



THE
RANTS GROUP
COMMERCIAL REAL ESTATE

FOR SALE

CBA # 45559773

2015 COOKS HILL RD

CENTRALIA, WA 98531

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EXECUTIVE SUMMARY

NEW 10-YEAR PROVIDENCE RENEWAL, 6.0% CAP RATE, HOSPITAL-ADJACENT MEDICAL OFFICE INVESTMENT

The Rants Group is pleased to offer 2015 Cooks Hill Road, a $\pm 21,652$ -square-foot medical office NNN investment opportunity adjacent to Providence Centralia Hospital on ± 3.15 acres in Centralia, Washington. The property is fully leased to Providence and has more than 12 years of remaining lease term, occupying a premier position within Lewis County's primary healthcare corridor.

The investment is anchored by a newly executed 10-year Providence lease renewal commencing in 2029. The renewal features a starting rental rate of \$29.00 NNN per square foot and 3.0% annual rent escalations beginning in Year 4. In addition, day-to-day maintenance responsibilities have been shifted from the landlord to the tenant, creating a truly hands-off NNN investment opportunity.

Year 1 base rent is projected at approximately \$627,908, generating an estimated NOI of \$587,000. Offered at \$9,750,000, the property provides an attractive 6.0% cap rate, supported by long-term Providence tenancy and contractual rent growth.

Positioned along the Interstate 5 corridor between Seattle and Portland, the property combines stable healthcare tenancy, hospital-campus adjacency, and favorable regional demographics, creating a compelling long-term medical office investment opportunity.

INVESTMENT SNAPSHOT

- Offering Price: \$9,750,000
- Lease Type: NNN
- Renewal Year 1 Base Rent: \$627,908
- Estimated NOI: \$587,000
- Cap Rate: 6.0%
- Lease Term: New 10-Year Providence Renewal
- Rent Growth: 3% Annual Escalations Beginning Year 4

PROPERTY PROFILE

PROPERTY NAME	2015 Cooks Hill Rd Medical Office Building	TENANT	Providence Regional Cancer System (Providence) occupying both suites under separate lease. agreements.
ADDRESS	2007/2015 Cooks Hill Rd, Centralia, WA 98531	LEASE TERM	More than 12 years of remaining lease term following a newly executed 10-year renewal commencing in 2029.
PROPERTY TYPE	Hospital-Adjacent Medical Office Building	BASE RENT	Renewal Year 1 base rent of approximately \$627,908.
BUILDING SIZE	±21,652 Rentable Square Feet	RENTAL RATE	\$29.00/SF NNN commencing upon renewal.
LAND AREA	± 3.15 Acres	LEASE STRUCTURE	3.0% annual increases beginning in Year 4.
		ESTIMATED NOI	Approximately \$587,000 annually.
		RENEWAL OPTIONS	Three 10-year renewal options remaining with market rate rent and 3% annual rent escalations.

PROPERTY LOCATION

Strategically located along the I-5 corridor between Olympia and the Portland/Vancouver metropolitan area, the property's hospital adjacency, established Providence tenancy, and position within Lewis County's primary healthcare hub provide the foundation for its investment appeal.

PROVIDENCE CENTRALIA HOSPITAL

- 128-bed acute-care hospital
- 24-bed Emergency Department
- 6-bed Intensive Care Unit
- 850+ caregivers/employees
- Major healthcare hub serving Lewis County
- Emergency, surgical, cancer, diagnostic, maternity & orthopedic services.

