

4200 6TH AVE SE
LACEY, WA 98503



DANFORTH



BELL TOWNE BUSINESS CENTER

For Lease

PREPARED BY:

Coldwell Banker Commercial
DANFORTH
33313 1ST Way S
Federal Way WA 98003

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PROPERTY OVERVIEW

THE PROPERTY

Bell Towne Business Center
4200 6th Ave SE
Lacey, WA 98503

PROPERTY SPECIFICATIONS

| | |
|------------------------------|-------------------|
| Property Type: | Office |
| Class: | B |
| Building Size: | 45,836 |
| Land: | .68 acre |
| Number of Stories: | 4 |
| Year Built/Renovated: | 2001 |
| Typical Floor Size: | 14,135 SF |
| Available SF: | 1,074 – 14,074 SF |
| Vacant Space: | Floor 3 & 4 |



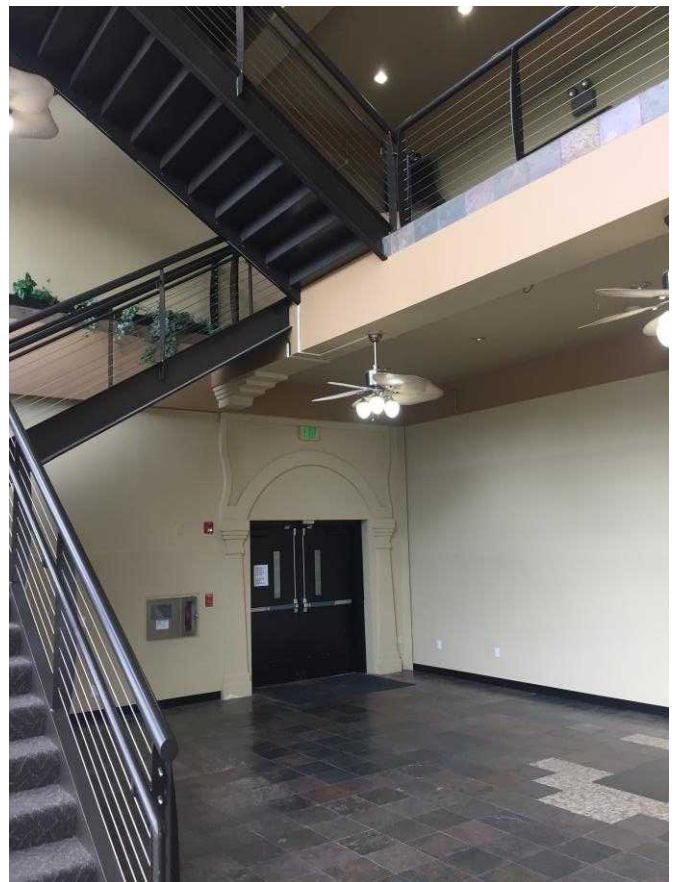
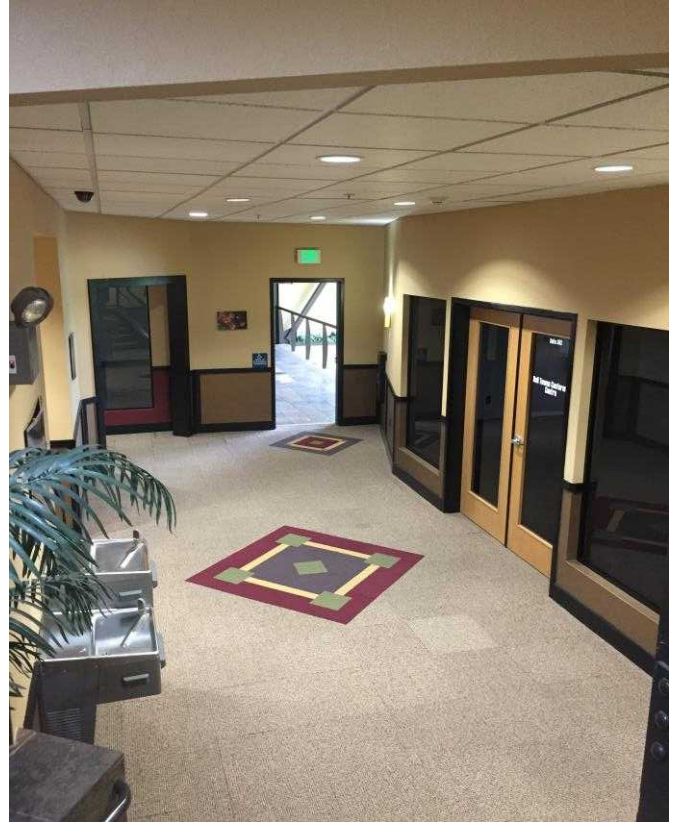
LEASE INFORMATION

| | |
|---------------------------|---|
| Annual Lease Rate: | \$10-\$17 NNN |
| Estimated NNN: | \$5.90 |
| Co-Tenancy: | Anytime Fitness - Floor 1 Providence Medical - Floor 2 |
| Parking: | 105 Free Surface 6 Covered |
| Space Available: | 14,074 SF |

