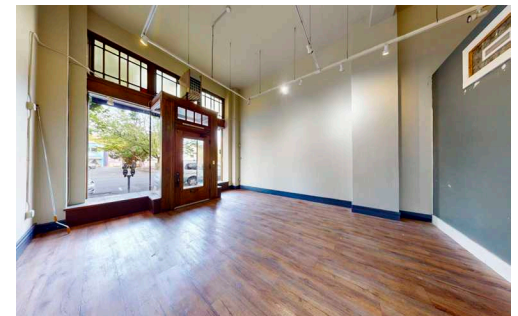
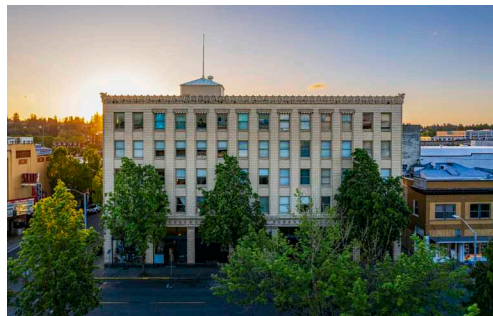




STABILIZED MULTI-TENANT INVESTMENT | 93% LEASED | DOWNTOWN OLYMPIA



203-209 4TH AVE E, OLYMPIA, WA | SECURITY & WHITE BUILDINGS

The Security & White Buildings present a rare opportunity to acquire a **high-occupancy, multi-tenant investment portfolio** in the heart of Downtown Olympia. Comprised of 44,419 square feet across **95 tenant spaces and currently 93% leased**, the property delivers diversified in-place income supported by strong demand for executive office and street-level retail space. Offered at \$4,100,000, this downtown corner asset combines **immediate cash flow, recent capital improvements, and long-term positioning** in Washington's capitol city.

93% OCCUPIED

SALE: \$4,100,000

CBA# 43616810

SECURITY BUILDING

- ▶ Constructed, 1926
- ▶ 31,459 SF (26,635 RSF)
- ▶ 5 stories: Retail on ground floor, 4 floors of executive office above.

WHITE BUILDING

- ▶ Constructed, 1908
- ▶ 12,960 SF (10,980 RSF)
- ▶ 2 stories: Retail on ground floor, offices above.

INVESTMENT SNAPSHOT

- ▶ 95 Tenant Spaces
- ▶ 93% Leased
- ▶ Recent Capital Improvements
- ▶ Diversified Tenancy



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.

Zeke Rehn
MANAGING BROKER
(360) 915-5678
zeke@rantsgroup.com

Pat Rants, CCIM, CPM
DESIGNATED BROKER
(360) 763-4993
pat@rantsgroup.com

360-943-8060
RANTSGROUP.com

EXECUTIVE SUMMARY

The Rants Group is pleased to present the Security & White Buildings, a 44,419 square foot mixed-use investment portfolio located at the prominent corner of 4th Avenue and Washington Street in Downtown Olympia. **Currently 93% occupied across 95 tenant spaces, the property provides stabilized income with exceptional rent roll diversification and limited exposure to any single tenant.**

Offered at \$4,100,000, the portfolio delivers a high going-in cap rate, providing investors with immediate, above-market cash flow in Washington's capital city. The income stream is supported by a balanced mix of professional office suites and ground-floor retail tenants, with strong demand for smaller executive spaces in Olympia's downtown core.

The portfolio consists of the five-story Security Building (31,459 SF) and the adjacent White Building (12,960 SF), offering a complementary blend of historic character and functional suite layouts. Recent capital improvements — including a boiler replacement (2023) and elevator updates (2024) — reduce near-term capital expenditure risk while preserving the integrity of these landmark buildings.

With strong occupancy, diversified tenancy, completed capital upgrades, and long-term downtown positioning, the Security & White Buildings present a compelling opportunity for investors seeking high yield and durable cash flow in a supply-constrained market.

