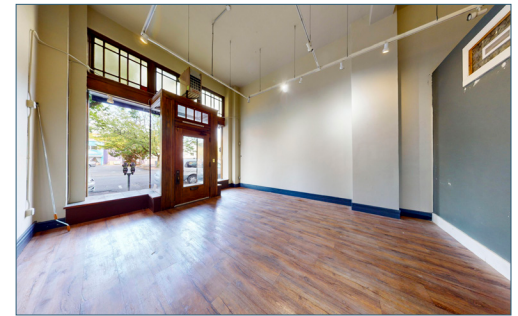




STABILIZED OFFICE & RETAIL INVESTMENT | 94% LEASED | DOWNTOWN OLYMPIA



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

Olympia's original skyscraper, The Security Building, is now available for purchase as a standalone investment opportunity. Currently over 94% occupied with 74 individual suites, consisting of 6 ground level retail spaces and 69 executive office suites on Floors 2 – 5. The buildings appeal to a diverse group of tenants ensures continued high occupancy and with some tenants currently below market rate rents, the investment provides a solid value-add component.

- ▶ Constructed, 1908
- ▶ Class B Office Space
- ▶ 31,459 SF (26,635 RSF)
- ▶ 94% Leased
- ▶ Five (5) Stories:
 - » Six (6) Retail Units on Ground Floor
 - » 69 Executive Office Suites (Floors 2-5)
- ▶ Diversified Tenancy

94% OCCUPIED

SALE: \$3,216,000

CAP RATE 8.0%

CBA# 44655682



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

EXECUTIVE SUMMARY

The Rants Group is pleased to present the Security Building, a 31,459 square foot mixed-use investment opportunity located on the prominent 4th Avenue corridor in Downtown Olympia. Known as Olympia's original skyscraper, the property is a well-recognized historic asset offering strong in-place income and long-term investment appeal. Currently over 94% occupied, the building provides stabilized cash flow supported by a highly diversified tenant base across 74 individual suites.

Offered at \$3,216,000, the Security Building presents investors with immediate income and the opportunity to capture additional upside through leasing and rent growth. Several tenants are currently paying below-market rents, creating a clear value-add component for new ownership.

Constructed in 1908, the five-story property consists of six ground-floor retail spaces with strong street presence and 69 executive office suites across floors two through five. The building continues to benefit from consistent demand for smaller, flexible office spaces in Olympia's downtown core, attracting a wide range of professional and service-oriented tenants.

With strong occupancy, diversified tenancy, historic significance, and embedded upside potential, the Security Building represents a compelling opportunity for investors seeking stable cash flow with value-add potential in a supply-constrained downtown market.

PROPERTY SUMMARY

SECURITY BUILDING	PARCEL: 78502400100 203 4th Avenue E Land: 0.17 Acres (7,200 SF) Building: 31,459 SF
RECENT IMPROVEMENTS:	Boiler replacement in 2023 Elevator repairs and updates in 2024

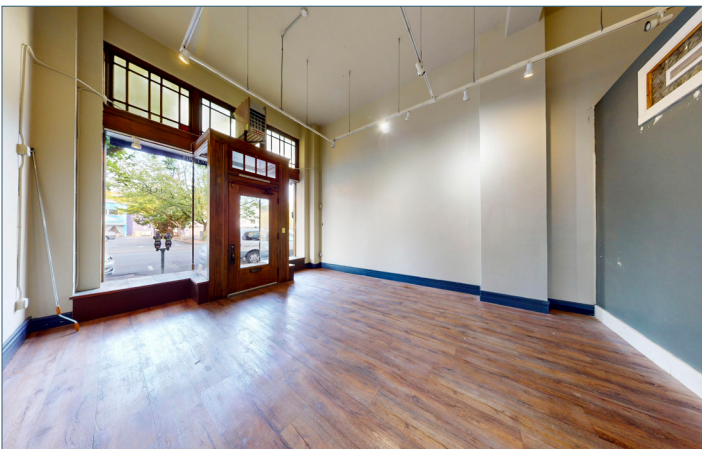


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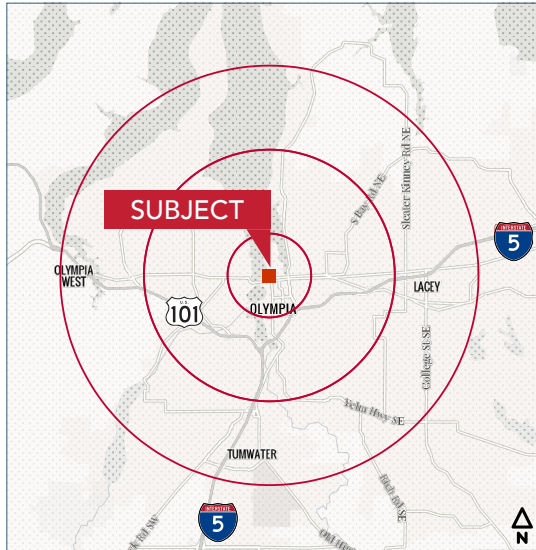
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203 4TH AVE E, OLYMPIA, WA | THE SECURITY BUILDING

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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