



THE
RANTS GROUP
COMMERCIAL REAL ESTATE

FOR SALE OR LEASE

CAPITOL BOULEVARD OFFICE COMPLEX



6330-6350 Capitol Boulevard SE, Tumwater, WA

Located on main thoroughfare & bus route, close to state office buildings. Lots of parking. Property can be purchased as an investment, owner/occupied or a combination of occupied plus rental income.

PROPERTY DETAILS

Three office buildings, totaling 12,750 SF on 1.71 AC.

PARCEL: 12702230504

SALE: \$1,660,000

CBA# 624925

LEASE: 16 private offices, a large office or meeting room, a conference room, ADA restrooms, shower, kitchen, and reception area.

SUITE 6330: ±6,000 SF

\$13/SF MODIFIED GROSS

CBA# 619217

LEASE: Five private offices, storage, two large work/conference/classrooms and small warehouse/shipping/receiving area with grade level roll-up door.

SUITE 6350: ±3,500 SF

\$13/SF MODIFIED GROSS

CBA# 629337



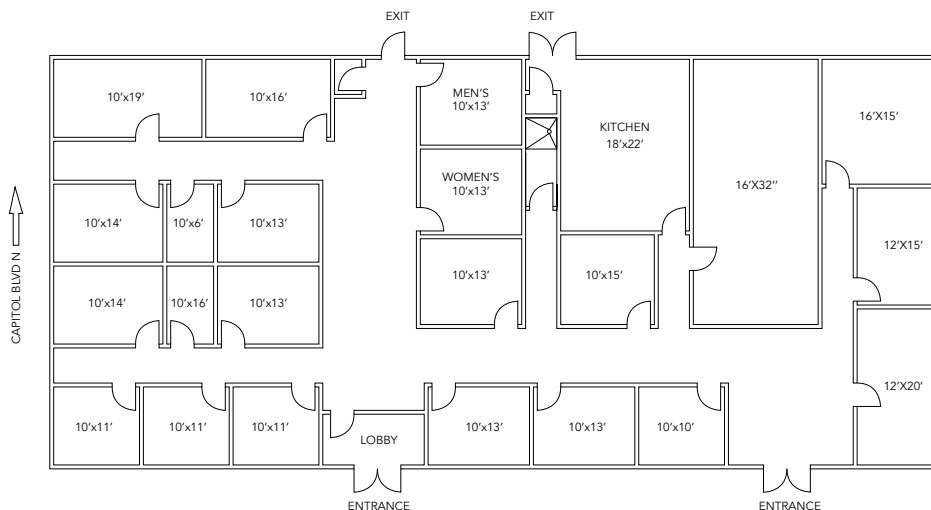
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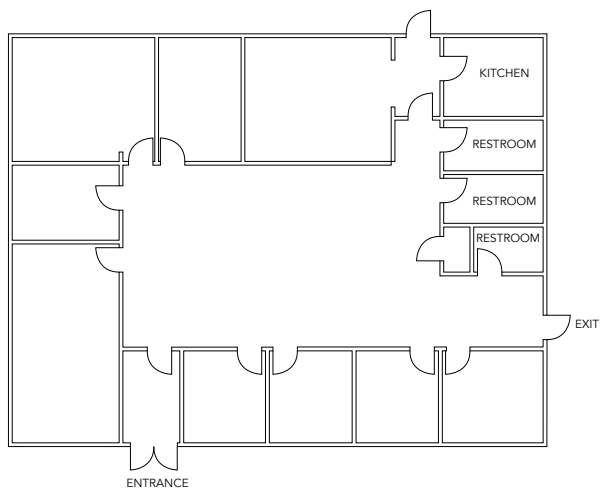
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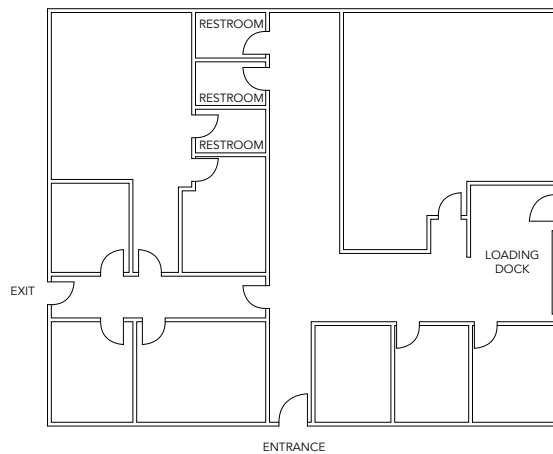
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6330