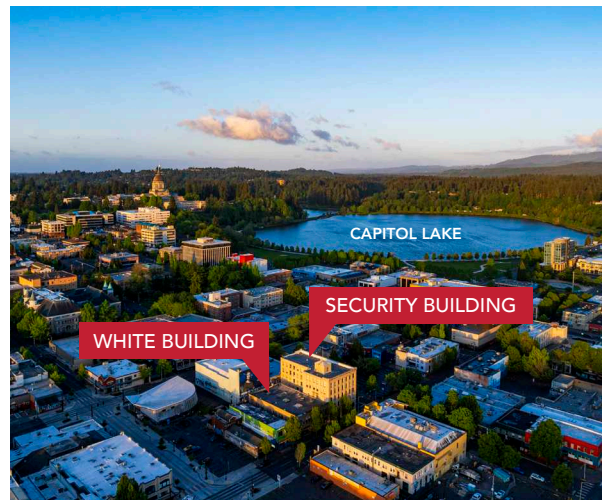
PROPERTY SUMMARY

SECURITY BUILDING **PARCEL 78502400100**
203 4th Avenue E
Land: 0.17 Acres (7,200 SF)
Building: 31,459 SF

WHITE BUILDING **PARCEL 78502400200**
209 4th Avenue E
Land: 0.17 Acres (7,200 SF)
Building: 12,960 SF

