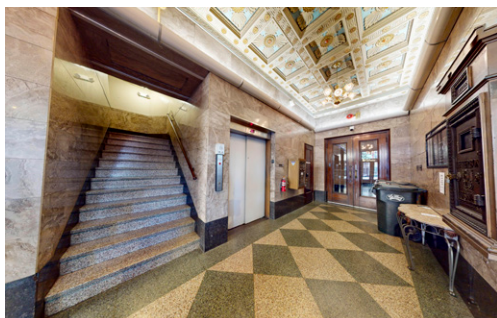




HISTORIC DOWNTOWN OLYMPIA LANDMARK PORTFOLIO INVESTMENT



201-211 4TH AVE E, OLYMPIA, WA | SECURITY & WHITE BUILDINGS

A rare opportunity to acquire The Security and White Buildings, two iconic, historically significant mixed-use assets located at 203–209 4th Avenue East in Downtown Olympia, Washington.

Built in 1926 and 1908, the buildings feature Sullivanesque and Mission Revival architecture with preserved marble, mahogany, and ornate plaster details. Ideally positioned at the corner of 4th Avenue and Washington Street, the 44,419 SF portfolio's **95 tenant spaces** are **92% leased** to a diverse mix of professional office and retail tenants. The current work-from-home trend contributes to the portfolios' high occupancy; many of the tenants utilize their space as an alternative or in conjunction with their work-from-home schedules.

SECURITY BUILDING

- ▶ Constructed, 1926
- ▶ 31,459 SF (26,635 RSF)
- ▶ 5 stories: Retail on ground floor, 4 floors of executive office above.

WHITE BUILDING

- ▶ Constructed, 1908
- ▶ 12,960 SF (10,980 RSF)
- ▶ 2 stories: Retail on ground floor, offices above.

92% OCCUPIED

SALE: \$4,100,000

CBA# 43616810



This information, while obtained from sources we deem reliable, is not guaranteed. 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.

Zeke Rehn
MANAGING BROKER
(360) 915-5678
zeke@rantsgroup.com

Pat Rants, CCIM, CPM
DESIGNATED BROKER
(360) 763-4993
pat@rantsgroup.com

360-943-8060
RANTSGROUP.com

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EXECUTIVE SUMMARY

The Rants Group, as the Exclusive Advisor to Spokane Equity LLC and Daylight Properties, is pleased to present the rare opportunity to acquire The Security and White Buildings, two historically significant mixed-use assets located at 203–209 4th Avenue East in Downtown Olympia, Washington.

Constructed in 1926 and 1908, respectively, the Security and White Buildings exude the architectural character and craftsmanship of their era. The Security Building is designed in Sullivanesque architecture, showcasing intricate terra cotta detailing and early skyscraper design elements, while the White Building features Mission Revival architecture, highlighted by arched windows, decorative tiles, and classic mission-inspired rooflines. Both buildings feature original marble, mahogany, and ornate plaster ceilings that have been meticulously preserved. Situated at the prominent corner of 4th Avenue and Washington Street, the properties occupy a premier downtown location surrounded by Olympia's finest restaurants, retailers, and government offices.

The Security Building totals approximately 31,459 square feet, and the White Building totals approximately 12,960 square feet, for a combined 44,419 square feet. Together, the buildings are currently over 90% leased to a diverse mix of professional office and retail tenants. The Security Building, originally known as Olympia's first "skyscraper," remains one of the city's most prestigious addresses nearly a century after its construction. The White Building complements the offering with its classic early 20th-century architecture and strong street-level retail presence.

PROPERTY SUMMARY

SECURITY BUILDING	78502400100
	203 4th Avenue E
	Land: 0.17 Acres (7,200 SF)
	Building: 31,459 SF
WHITE BUILDING	78502400200
	209 4th Avenue E
	Land: 0.17 Acres (7,200 SF)
	Building: 12,960 SF

