

OFFERING MEMORANDUM

# 115 NEW VIEW CT NE

OLYMPIA, WA

*Standalone Clinic/ASC  
Building with optional  
adjacent 1.47 AC lot*



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# EXECUTIVE SUMMARY

## EXECUTIVE SUMMARY

*Kidder Mathews is pleased to present a unique healthcare investment opportunity at 115 New View Ct NE, Olympia, WA.*

The 9,520 SF building is purpose-suited for a standalone ASC or medical clinic, situated on 1.1 acres within the HDC High Density Corridor zone. The property was built/renovated in 2009 and offers turnkey potential for an owner-user or healthcare operator looking to establish or expand a clinical presence in one of Olympia's most medically concentrated corridors. The site's proximity to Providence St. Peter Hospital and the healthcare-dense Lilly Road corridor makes it an exceptional location for patient accessibility and referral network integration.

### STANDALONE ASC/CLINIC

|                  |                                 |
|------------------|---------------------------------|
| ADDRESS          | 115 New View Ct NE, Olympia, WA |
| BUILDING SIZE    | 9,520 SF                        |
| LAND SIZE        | 1.1 AC                          |
| PRICE/BLDG SF    | \$3,600,000 / \$378.15 PSF      |
| ZONE             | HDC - High Density Corridor     |
| BUILT/RENOVATION | 2009                            |

### OPTIONAL ADDITIONAL LAND ADJACENT TO SUBJECT PROPERTY CONSISTING OF 1.47 AC

|           |                             |
|-----------|-----------------------------|
| LAND SIZE | 1.47 AC                     |
| PRICE/SF  | \$700,000                   |
| ZONE      | HDC - High Density Corridor |



# INTERIOR



# SURGERY CENTER







# OPPORTUNITY HIGHLIGHTS

## LOCATION & ACCESS

Situated in Olympia's most medically concentrated corridor along Lilly Road NE, 115 New View Ct NE offers immediate access to a robust referral network. Providence St. Peter Hospital is less than 1 mile away, with neighboring providers including South Sound Radiology, Pulse Heart Institute, Oly Heart & Vascular Institute, Gastro Health, and more. I-5 is just 0.5 miles south, providing quick regional access for patients and staff alike.

## EXISTING MEDICAL BUILDOUT

The 9,520 SF Class A building is fully built out for clinical and surgical use, featuring 6+ exam rooms, 2 ASC operatory rooms, 5 private office suites, a large reception and waiting area, and a separate ASC lobby. An incoming operator can expect minimal out-of-pocket buildout costs and a fast path to occupancy.

## PARKING & SITE

The property offers on-site parking at 4.2/1,000 SF – well above the typical medical office standard – supporting high patient volume and multi-provider operations without the parking constraints common in dense medical campuses.

## EXPANSION OPPORTUNITY

The sale includes the opportunity to acquire two additional adjacent lots totaling 1.47 acres, available for overflow parking, future building expansion, or ground-up development, priced at \$700,000. This is a rare chance to control meaningful land in an established medical corridor where vacant sites are essentially nonexistent.

## PRIDE OF OWNERSHIP

115 New View Ct NE is a true Class A medical asset – a well-maintained, purpose-built facility with a professional exterior presence that reflects the quality of care delivered inside. Properties of this caliber and buildout specificity rarely come to market in the South Sound.

## MANAGEABLE PRICE POINT & SCALE

Priced at \$3,600,000.00, this offering is well-suited for an owner-user practice seeking a permanent clinical home or an investor looking to acquire a stabilized, healthcare-specific asset in a supply-constrained submarket.



