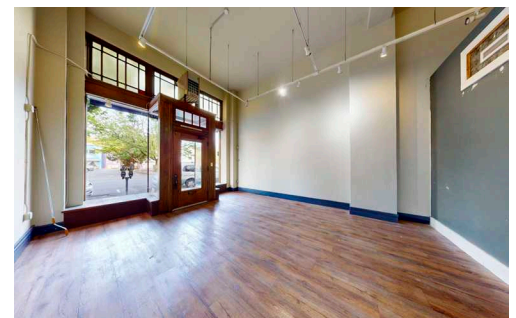
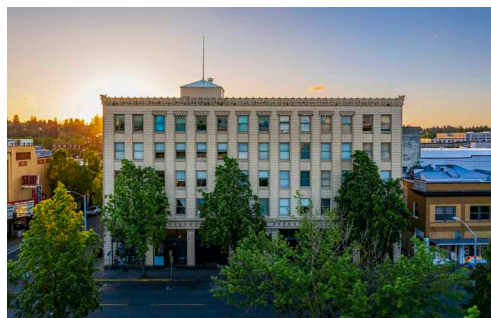
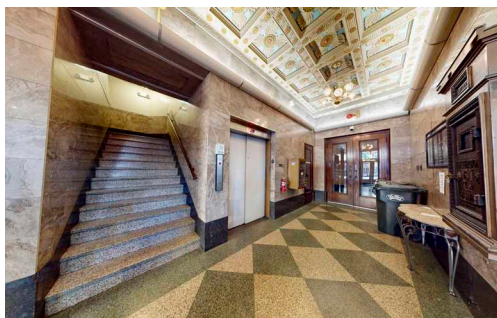




THE
RANTSGROUP
COMMERCIAL REAL ESTATE

FOR SALE

STABILIZED MULTI-TENANT INVESTMENT | 93% LEASED | DOWNTOWN OLYMPIA



203-209 4TH AVE E, OLYMPIA, WA | SECURITY & WHITE BUILDINGS

The Security & White Buildings present a rare opportunity to acquire a **high-occupancy, multi-tenant investment portfolio** in the heart of Downtown Olympia. Comprised of 44,419 square feet across **95 tenant spaces** and **currently 93% leased**, the property delivers diversified in-place income supported by strong demand for executive office and street-level retail space. Offered at \$4,100,000, this downtown corner asset combines **immediate cash flow, recent capital improvements, and long-term positioning** in Washington's capitol city.

93% OCCUPIED

SALE: \$4,100,000

CBA# 43616810

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.

INVESTMENT SNAPSHOT

- ▶ 95 Tenant Spaces
- ▶ 93% Leased
- ▶ Recent Capital Improvements
- ▶ Diversified Tenancy



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203-209 4TH AVE E, OLYMPIA, WA | SECURITY & WHITE BUILDINGS

EXECUTIVE SUMMARY

The Rants Group is pleased to present the Security & White Buildings, a 44,419 square foot mixed-use investment portfolio located at the prominent corner of 4th Avenue and Washington Street in Downtown Olympia. **Currently 93% occupied across 95 tenant spaces, the property provides stabilized income with exceptional rent roll diversification and limited exposure to any single tenant.**

Offered at \$4,100,000, the portfolio delivers a high going-in cap rate, providing investors with immediate, above-market cash flow in Washington's capital city. The income stream is supported by a balanced mix of professional office suites and ground-floor retail tenants, with strong demand for smaller executive spaces in Olympia's downtown core.

The portfolio consists of the five-story Security Building (31,459 SF) and the adjacent White Building (12,960 SF), offering a complementary blend of historic character and functional suite layouts. Recent capital improvements — including a boiler replacement (2023) and elevator updates (2024) — reduce near-term capital expenditure risk while preserving the integrity of these landmark buildings.

With strong occupancy, diversified tenancy, completed capital upgrades, and long-term downtown positioning, the Security & White Buildings present a compelling opportunity for investors seeking high yield and durable cash flow in a supply-constrained market.