RECENT IMPROVEMENTS

- ▶ Boiler replacement: 2023
- ▶ Elevator repairs and updates: 2024



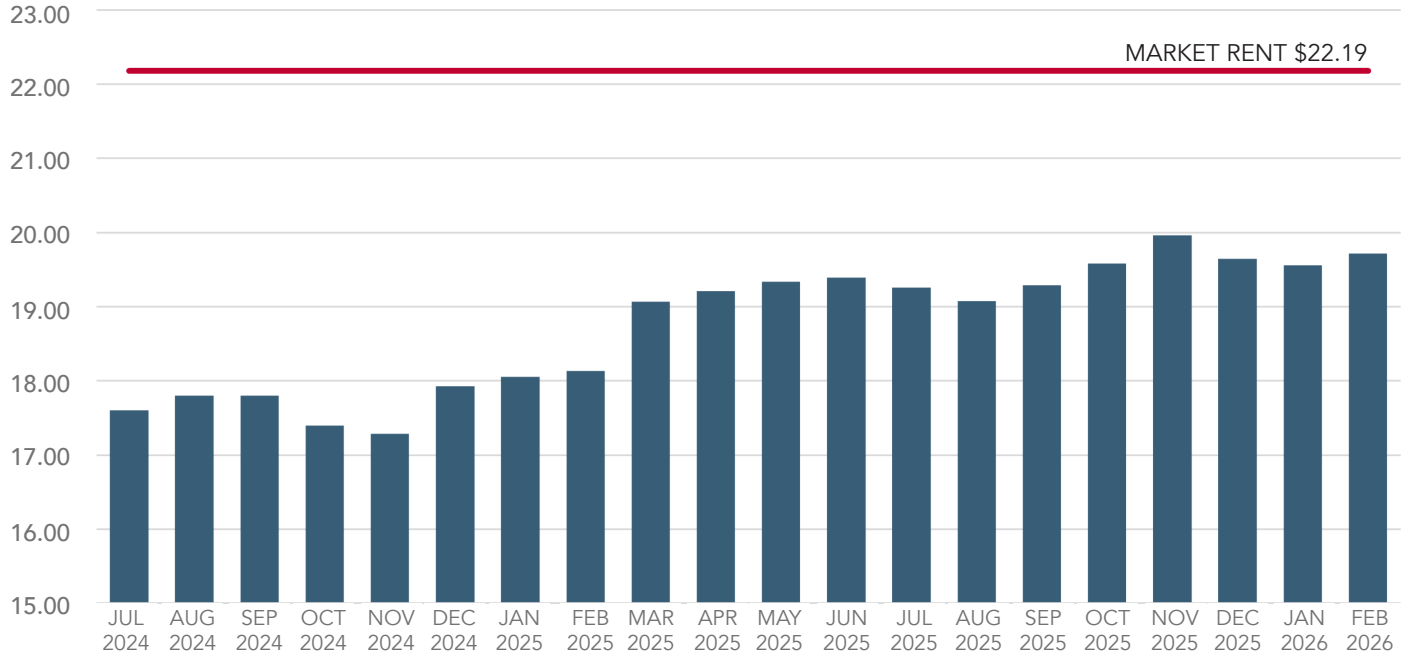
CONTACT

Zeke Rehn
MANAGING BROKER
(360) 915-5678
zeke@rantsgroup.com

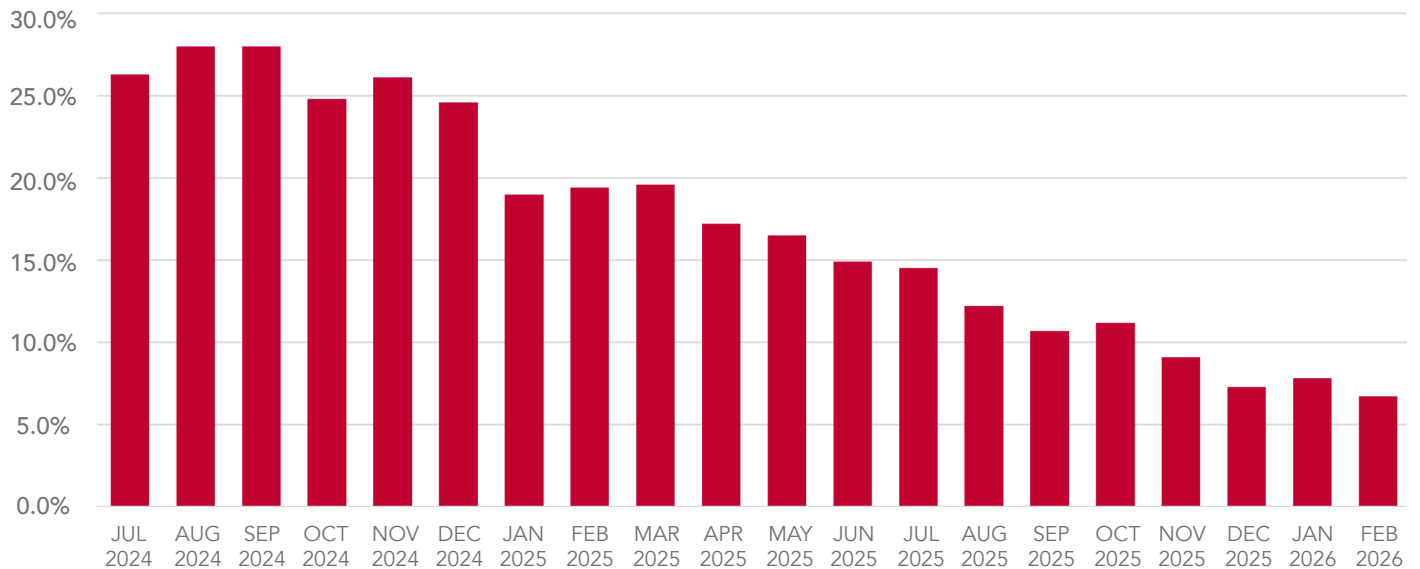
Pat Rants, CCIM, CPM
DESIGNATED BROKER
(360) 763-4993
pat@rantsgroup.com

PROPERTY FINANCIAL INFORMATION

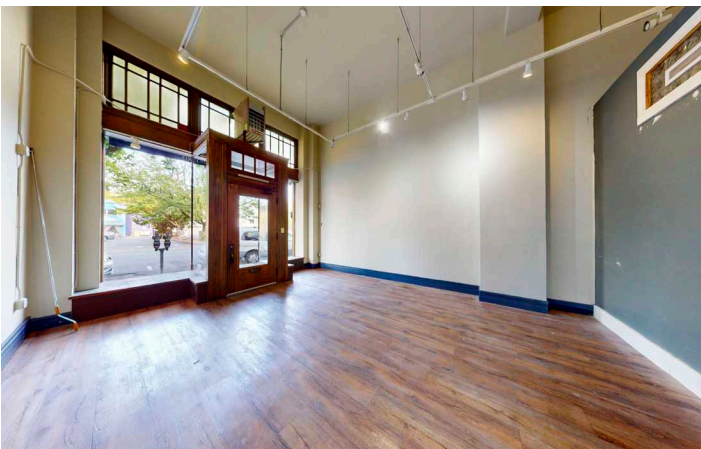
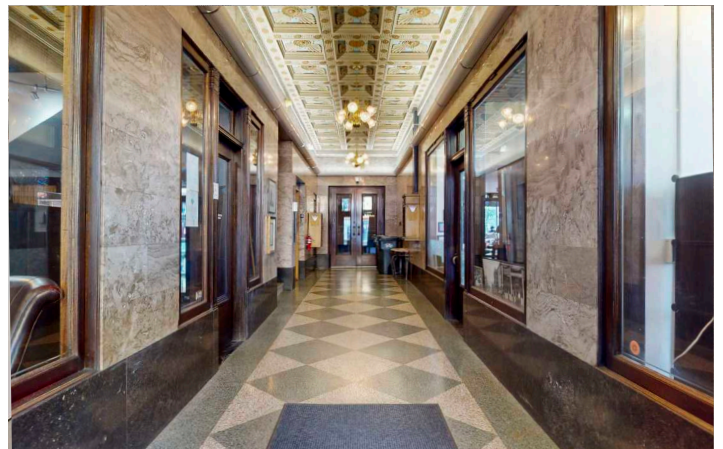
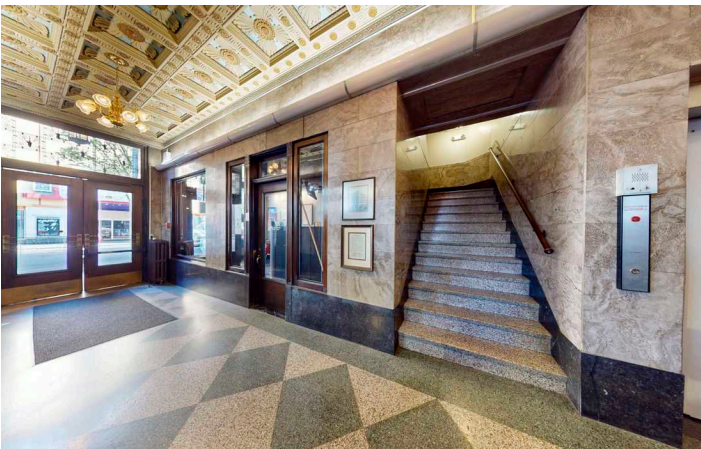
AVERAGE LEASED RATE PSF