RECENT IMPROVEMENTS

- ▶ Boiler replacement: 2023
- ▶ Elevator repairs and updates: 2024

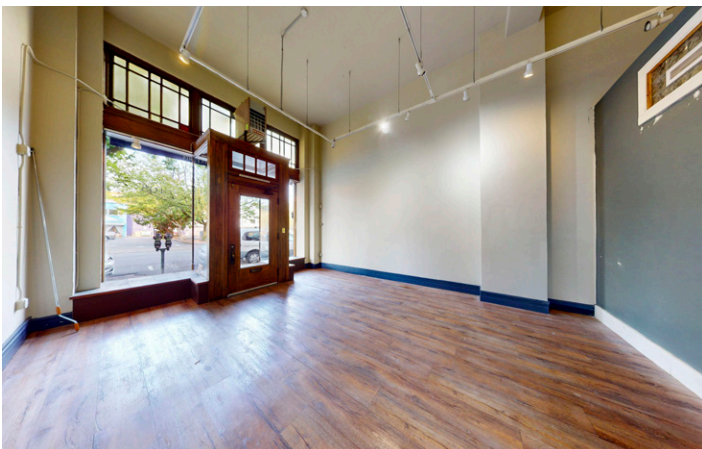
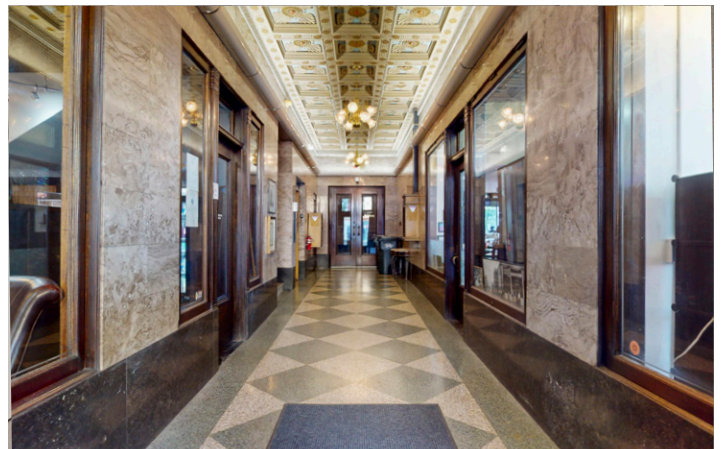
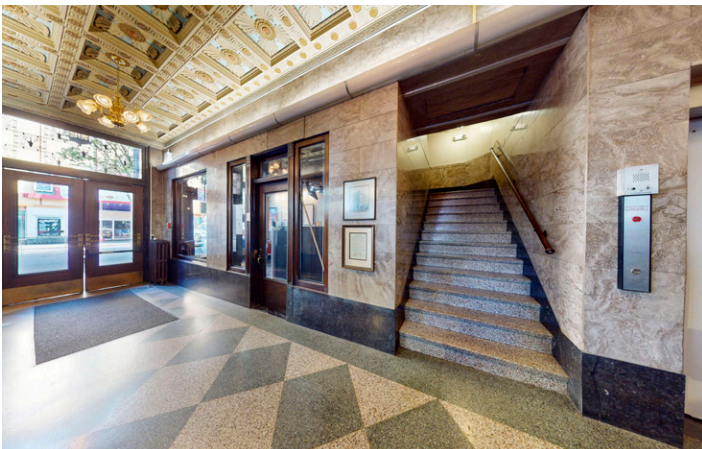


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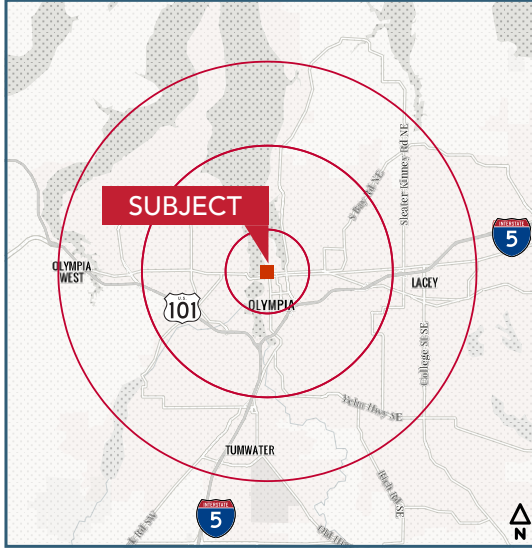
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DEMOGRAPHIC SUMMARY (1, 3, 5 MILE RADII)



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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