# LOCATION OVERVIEW

## DRIVE TIME

|                  |              |
|------------------|--------------|
| PORT OF TACOMA   | 35 MINS      |
| FEDERAL WAY      | 40 MINS      |
| KENT             | 45 MINS      |
| SEA AIRPORT      | 50 MINS      |
| RENTON           | 50 MINS      |
| SOUTHCENTER MALL | 50 MINS      |
| SEATTLE          | 1 HR         |
| PORT OF SEATTLE  | 1 HR 10 MINS |
| BELLEVUE         | 1 HR 5 MINS  |



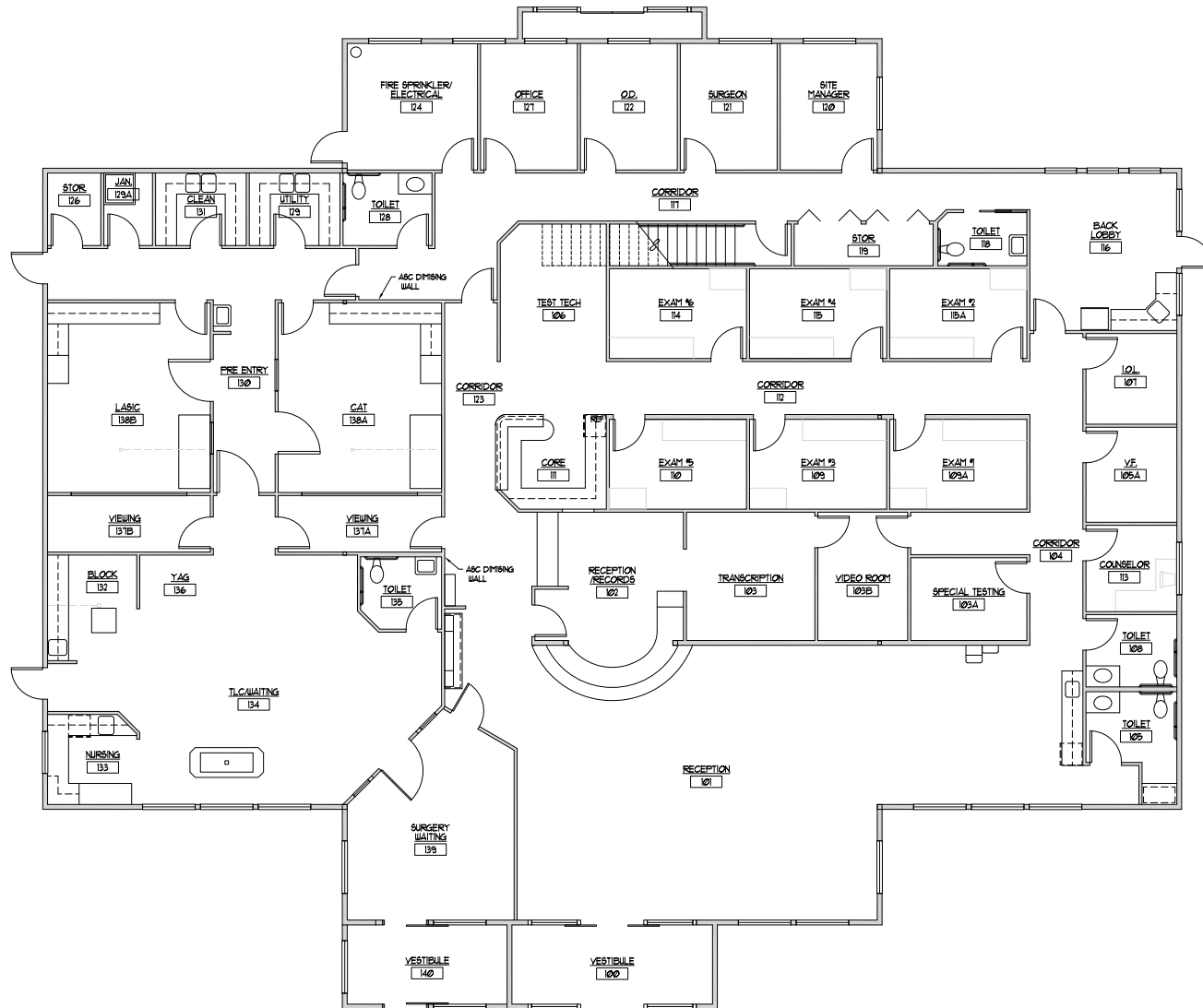


