

OFFERING MEMORANDUM

365 COOPER POINT RD NW

OLYMPIA, WA 98502



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Mathews

PROPERTY DETAILS

Offered at \$2,200,000 with a 6.0% capitalization rate, 365 Cooper Point Road NW in Olympia presents an opportunity to acquire a medical office investment with a 10-year lease term. The property is leased to Complete Hearing & Balance, an established audiology practice with multiple locations serving the region.

Located near Capital Medical Center, on Olympia's Westside, the property offers a convenient setting for a healthcare tenant and its patients. Improvements will be completed prior to sale, providing the buyer with an updated property positioned for long-term occupancy.

For investors seeking consistent income and a longer lease horizon, the offering combines an established healthcare tenant, completed improvements, and proximity to a major medical center. The \$2.2 million asking price at a 6.0% cap rate reflects annual net operating income of \$132,000.



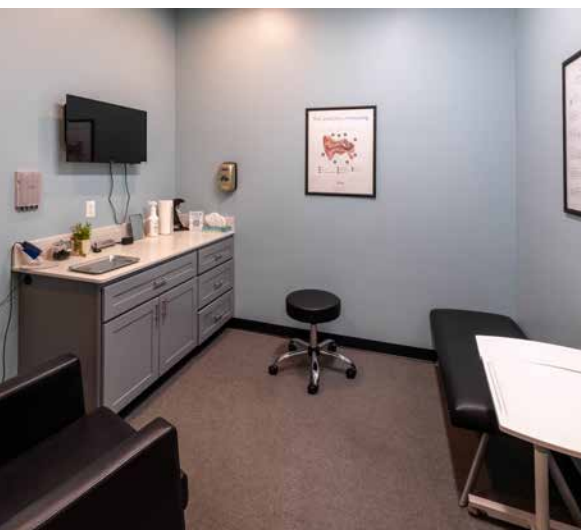
PROPERTY OVERVIEW

ADDRESS	365 Cooper Point Road NW Olympia, WA 98502
BUILDING SF	5,280 SF
LOT SIZE	0.52 AC
PRICE	\$2,200,000
ANNUAL INCOME	\$132,000
ANNUAL ESCALATIONS	3%
CAPITALIZATION RATE	6%
LEASE STRUCTURE	Absolute NNN
TERM	10 year
TENANT	Complete Hearing and Balance

EXTERIOR PHOTOS



INTERIOR PHOTOS







Exclusively listed by

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