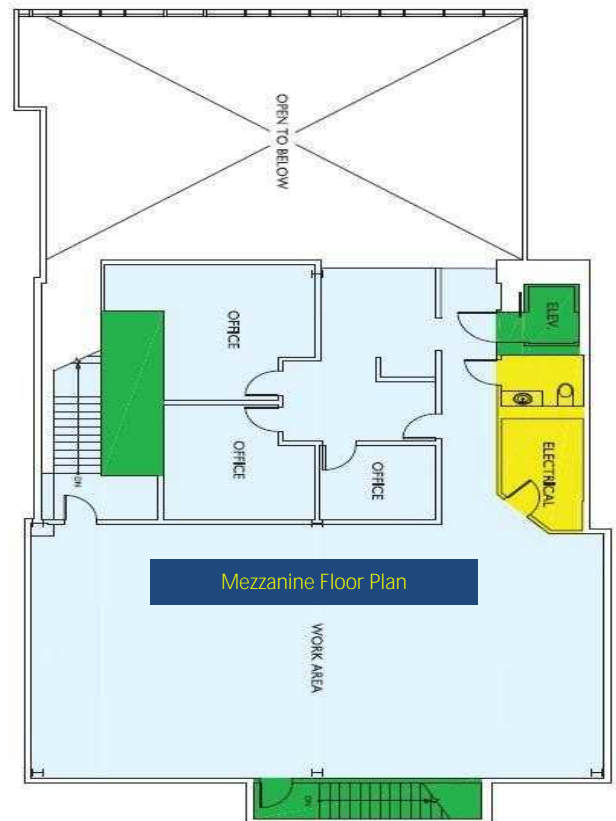
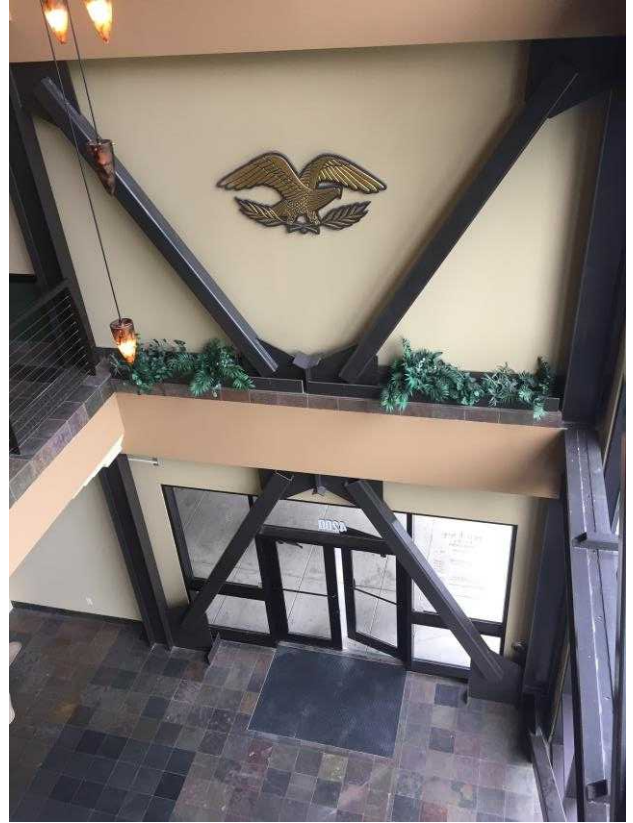
BUILDING AMENITIES

- Easy Access - One Block from Interstate 5 - Sleater Kinney Rd in the Woodland Office District of Lacey.
- Across the street from Intercity Transit station.
- Common area conference room.
- The floors are elevated so that tenant improvements, wiring, plumbing, etc. can be installed with ease.
- Great for Dental or General Office. Providence Health Services is a Co-Tenant on Floor 2.
- Entire 3rd floor and 4th floor Mezzanine space available.
- Blocks from South Puget Sound Community College & Saint Martins College.
- Close to Downtown Olympia – State Capital.
- Lease Option available – Perfect for Tenant who would like to purchase.

