



ICONIC DOWNTOWN OLYMPIA LANDMARK

8,400 SF | \$1,495,000 | DIRECTLY ACROSS FROM CITY HALL

HISTORIC CHARACTER • ADAPTIVE REUSE • OWNER-USER • RETAIL • MEDICAL • OFFICE • HOSPITALITY

PROPERTY HIGHLIGHTS

- **Prime Location:** Prominent signalized corner directly across from Olympia City Hall and near the Washington State Capitol Campus
- **Building:** ±8,400 SF | **Lot:** ±0.17 acres
- **Historic Architecture:** Distinctive terra-cotta Gothic Revival-influenced design by renowned Olympia architect Joseph Wohleb
- **District:** Located within Olympia's Historic Creative District

- **Opportunity Zone:** Located within a federally designated Opportunity Zone
- **Zoning:** Retail – Food Downtown Business
- **Occupancy:** Vacant — available for immediate repositioning

SPACE BREAKDOWN

- **Restaurant / Hospitality:** ±6,136 SF
 - **Office:** ±1,200 SF
 - **Warehouse / Storage:** ±1,064 SF
 - **Private Event / Banquet Room:** ±812 SF
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EXISTING COMMERCIAL IMPROVEMENTS

- Commercial vent hoods with fire suppression
- Two walk-in coolers
- Wood Stone wood-fired pizza oven
- Commercial kitchen, bar and dining infrastructure
- HVAC systems
- Fire protection and security systems
- Existing grease and food-service utilities

Significant existing infrastructure provides immediate value for hospitality users while offering a substantial starting point for adaptive reuse.

ADAPTIVE REUSE & OWNER-USER POTENTIAL

This is not simply a restaurant property.

The building's size, flexible configuration, prominent downtown location, and historic character create potential for a wide range of commercial applications, including:

Retail & Specialty Retail • Medical & Dental • Wellness & Personal Services • Salon & Spa • Professional & Creative Office • Institutional & Community Uses • Showroom • Hospitality • Event & Entertainment • Restaurant • Brewery / Tasting Room

Potential uses subject to applicable zoning, permitting, and governmental approvals.

KEY INVESTMENT HIGHLIGHTS

- **Historic Downtown Landmark:** Rare opportunity to own a recognizable piece of Olympia's architectural heritage
 - **Civic-Core Location:** Directly across from City Hall and near the Capitol Campus, government offices, retail, dining, and cultural destinations
 - **Flexible 8,400 SF Footprint:** Scale suitable for full-building owner occupancy, adaptive reuse, or potential multi-user strategies
 - **Existing Hospitality Infrastructure:** Substantial commercial improvements already in place for restaurant, brewery, event, and entertainment concepts
 - **Private Event Space:** Dedicated ±812 SF room suitable for meetings, receptions, private functions, and civic or community gatherings
 - **Broad User Appeal:** Potential fit for retail, medical, dental, wellness, professional, institutional, hospitality, and other commercial users
 - **Opportunity Zone Location:** Additional consideration for qualifying investors and projects
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WHY THIS PROPERTY

A rare combination of historic architecture, prominent downtown positioning, flexible commercial space, and substantial existing infrastructure.

- Offered vacant for immediate repositioning
- Difficult-to-replicate downtown corner location
- Located within Olympia's Historic Creative District
- Directly across from City Hall
- Near the Washington State Capitol Campus and government offices
- Existing restaurant infrastructure provides significant replacement value
- Broad potential for adaptive reuse and owner-user occupancy

- Surrounded by downtown residential, retail, dining, civic, and professional activity

\$1,595,000

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