VACANCY RATE



203-209 4TH AVE E, OLYMPIA, WA | THE SECURITY BUILDING PHOTOS



CONTACT

Zeke Rehn
MANAGING BROKER
(360) 915-5678
zeke@rantsgroup.com

Pat Rants, CCIM, CPM
DESIGNATED BROKER
(360) 763-4993
pat@rantsgroup.com

203-209 4TH AVE E, OLYMPIA, WA | THE WHITE BUILDING PHOTOS



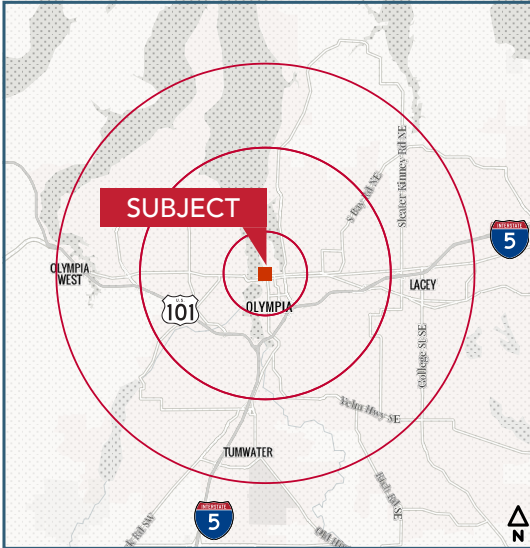
CONTACT

Zeke Rehn
MANAGING BROKER
(360) 915-5678
zeke@rantsgroup.com

Pat Rants, CCIM, CPM
DESIGNATED BROKER
(360) 763-4993
pat@rantsgroup.com

203-209 4TH AVE E, OLYMPIA, WA | SECURITY & WHITE BUILDINGS

DEMOGRAPHIC SUMMARY (1, 3, 5 MILE RADII)



DEMOGRAPHIC SUMMARY

POPULATION

	1 MILE	3 MILE	5 MILE
2024 POPULATION (EST)	9,186	68,829	133,438
2029 POPULATION (PROJ)	9,780	73,715	141,031
2024-2029 POPULATION GROWTH	6.47%	5.57%	5.69%
2024 HOUSEHOLDS (EST)	4,997	30,480	56,058
2029 HOUSEHOLDS (PROJ)	5,349	32,223	59,340
2024-2029 HOUSEHOLD GROWTH	7.04%	5.72%	5.85%
2024 HOUSEHOLD INCOME (AVG)	\$80,639	\$89,869	\$92,938
HOUSEHOLDS OWNER-OCCUPIED	30.76%	48.38%	53.11%
HOUSEHOLDS RENTER-OCCUPIED	69.24%	51.62%	46.89%

© 2025 CoStar Group - Licensed to The Rants Group - 480488.

CONTACT

Zeke Rehn
MANAGING BROKER
(360) 915-5678
zeke@rantsgroup.com

Pat Rants, CCIM, CPM
DESIGNATED BROKER
(360) 763-4993
pat@rantsgroup.com



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.

360-943-8060 | RANTSGROUP.com