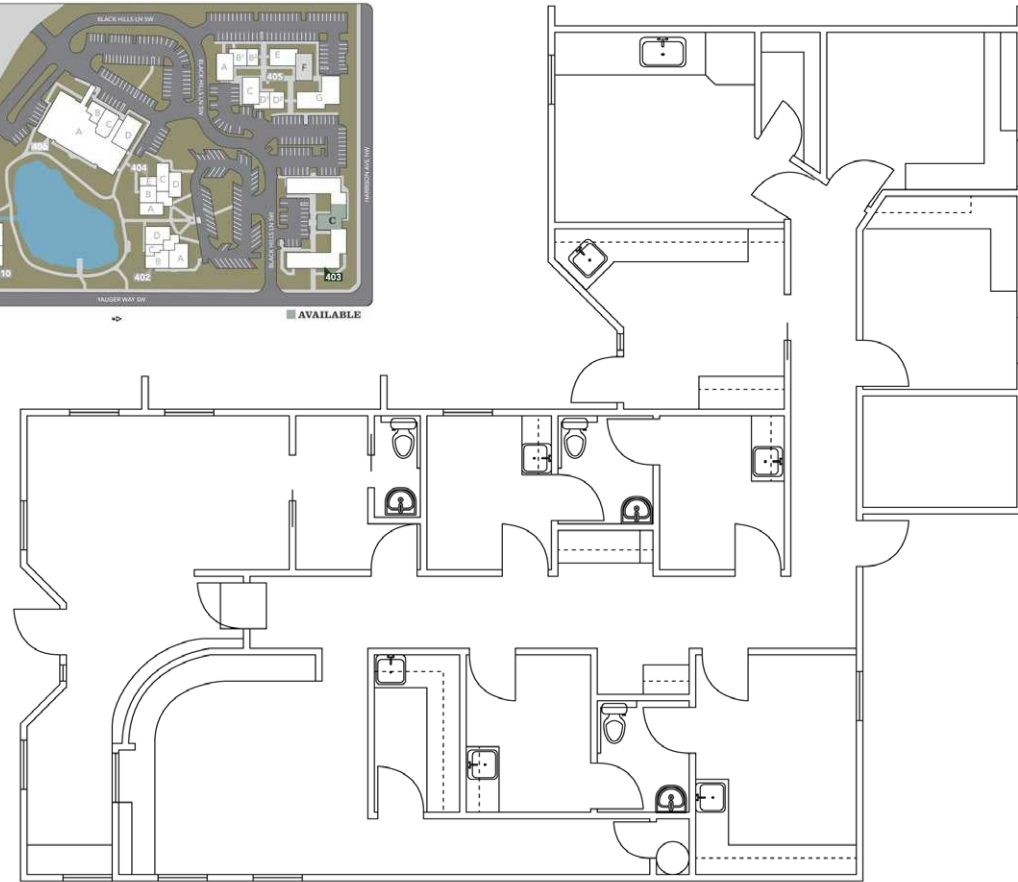
The information contained herein has been obtained from sources believed to be reliable. However, we make no guarantees, warranties, or representations as to the completeness or accuracy thereof. All information is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions, or estimates used are for illustrative purposes only and do not constitute a legal survey (RCW 18.43). All boundaries are approximate and must be independently verified by a licensed professional land surveyor. The creator assumes no liability for the accuracy of these depictions.



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### SUITE C

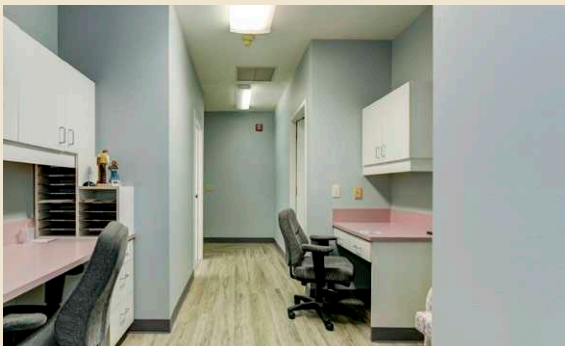


THIS FLOORPLAN IS NOT TO SCALE  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

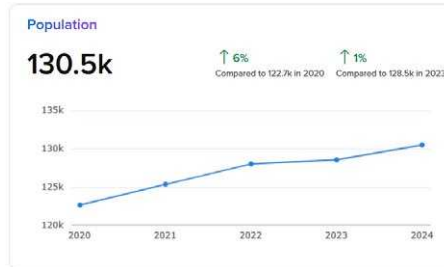
**SALE PRICE: \$549,000**

**CBA# 42003459**

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## DEMOGRAPHIC ANALYSIS (5-MILE)



## POPULATION & GROWTH

- The 98502 zip code benefits from a stable, expanding population of 130,500 residents, reflecting a 6% increase since 2020. Population growth is projected to accelerate to a 0.73% annual rate over the next five years. The area maintains a population density of 3,326, with a current median age of 41 that is expected to reach 43 by 2029.

## ECONOMIC PROFILE

- The surrounding economic landscape features strong fundamentals, supported by a robust local workforce of 109,100 employees. Top employment sectors driving the market include management, educational services, and public administration. The area boasts a healthy current median household income of \$95,600, which is projected to grow 4% to reach \$99,400 by 2029.



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