6340



6350



THESE FLOORPLANS ARE NOT TO SCALE

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6330 KITCHEN AREA



6330 CONFERENCE ROOM



6440 OPEN AREA



6340 KITCHEN



6350 KITCHEN AREA



6350 LOADING DOCK

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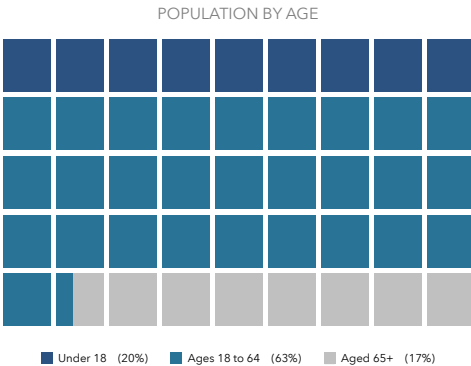
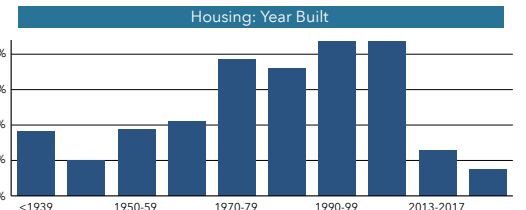
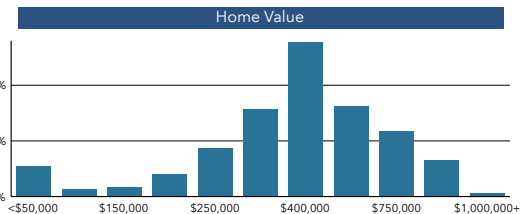
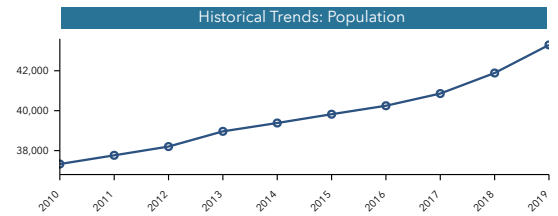
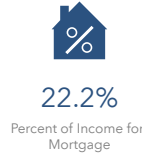
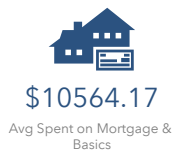


POPULATION TRENDS AND KEY INDICATORS

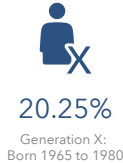
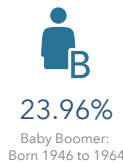
6330, 6340, 6350 Capitol Blvd SE, Tumwater, WA

43,293	17,914	2.37	40.4	\$76,313	\$346,817	112	102	41
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

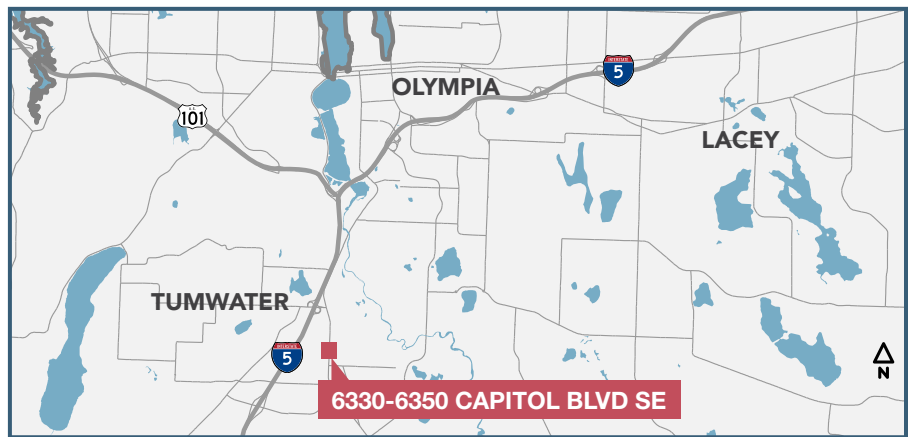
MORTGAGE INDICATORS



POPULATION BY GENERATION



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2014-2018, 2019, 2024.
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