



MEDICAL OFFICE BUILDING NEAR PROVIDENCE ST. PETER'S HOSPITAL



3610 ENSIGN RD NE, OLYMPIA, WA

LISTING INFORMATION

This 6,222 SF medical office building, formerly used as a surgical practice office, is located on 0.53 acres across from Providence St. Peter Hospital (a 390-bed non-profit teaching hospital). The building features nine exam rooms, procedure rooms, multiple reception and administrative areas, four restrooms, eight private offices, a large kitchen/breakroom, ample storage, 30 parking stalls, and a covered patient pickup area.

- Building: ±6,222 SF / Land: ±22,890 SF
- New Roof: June 2025
- Monument & Building Signage
- Parking: 4.47/1,000 SF
- Traffic Count: 30,000 VPD
- Zoning: Medical Services
- Dedicated ADA Entrance & Parking
- Washer & Dryer Hookups



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.

LEASE: \$20/SF NNN

CBA# 44257375

OR

SALE: \$1,575,000

CBA# 41820983



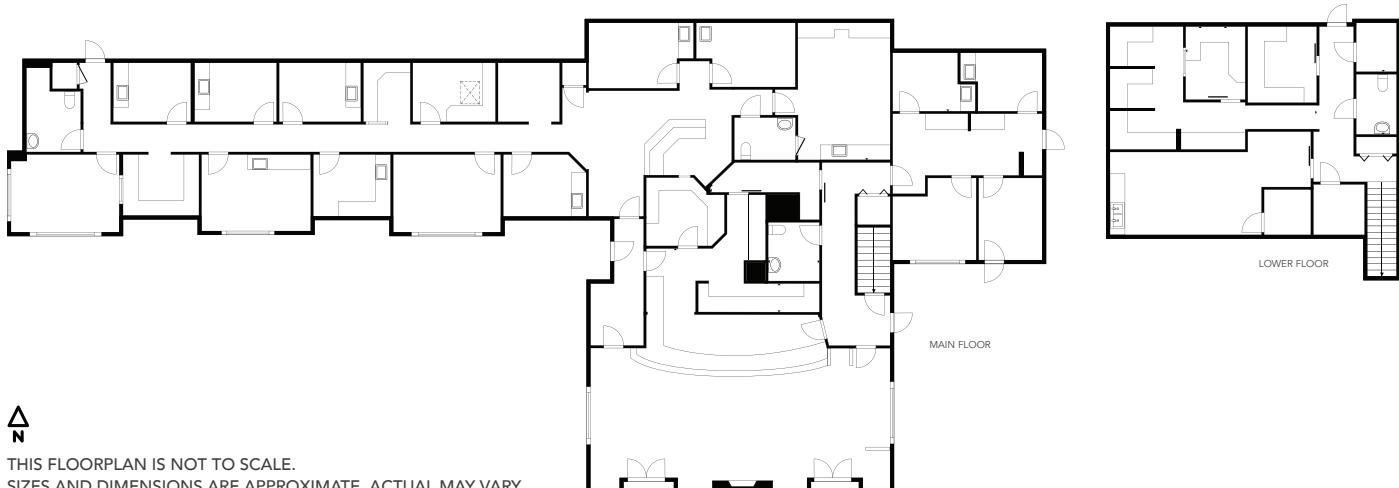
