The Hub
AT LACEY

OWNED BY

MJR DEVELOPMENT

EXCLUSIVELY LEASED BY

Kidder Mathews

GREENE COMMERCIAL

HUBATLACEY.COM

A place for your business.
A place for play.
A place for your lifestyle.
A place you want to be.

The Hub
AT LACEY

The Hub at Lacey is an integrated, mixed-use campus offering 2,000 - 90,000 contiguous square feet of Class-A office.

With its convenient access from Interstate-5, Olympia, and the greater Puget Sound area, the Hub is a unique opportunity for corporate and government tenants to occupy an ideal location at a very reasonable cost. Its calm, tree-lined streets, so close to retail and community amenities, make The Hub the perfect blend of downtown real estate and the best park-like business setting.

Many companies today have to choose between downtown locations close to amenities and well-landscaped suburban business parks. The Hub is the perfect combination of both.

COMPELLING PEOPLE SPACES

With office, retail, medical space and apartments available for lease

WALKABLE AMENITIES

Including restaurants, retail, services, onsite banking and a community park

ABUNDANT PARKING

1,400 free parking stalls at The Hub

A place for your business.

INTERSTATE
5
3rd Ave SE
THE HUB APARTMENTS
I-5 ACCESS VIA COLLEGE ST S
College St SE
BUILDING 676
EVENTS CENTER
Ebony & Ivory COFFEE
RICARDO'S
PINTS DOG HOUSE
ST MARTINS CAMPUS
ONSITE MAINTENANCE
Full-time professional maintenance team available onsite during business hours
PLENTIFUL PARKING
1,400 free parking stalls
7th Ave SE
ONSITE BANKING
0.4 MILE WALKING LOOP
Woodland Square Loop SE

A place for play.

RICARDO'S KITCHEN + BAR

EBONY & IVORY COFFEE

THE DOG HOUSE TAP ROOM

HUB CENTRAL

THE FIRESIDE

THE PATIO

THE WINE CELLAR

EAT + DRINK

RICARDO'S KITCHEN + BAR

Ricardo's is a local, family-owned steakhouse centrally located within The Hub, serving award-winning, dry-aged beef and seasonally inspired cuisine made with local ingredients.

CHEFRICARDO.COM

PINT'S DOG HOUSE

A fun family and dog friendly establishment to relax and enjoy wacky hot dog recipes and beers!

PINTSDOGHOUSE.COM

EBONY & IVORY

A welcoming and comforting coffee house, focused on serving high quality coffee and food and by providing a space where people can enjoy each others company.

EBONYANDIVORYCOFFEE.COM

INTEGRATED EVENTS CENTER

HUB CENTRAL

The Hub Central is located between large glass garage doors and is adjacent to the Patio area and Ricardo's Kitchen + Bar. A state-of-the-art space totaling 2,030 square feet, with the flexibility to accommodate up to 200 guests standing or 150 guests seated.

THE FIRESIDE

The Fireside room is directly adjacent to the Hub Central and Ricardo's restaurant. A 1,600 square foot, versatile space that can entertain up to 80 guests standing and 50 guests when seated. Perfect for a small retreat, a corporate dinner, or a social/ mixer for your company.

THE PATIO

The Patio is an outside area located immediately outside of the Hub Central room and adjacent to Ricardo's restaurant. It features a small reflection pond and ample umbrella tables. Space totals 2,560 square feet and can serve up to 120 guests.

THE WINE CELLAR

Part of Ricardo's Kitchen + Bar, The Wine Celler is a cozy, intimate space measuring 380 square feet. Available at a food and beverage minimum, the space can accomodate up to 20 guests for a memorable gathering.

A place for your lifestyle.

2 min
WALK TO FRED MEYER-ANCHORED RETAIL

3 min
DRIVE TO SOUTH SOUND CENTER

5 min
DRIVE TO STATE CAPITOL CAMPUS

11 min
DRIVE TO CAPITAL MALL

Lacey's high performance and growth is driven by a low cost of living, recreational & cultural opportunities, award-winning education, and strategic business development plan.

DEMOGRAPHICS

	1 mi	3 mi	5 mi
Population	11,389	81,252	161,990
Est. Population (2027)	11,832	86,805	172,231
Avg HH Income	$65,574	$86,803	$90,928
Median Age	39.2	38.1	37.9
Total HHs	5,020	32,409	65,039
Avg HH Size	2.1	2.4	2.4
Percentage with College Degree	41.2%	48.2%	51.0%

Source: ©2022 Sites USA

Situated on the southern tip of Puget Sound in the shadow of magnificent Mt. Rainier, Lacey lies in the center of a natural paradise. Five freshwater lakes within the city, miles of hiking and biking paths, several championship golf courses, and nearly 700 acres of public parkland provide employees with unlimited outdoor recreation opportunities.

Outstanding schools, a low crime rate and proximity to major metropolitan areas make Lacey one of the most desirable places in the country in which to work and live. Residents are highly-educated, community-oriented, and enjoy the highest median household income of any city in Thurston County.

Businesses from around the world have taken notice of Lacey's high quality of life, and economic development has flourished.

A place you want to be.

It might be our people-focused campus, with wide sidewalks, spacious courtyards and Public Park, and access to transit; our refined, modern interiors; or our commuter-friendly location, based in the growing city of Lacey with convenient access to major highways via I-5. Whatever it is, we offer something for everyone.

DRESSED TO IMPRESS

The Hub offers on-site commons with conference rooms, a coffee shop, and an indoor/outdoor plaza. Recent interior renovations, with elegant lobbies & common spaces, will impress employees and visitors alike, with additional renovations planned as part of our ongoing dedication to perfection.

Flexible floor plans can accommodate tenants of all sizes, with spaces as small as 2,000 square feet to full floors of buildings. The Hub is ideal for many businesses, including Professional, Medical, Government, or Retail tenants.

JOIN THE HUB'S TENANTS

- Academy Mortgage Corporation
- Chicago Title
- CNSI
- Country Financial
- Frost & Company, PLLC
- H&R Block
- kpff
- kw Keller Williams
- McSwain & Company
- Thurston Mason Behavioral Health Organization
- USHV
- UTC Washington Utilities and Transportation Commission

The Hub
AT LACEY

OWNED BY

MJR DEVELOPMENT

EXCLUSIVELY LEASED BY

Evan Parker
Kidder Mathews
360.705.0174
evan.parker@kidder.com

Terry Wilson
Greene Commercial
360.789.5060
terryw@greenecommercial.com

HUBATLACEY.COM
KIDDER.COM

This information supplied herein is from sources we deem reliable. 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.

Kidder Mathews | GREENE COMMERCIAL