# PROPERTY OVERVIEW

# FIRST FLOOR PLAN

9,520 SF

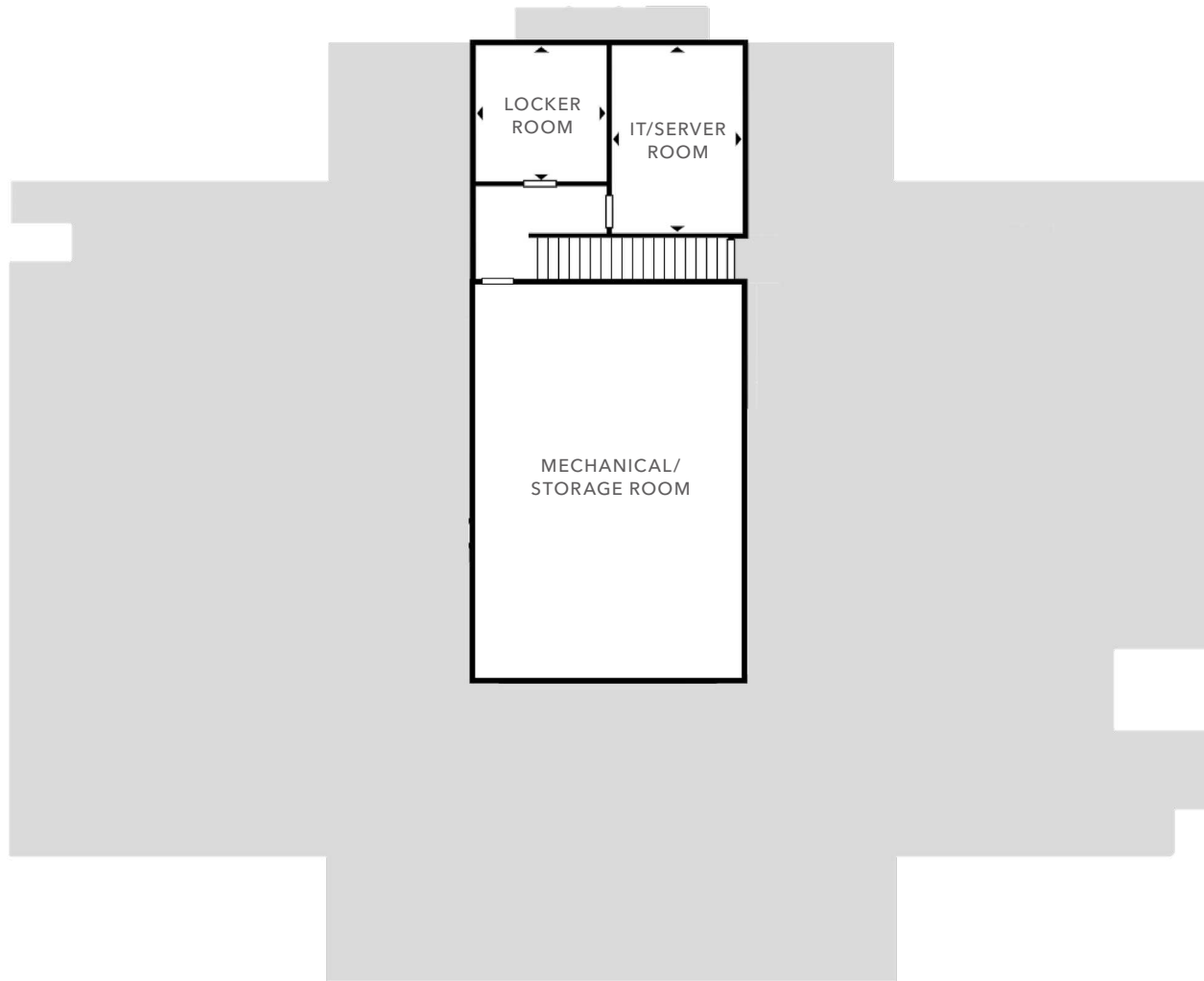
AVAILABLE



- 6+ Exam Rooms
- 2 ASC Operatory Rooms
- 5 Private Office Suites
- Large Reception, Waiting Area, and Separate ASC Lobby

→ VIEW VIRTUAL TOUR

## SECOND FLOOR PLAN



Large mechanical server room  
with interior roof access

Locker room

IT/Server room

→ [VIEW VIRTUAL TOUR](#)



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