



Raad Office Building Downtown Olympia

128 10TH AVE. SW, OLYMPIA WA



FOR LEASE



Tastefully renovated lobby will impress tenants and guests in this well maintained 5-story building two blocks from Capitol Campus

Lease 1/2 2nd floor or all 3rd, 4th and/or 5th floor with 7,500 square feet on each floor.

Lease rate: \$22.00 per sq. ft. to include all utilities.

Free parking for 8 spaces per floor (additional space available nearby).



Debbie Draper-Aikins

360.791.3869

debbie.draper@cbolympia.com

COLDWELL BANKER
EVERGREEN OLYMPIC REALTY

3333 Capitol Boulevard S.
Olympia, WA 98501



**COLDWELL BANKER
COMMERCIAL**
EVERGREEN OLYMPIC
REALTY, INC.

FOR LEASE

Raad Office Building

128 10TH AVE. SW, OLYMPIA WA



Raad Building Distinguished Features

- 1. Indoor Air Quality** - Raad Building has a high efficiency heating and cooling system with a filtration rate of 95% (HEPA filter, pre filter). Standard building filtration rate is 35%-40%.
- 2. Earthquake Resistance** - The Raad Building has been constructed with piling even though the geotechnical report does not require piling. During the 2001 earthquake, the Raad Building experienced zero damage.
- 3. Loading Factor** - The Raad Building was constructed with post-tension design. There is no restriction of loading on any floor of the building. The building increased the capacity of the loading by not decreasing the size of the columns from floor one to six which added redundancy in loading on each floor.
- 4. Façade** - The outside wall of the Raad Building is completely independent of the inside structure. For example, there is no loading factor on the outside of the building except its own weight.
- 5. Structure** - The Raad Building has been built with no Volatile Organic Compounds (VOC) in any of the sub-structures; doors, walls, and paint. The carpet is made from 100% recycled materials. The kickboards are made of wood and were installed with no glue.
- 6. Parking** - The Raad Building is zoned downtown with no parking requirements. Currently, Raad Properties has 8 secured parking spaces per floor at no additional cost. Additional parking spaces are available in the next block for \$60.00 per month.
- 7. Energy Efficiency** - The Raad Building is Energy Star rated, meaning it exceeds the requirements for energy efficiency in the building.
- 8. Utilization Efficiency** - In the Raad Building, there are no bearing walls to impact the utilization of the building. Open floor concept or new construction of conference rooms for efficient use of the space can be applied.
- 9. I.T.** - The Raad Building is connected to the DIS network with high capacity bandwidth. The current wiring is Enhanced Cat 6.



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DOOR SCHEDULE

DOOR NO.	TYPE	REFERENCE	REMARKS
401	C	-	-
402	C	-	-
403	C	-	-
404	C	-	-
405	C	-	-
406	C	-	-
407	C	-	-
408	C	-	-
409	C	-	-

RELITE SCHEDULE

RELIGHT NO.	SIZE	FUNCTION	REMARKS
1	5' 7"	FIXED	START WINDOW AT 5'-0" A.F.F.
2	5' 7"	FIXED	HEIGHT OF GLAZING TO ALIGN WITH HEIGHT OF DOOR

WALL LEGEND

NEW WALL
EXISTING WALL

ELECTRICAL SYMBOLS

EXISTING ELECTRICAL RECEPTACLE INVENTORY CAPACITY AND COMPARTMENTATION

NEW-RENEW GENERAL PURPOSE RECEPTACLE (MAXIMUM OF 4 PER CIRCUIT)

BASE POWER (DATA FROM 2 AND 3) TO NEW RECEPTACLE. ALSO NEW RECEPTACLE INVENTORY CAPACITY AND COMPARTMENTATION

TELEPHONE/COMPUTER WORK-AREA

STANDARD LIGHT SWITCH WITH PUSH-BUTTON ACTIVATION FOR NEW WORK LIGHTS

NOTE: ALL EXISTING ELECTRICAL AND WIREWORK RECEPTACLES AND SWITCHES ARE SPECIFICALLY IDENTIFIED ON THIS DRAWING. ALL NEW WIRING SHALL BE IDENTIFIED BY THE DEPARTMENT OF INTERIOR SERVICES. RECEPTACLES ARE ALLOWED AND IDENTIFIED BY THE DEPARTMENT OF INTERIOR SERVICES. RECEPTACLES ARE ALLOWED AND IDENTIFIED BY THE DEPARTMENT OF INTERIOR SERVICES.

WALL TYPE

SCALE: 3/4"=1'-0"

FOURTH FLOOR DEMO PLAN

SCALE: 1/8"=1'-0"

DOOR SCHEDULE

DOOR NO.	WIDTH	HEIGHT	FINISH	TYPE	FRAME	DOOR TYPE	KICK PLATE	REMARKS
401	3'-0"	7'-0"	A	SL </td <td>SL</td> <td>SL</td> <td>SL</td> <td></td>	SL	SL	SL	
402	3'-0"	7'-0"	A	SL	SL	SL	SL	
403	3'-0"	7'-0"	A	SL	SL	SL	SL	
404	3'-0"	7'-0"	A	SL	SL	SL	SL	
405	3'-0"	7'-0"	A	SL	SL	SL	SL	
406	3'-0"	7'-0"	A	SL	SL	SL	SL	
407	3'-0"	7'-0"	A	SL	SL	SL	SL	
408	3'-0"	7'-0"	A	SL	SL	SL	SL	
409	3'-0"	7'-0"	A	SL	SL	SL	SL	

HARDWARE TYPE

1. 1/2" PINE BAL-BEARING HINGES, LEVER LATCH SET, STOP

DOOR TYPES

TYPE A: SAFETY GLAZING PANE IMPACT TEST REQUIRED

TYPE B: SAFETY GLAZING PANE IMPACT TEST REQUIRED

TYPE C: SAFETY GLAZING PANE IMPACT TEST REQUIRED

TYPE D: SAFETY GLAZING PANE IMPACT TEST REQUIRED

FOURTH FLOOR PLAN

SCALE: 1/8"=1'-0" TOTAL OCCUPANT LOAD = 187 PERSONS

FOURTH FLOOR PLAN

SCALE: 1/8"=1'-0" TOTAL OCCUPANT LOAD = 187 PERSONS

GLENN C WELLS, A.I.A.

