



RETAIL AND OFFICE INVESTMENT | 97% LEASED | DOWNTOWN OLYMPIA



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

The historic White Building, currently 97.4% occupied, is now available for purchase as a standalone investment opportunity. The property consists of 21 rentable suites with two (2) ground-level retail spaces along busy 4th Ave. and 19 executive office suites on the 2nd floor. The building is occupied by a diverse group of tenants ranging from law offices to health practitioners. Offered at \$1,035,900 at a 7.5% cap rate, the property provides immediate cashflow, and the current average rent of \$14.05 per Sq Ft brings value add potential to new ownership.

- ▶ Constructed, 1908
- ▶ Class B Office Space
- ▶ 12,960 SF (10,980 RSF)
- ▶ 97.4% Leased
- ▶ 7.5% Cap Rate
- ▶ Average Rent: \$14.05 PSF
- ▶ Two (2) Stories:
 - » Two (2) Retail on Ground Floor
 - » 19 Exec. Offices on Second Floor
- ▶ Diversified Tenancy

97% OCCUPIED

SALE: \$1,035,900

CAP RATE 7.5%

CBA# 44642055



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

360-943-8060
RANTSGROUP.com

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

EXECUTIVE SUMMARY

The Rants Group is pleased to present the White Building, a 12,960 square foot mixed-use investment opportunity located along the highly trafficked 4th Avenue corridor in Downtown Olympia. Currently 97.4% occupied, the property offers stabilized income supported by a diverse tenant base across 21 rentable suites.

Offered at \$1,035,900, the asset delivers a 7.5% cap rate, providing investors with immediate cash flow and attractive yield in Washington's capital city. The rent roll is well diversified, with tenancy ranging from professional office users to service-oriented businesses, minimizing exposure to any single tenant.

Constructed in 1908, the two-story White Building features two ground-floor retail spaces with strong street visibility and 19 executive office suites on the second floor. The property benefits from continued demand for smaller, affordable office spaces in Olympia's downtown core. Additionally, the current average rent of \$14.05 per square foot presents a clear value-add opportunity through future rent growth.

Recent capital improvements, including a boiler replacement, help reduce near-term capital expenditure needs while maintaining the building's historic character.

With strong occupancy, diversified tenancy, in-place cash flow, and upside potential, the White Building represents a compelling opportunity for investors seeking stable income with growth potential in a supply-constrained downtown market.

PROPERTY SUMMARY

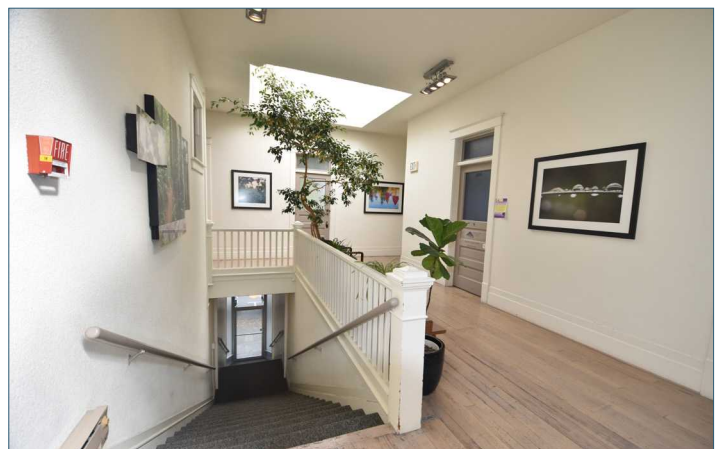
WHITE BUILDING	78502400200
	209 4th Avenue E
	Land: 0.17 Acres (7,200 SF)
	Building: 12,960 SF
	Zoning: Downtown Business



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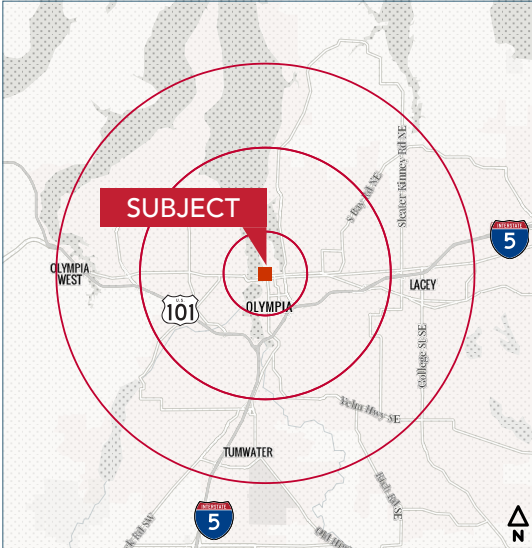


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DEMOGRAPHIC SUMMARY (1, 3, 5 MILE RADII)



DEMOGRAPHIC SUMMARY

POPULATION

	1 MILE	3 MILE	5 MILE
2024 POPULATION (EST)	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%

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