FOR LEASE | BLACK LAKE BLVD OFFICE/RETAIL/CLINIC







1115 BLACK LAKE BLVD SW, OLYMPIA, WA 98502

PROPERTY OVERVIEW

This commercial property at 1115 Black Lake Boulevard SW offers a strong opportunity in the highly visible West Olympia corridor. The building sits on a 0.6-acre lot, has a professional appearance, and is well exposed to the street, with convenient parking for tenants and clients.

Zoned HDC 4 within the City of Olympia, the site is designated for office and commercial use and can accommodate a variety of business operations. The property is currently home to established owner-user tenants, showcasing meticulous maintenance and great pride of ownership throughout the premises.

Both suites can be combined for a total of ±2,637 to ±2,897 RSF.

SUITE A: ±1,546 - ±1,686 RSF	$19.00 - $22.00/SF, +NNN ($4.27/SF)
SUITE B: ±1,091 - ±1,211 SF	ZONING: HDC-4



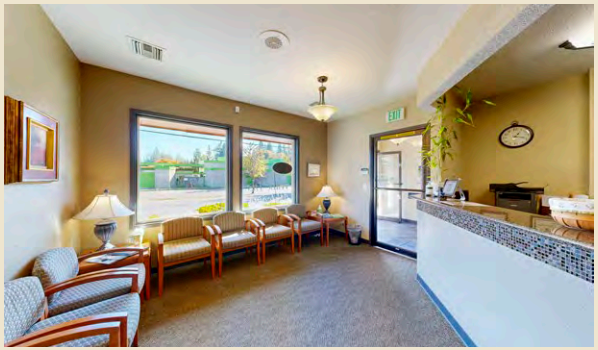




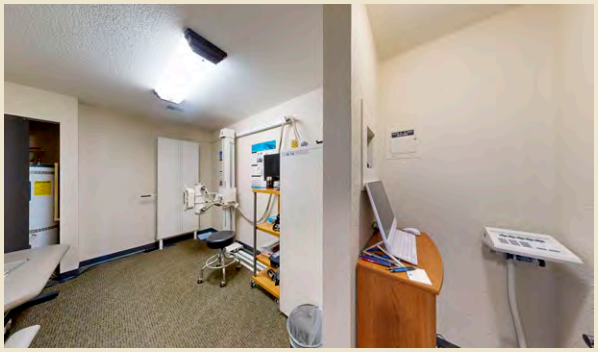
Quint Newell
COMMERCIAL BROKER
360.688.8333
quintn@greenecommercial.com

Information provided is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price, or withdrawal without notice. All projections, square footages, and property lines are approximate, provided for illustrative marketing purposes only, and do not constitute a certified appraisal or legal survey (RCW 18.43). Prospective buyers and tenants must independently verify all boundaries, dimensions, and property data with licensed professionals. Greene Commercial assumes no liability for the accuracy of these depictions.

GREENE COMMERCIAL



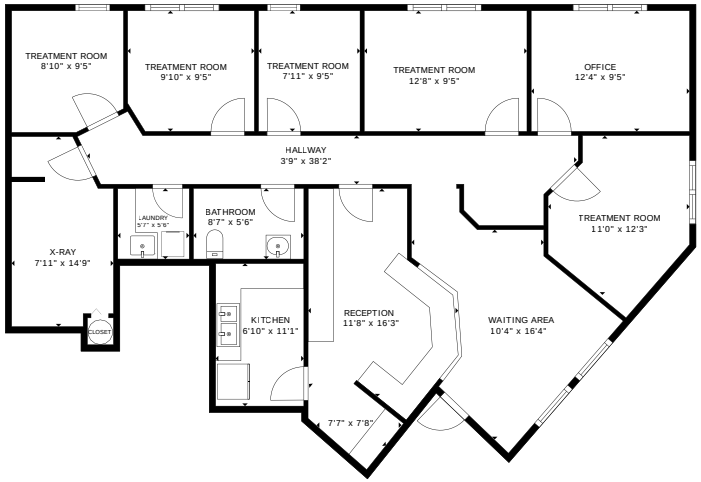




SUITE A | ±1,546 - ±1,686 RSF

This suite is designed for health, wellness, or professional offices. It features a dedicated reception and waiting area with a built-in front desk, multiple private treatment rooms, a primary private office, and a designated X-ray room.