1235 4TH AVENUE S.E. OLYMPIA, WA 98508
(360) 352-4553

date: 01-22-15
drawn: D.P.J.
checked: G.C.W.

title: FOURTH FLOOR PLAN
OFFICE OF FINANCIAL MANAGEMENT
124 10TH AVE SW, OLYMPIA, WASHINGTON



3333 Capitol Boulevard S.
Olympia, WA 98501



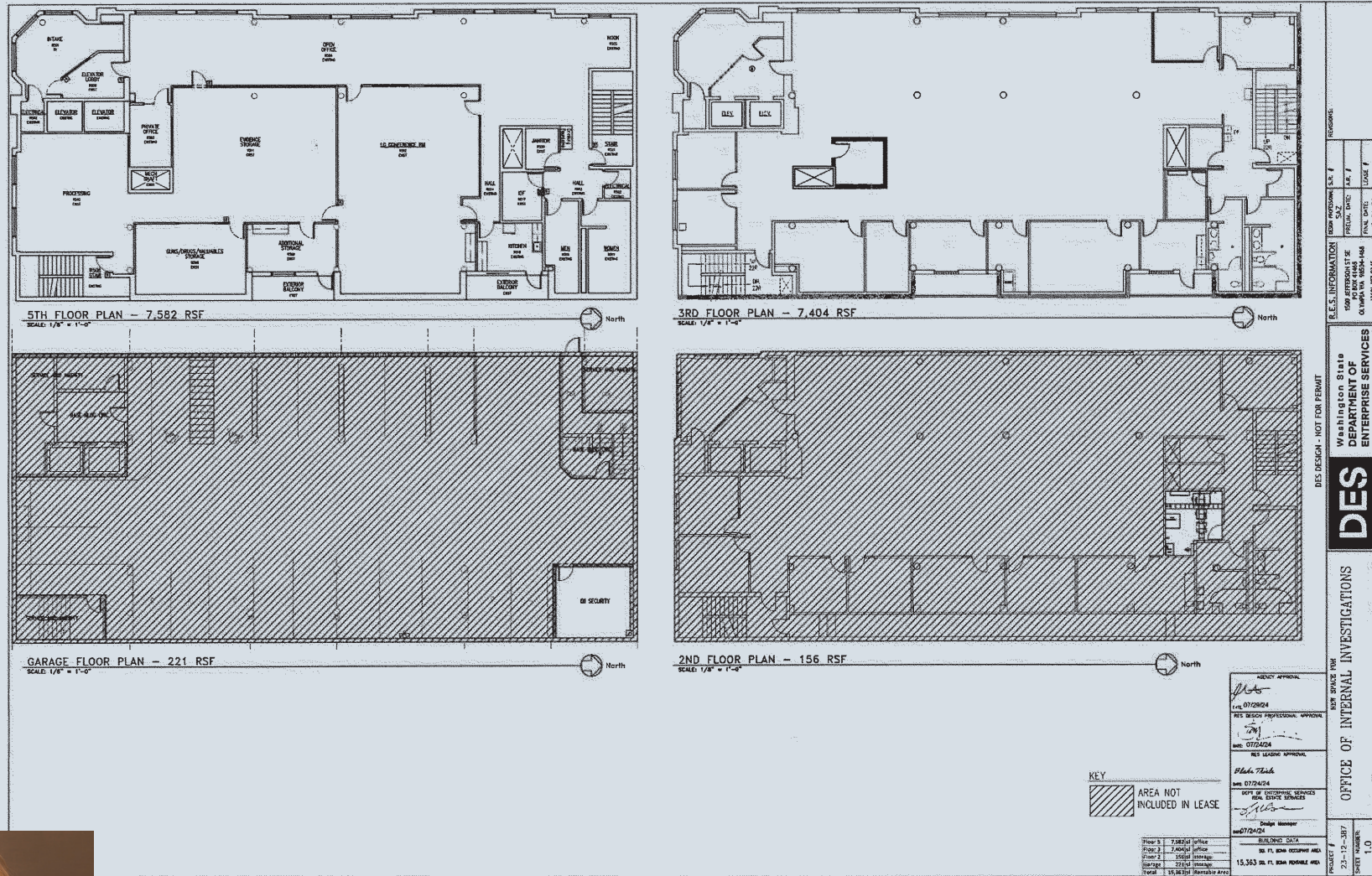
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FLOOR PLANS



R.E.S. INFORMATION		ARCHITECT:	D.A.K.	D.R.#
1500 REFRON ST SE		PRELIM DATE:		
PO BOX 41468		FINAL DATE:		
OLYMPIA WA 98504-1468		LEASE #	SSL 21-0121	
			0/23/22	
			(360) 902-2173	