PROPERTY SUMMARY

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



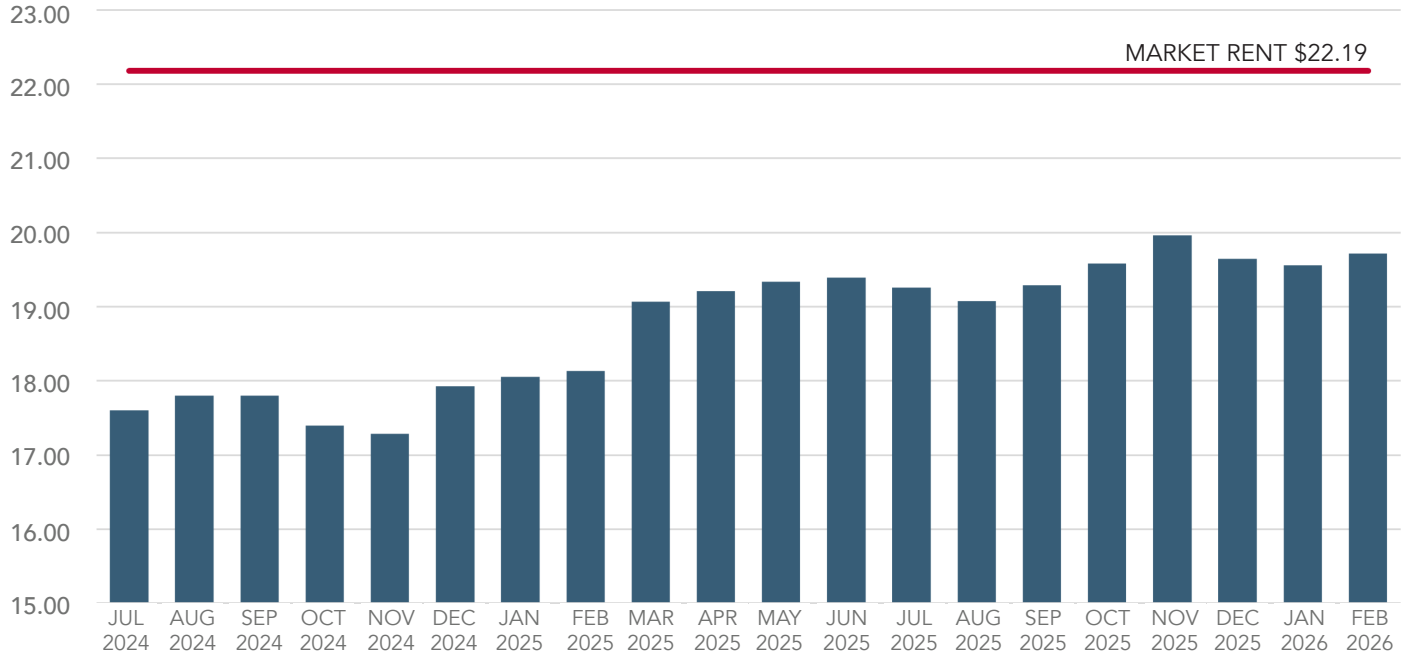
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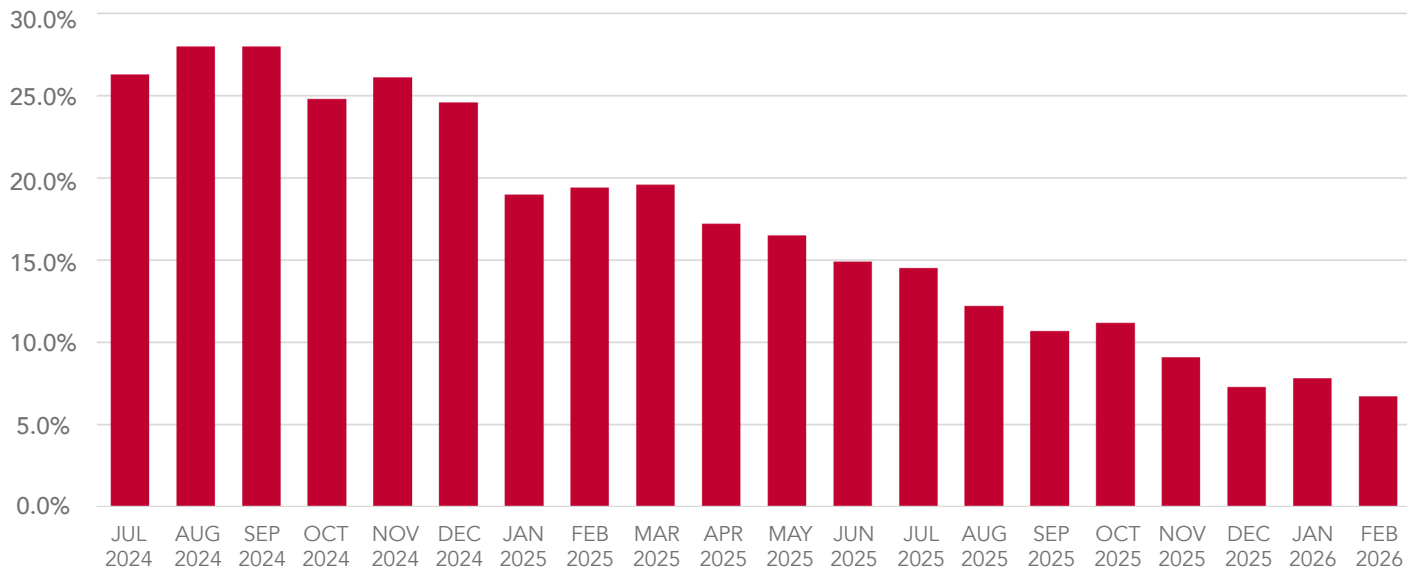
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PROPERTY FINANCIAL INFORMATION