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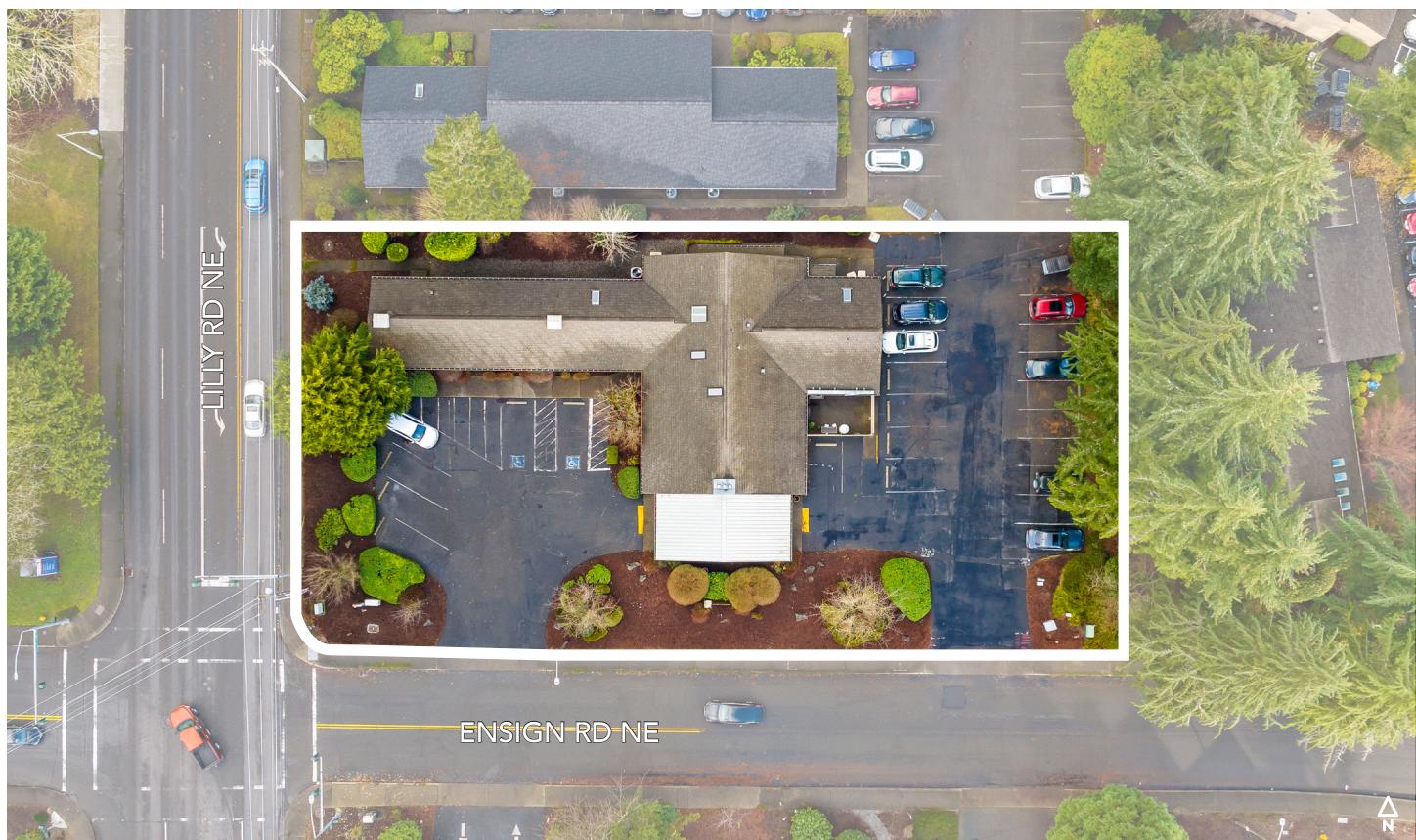
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THIS FLOORPLAN IS NOT TO SCALE.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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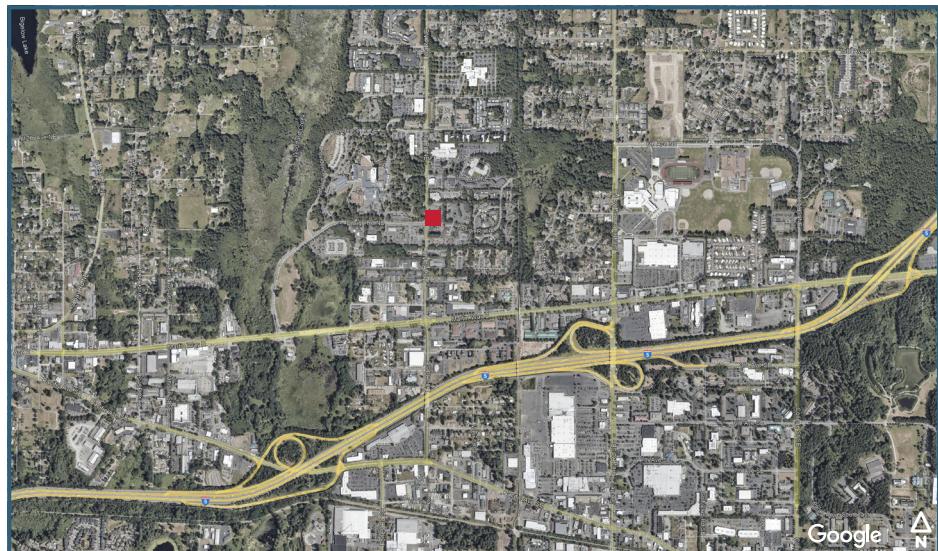
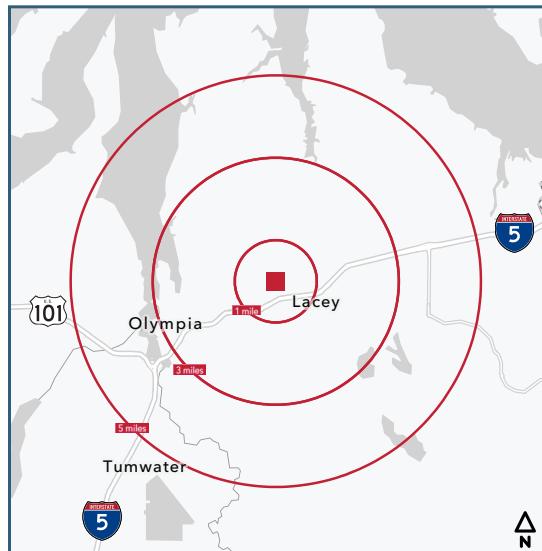
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DEMOGRAPHIC SUMMARY (1, 3, 5 MILE RADII)



DEMOGRAPHIC SUMMARY

POPULATION

	1 MILE	3 MILE	5 MILE
2024 POPULATION (EST)	7,996	62,486	167,713
2029 POPULATION (PROJ)	8,501	66,119	177,302
2024-2029 POPULATION GROWTH	6.32%	5.81%	5.72%
2024 HOUSEHOLDS (EST)	3,346	26,277	68,232
2029 HOUSEHOLDS (PROJ)	3,561	27,868	72,215
2024-2029 HOUSEHOLD GROWTH	6.43%	6.05%	5.84%
2024 HOUSEHOLD INCOME (AVG)	\$65,816	\$88,593	\$93,565
HOUSEHOLDS OWNER-OCCUPIED	38.76%	51.12%	55.55%
HOUSEHOLDS RENTER-OCCUPIED	61.21%	48.88%	44.45%

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