



**FLEXIBLE WEST OLYMPIA OFFICE/RETAIL LEASE OPPORTUNITY**



**1202 BLACK LAKE BLVD SW, OLYMPIA, WA**

Flexible lease options available in a mixed-use multi-tenant center featuring office, retail, and flex tenants. Strategically located with excellent visibility on the heavily traveled Black Lake Blvd, a major thoroughfare in West Olympia with a traffic volume of nearly 30,000 vehicles daily.

Affordable office layout options with up to 2,983 SF on the first floor and 4,450 SF on the second floor.

Retail/showroom/flex space with a large open area, multi-stall restrooms with a shower, and two offices.

**OFFICE: 408 - 7,433 SF**

**RETAIL/FLEX: 2,500 SF**

**\$0.50 - \$1.15 SF/MO, +NNN (EST. \$0.32/SF)**



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.

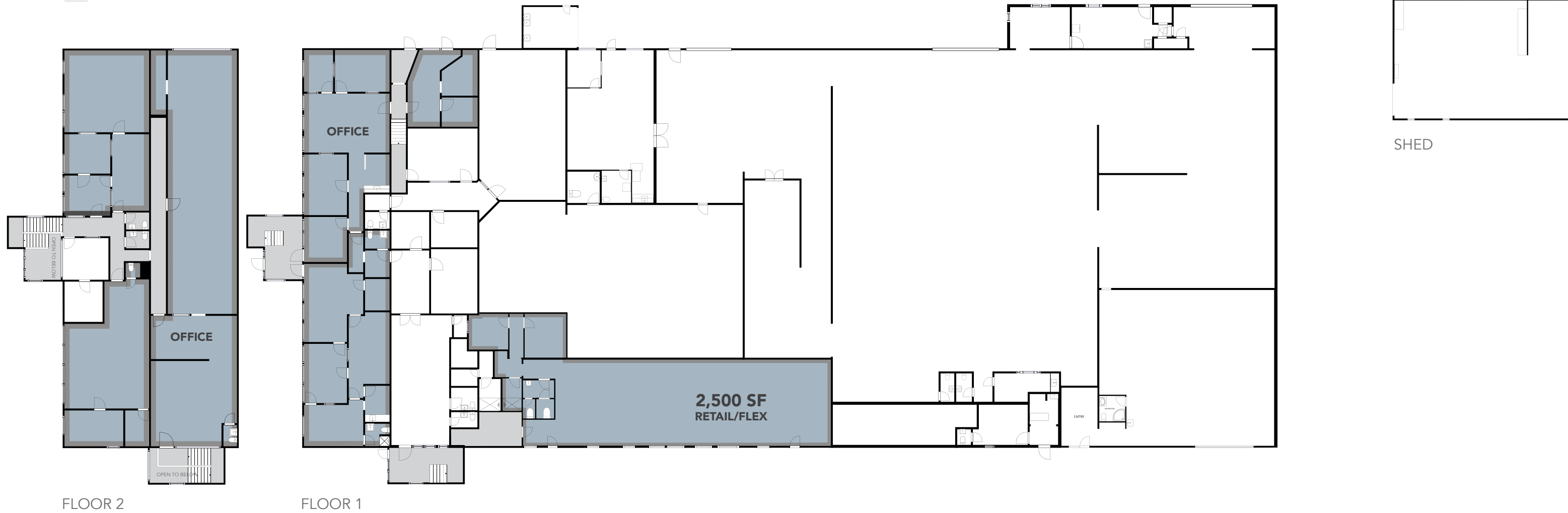
**Ian Zarosinski**  
BROKER  
360-800-5808  
ian@rantsgroup.com

**Danielle Rants, CCIM**  
VP, MANAGING BROKER  
360-352-7822  
danielle@rantsgroup.com

**360-943-8060**  
**RANTSGROUP.com**

1202 BLACK LAKE BLVD SW, OLYMPIA, WA | BLACK LAKE OFFICE/RETAIL SPACE

■ AVAILABLE  
 ■ COMMON AREA



THIS FLOORPLAN IS NOT TO SCALE  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**CONTACT**

**Ian Zarosinski**  
 BROKER  
 360-800-5808  
 ian@rantsgroup.com

**Danielle Rants, CCIM**  
 VP, MANAGING BROKER  
 360-352-7822  
 danielle@rantsgroup.com



1202 BLACK LAKE BLVD SW, OLYMPIA, WA | BLACK LAKE OFFICE/RETAIL SPACE



FIRST-FLOOR OFFICE



FIRST-FLOOR OFFICE



SECOND-FLOOR OFFICE



FIRST-FLOOR RETAIL/FLEX



COMMON AREA / MAIN ENTRANCE



COMMON AREA ACCESS TO 2ND FLOOR

## CONTACT

**Ian Zarosinski**  
BROKER  
360-800-5808  
ian@rantsgroup.com

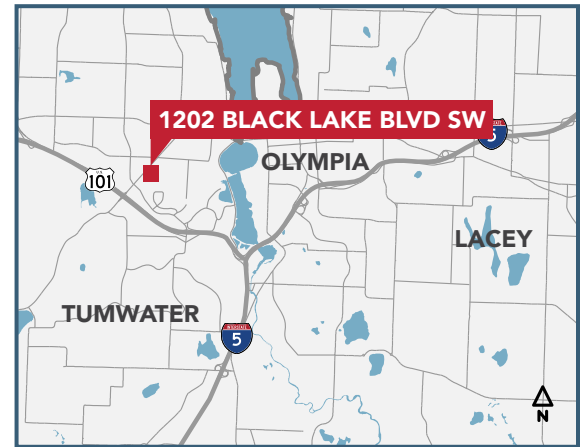
**Danielle Rants, ccim**  
VP, MANAGING BROKER  
360-352-7822  
danielle@rantsgroup.com

1202 BLACK LAKE BLVD SW, OLYMPIA, WA | BLACK LAKE OFFICE/RETAIL SPACE



### DEMOGRAPHIC SUMMARY

|                    | 0 - 1 MILE | 1 - 3 MILE | 3 - 5 MILE |
|--------------------|------------|------------|------------|
| 2010 POPULATION    | 10,322     | 45,897     | 91,134     |
| 2023 POPULATION    | 13,269     | 58,150     | 111,061    |
| 2028 POPULATION    | 13,918     | 60,883     | 115,716    |
| GROWTH 2010 - 2023 | 28.55%     | 26.70%     | 21.87%     |
| 2023 AVG HH INCOME | \$66,141   | \$90,553   | \$93,455   |



### CONTACT

**Ian Zarosinski**  
BROKER  
360-800-5808  
ian@rantsgroup.com

**Danielle Rants, ccim**  
VP, MANAGING BROKER  
360-352-7822  
danielle@rantsgroup.com