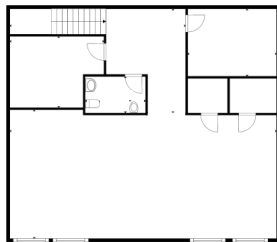




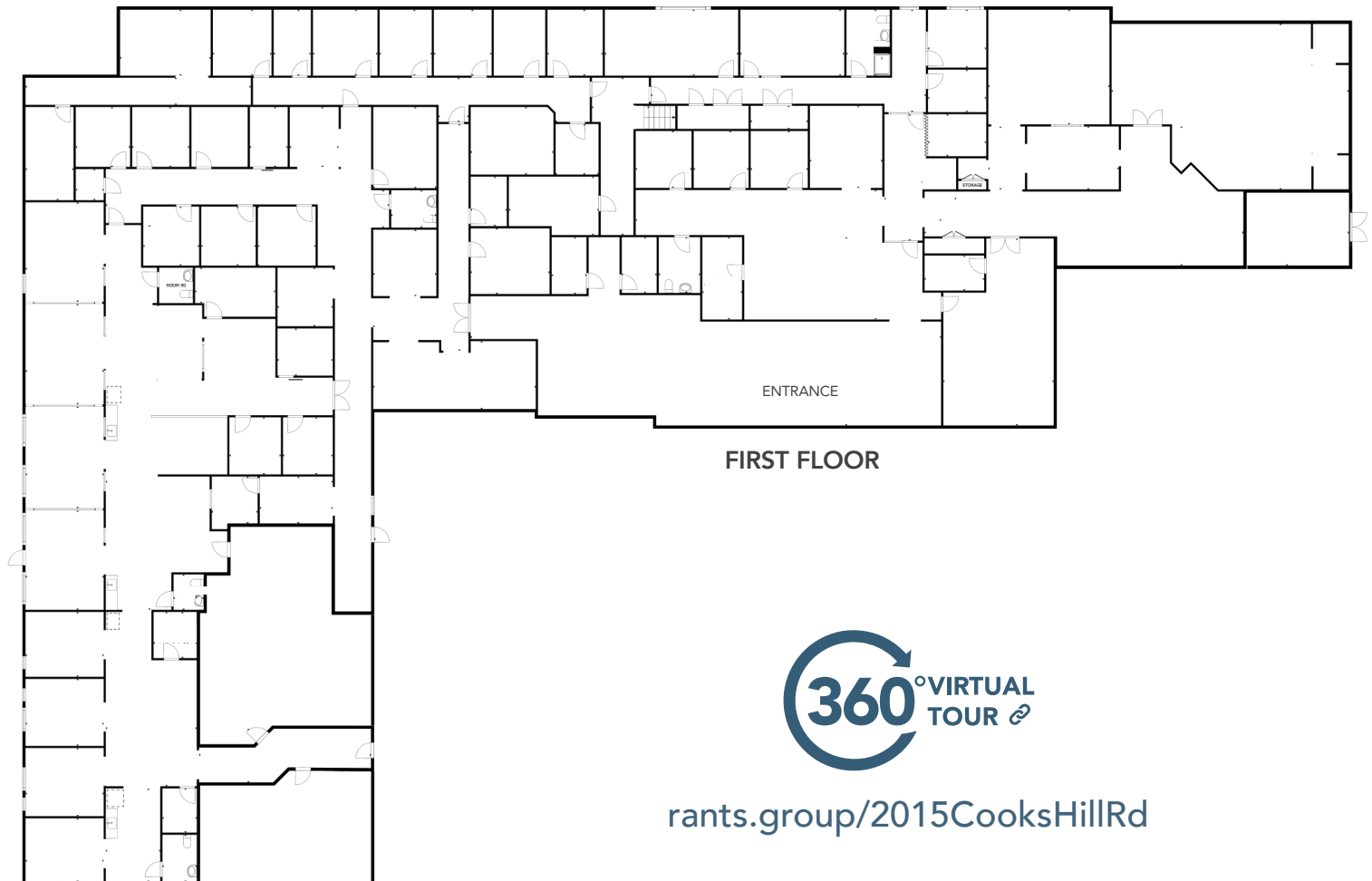
FLOOR PLAN



FLOORPLAN IS NOT TO SCALE



SECOND FLOOR



FIRST FLOOR



rants.group/2015CooksHillRd

PROPERTY PHOTOS



PROPERTY PHOTOS



REGIONAL DEMOGRAPHICS

The demographic profile surrounding 2015 Cooks Hill Road reflects a stable and gradually expanding Centralia–Chehalis market that supports the property’s long-term medical office investment profile. Within a 15-minute drive, the population is estimated at approximately **38,300 residents in 2026, growing to nearly 39,700 by 2031, while households are projected to increase from roughly 14,600 to 15,100.**

The area also has a meaningful and growing older population, with residents age 75 and older projected to increase notably through 2031—an **important consideration for continued healthcare utilization and demand for medical services.**

Household economics are also trending upward, with median household income within a 15-minute drive **projected to rise from approximately \$79,900 in 2026 to \$90,500 by 2031.** Together, the combination of steady population and household growth, rising incomes, and an aging regional population provides a supportive demographic backdrop for a fully leased medical office property adjacent to Providence Centralia Hospital.

Sours: Esri Business Analyst, 15-minute drive-time analysis, 2026 estimates and 2031 projections.

TOTAL HOUSEHOLDS

14.6K

MEDIAN HOUSEHOLD INCOME

\$79.9K

TOTAL POPULATION

38.3K

AVERAGE HOUSEHOLD SIZE

2.58



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GET IN TOUCH WITH US

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What We Do

The Rants Group is a comprehensive real estate company that takes full responsibility for the life cycle of a property: idea, development, investment, leasing, and sale. We help individuals and businesses find great properties to lease, assist investors in expanding their property portfolio, and manage commercial and residential properties to maximize return on investment.

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