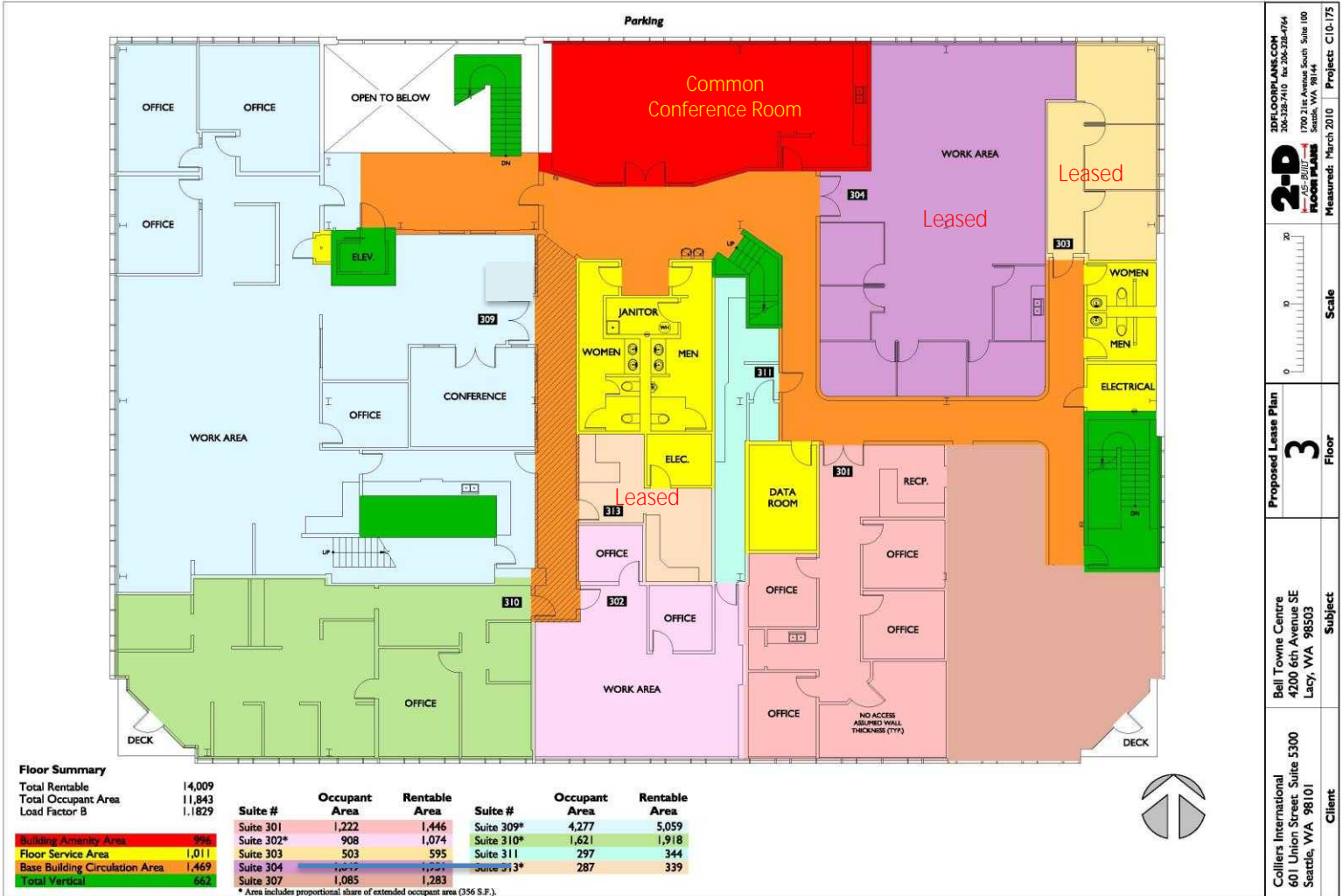
PROPERTY PHOTOS



PROPERTY PHOTOS



FLOOR 3rd Floor



| Bell Towne Business Center Suite Availability | | | | |
|---|----------------------|----------|------------|--|
| Suite | Rentable Square Feet | Rate | Lease Type | |
| 301 | 1446 | \$ 17.00 | NNN | |
| 302 | 1074 | \$ 17.00 | NNN | |
| 307 | 1283 | \$ 17.00 | NNN | |
| 309 | 5059 | \$ 17.00 | NNN | |
| 310 | 1918 | \$ 17.00 | NNN | |
| 309 Mezzanine | 3294 | \$ 10.00 | NNN | |

AERIALS