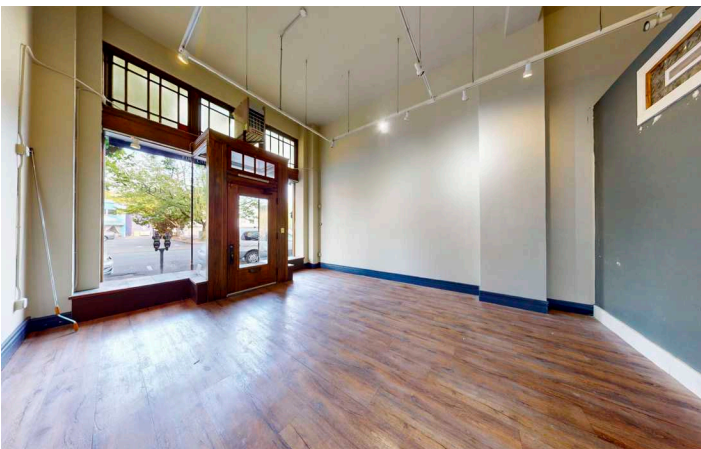
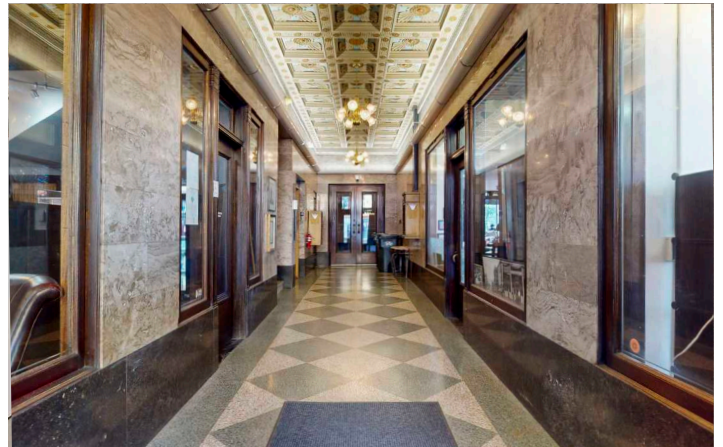
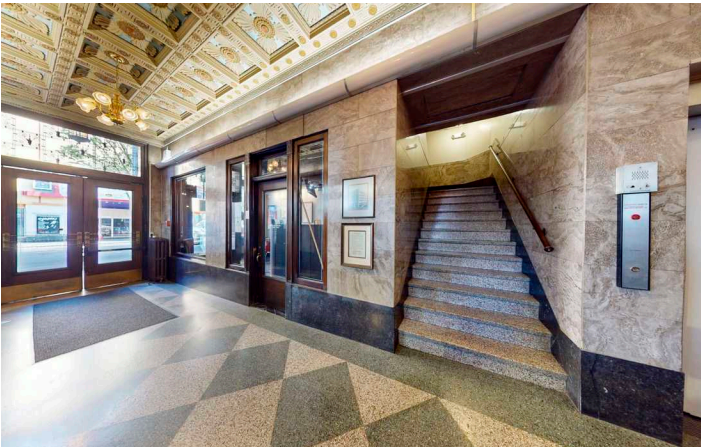
AVERAGE LEASED RATE PSF



VACANCY RATE



203-209 4TH AVE E, OLYMPIA, WA | THE SECURITY BUILDING PHOTOS



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203-209 4TH AVE E, OLYMPIA, WA | THE WHITE BUILDING PHOTOS



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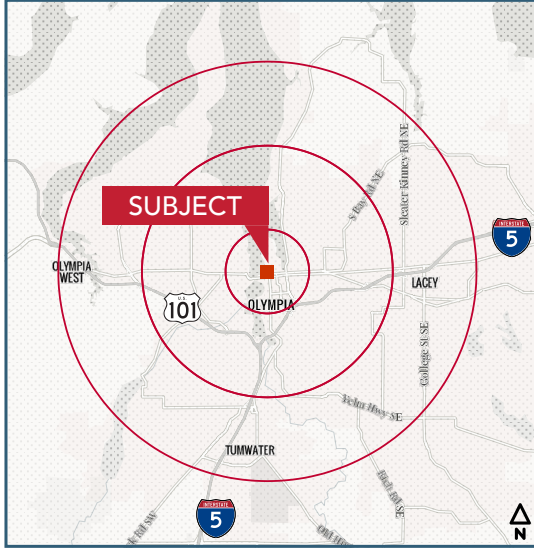
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203-209 4TH AVE E, OLYMPIA, WA | SECURITY & WHITE BUILDINGS

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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