Amenities include a staff breakroom with ample cabinetry, in-suite laundry, and an ADA-accessible restroom. Neutral finishes and carpeted corridors create a professional, calm environment suitable for various commercial uses.



THIS FLOORPLAN IS NOT TO SCALE
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

$22.00/SF, +NNN ($4.27/SF)

CBA# 45877712



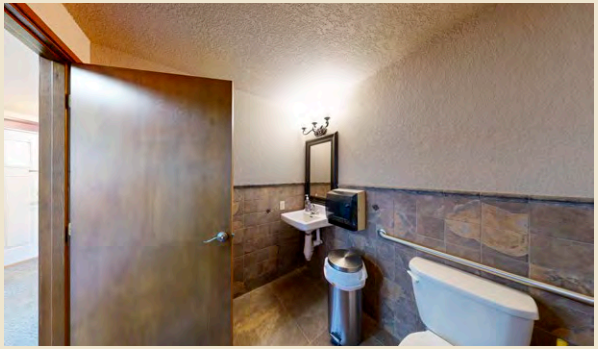


Quint Newell
COMMERCIAL BROKER
360.688.8333
quintn@greenecommercial.com

360°
greene.properties/1115BlackLakeBlvdSW_A

GREENE COMMERCIAL







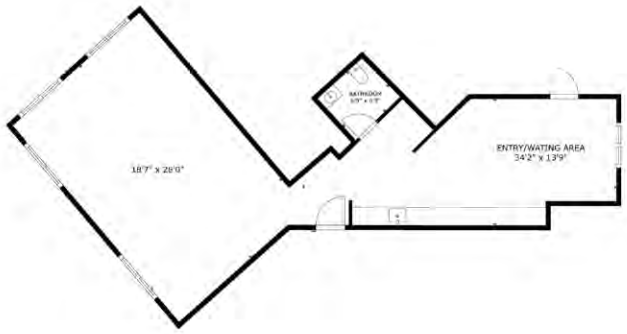
SUITE B: 1,091 - 1,211 SF

This versatile suite offers 1,091 to 1,211 square feet of adaptable space, ideal for retail or office use.

The interior features an efficient layout with a spacious reception and waiting area, built-in cabinetry, a large open-concept work floor, an in-suite restroom, and secure storage. Tenants join a vibrant, well-maintained building with established businesses, including Delight Nails and Spa, Liz's Hair Spa & Waxing, and Back In Motion Chiropractic.

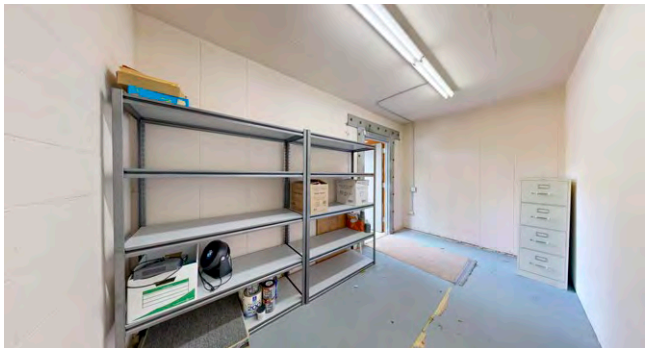
$19.00/SF, +NNN ($4.27/SF)

CBA # 44554218



THIS FLOORPLAN IS NOT TO SCALE
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.





Quint Newell
COMMERCIAL BROKER
360.688.8333
quintn@greenecommercial.com

360°
greene.properties/1115BlackLakeBlvdSW_B