



# Raad Office Building Downtown Olympia

128 10TH AVE. SW, OLYMPIA WA



# FOR LEASE



Tastefully renovated lobby will impress tenants and guests in this well maintained 5-story building two blocks from Capitol Campus

Lease 1/2 2nd floor or all 3rd, 4th and/or 5th floor with 7,500 square feet on each floor.

Lease rate: \$19.95 per sq. ft. fully serviced.

Free parking for 8 spaces per floor (additional space available nearby).

Landlord will do Tenant Improvements and offer several months of free rent.



**Debbie Draper-Aikins**  
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COLDWELL BANKER  
EVERGREEN OLYMPIC REALTY

3333 Capitol Boulevard S.  
Olympia, WA 98501



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REALTY, INC.

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## Raad Building Distinguished Features

- 1. Indoor Air Quality** - Raad Building has a high efficiency heating and cooling system with a filtration rate of 95% (HEPA filter, pre filter). Standard building filtration rate is 35%-40%.
- 2. Earthquake Resistance** - The Raad Building has been constructed with piling even though the geotechnical report does not require piling. During the 2001 earthquake, the Raad Building experienced zero damage.
- 3. Loading Factor** - The Raad Building was constructed with post-tension design. There is no restriction of loading on any floor of the building. The building increased the capacity of the loading by not decreasing the size of the columns from floor one to six which added redundancy in loading on each floor.
- 4. Façade** - The outside wall of the Raad Building is completely independent of the inside structure. For example, there is no loading factor on the outside of the building except its own weight.
- 5. Structure** - The Raad Building has been built with no Volatile Organic Compounds (VOC) in any of the sub-structures; doors, walls, and paint. The carpet is made from 100% recycled materials. The kickboards are made of wood and were installed with no glue.
- 6. Parking** - The Raad Building is zoned downtown with no parking requirements. Currently, Raad Properties has 8 secured parking spaces per floor at no additional cost. Additional parking spaces are available in the next block for \$60.00 per month.
- 7. Energy Efficiency** - The Raad Building is Energy Star rated, meaning it exceeds the requirements for energy efficiency in the building.
- 8. Utilization Efficiency** - In the Raad Building, there are no bearing walls to impact the utilization of the building. Open floor concept or new construction of conference rooms for efficient use of the space can be applied.
- 9. I.T.** - The Raad Building is connected to the DIS network with high capacity bandwidth. The current wiring is Enhanced Cat 6.



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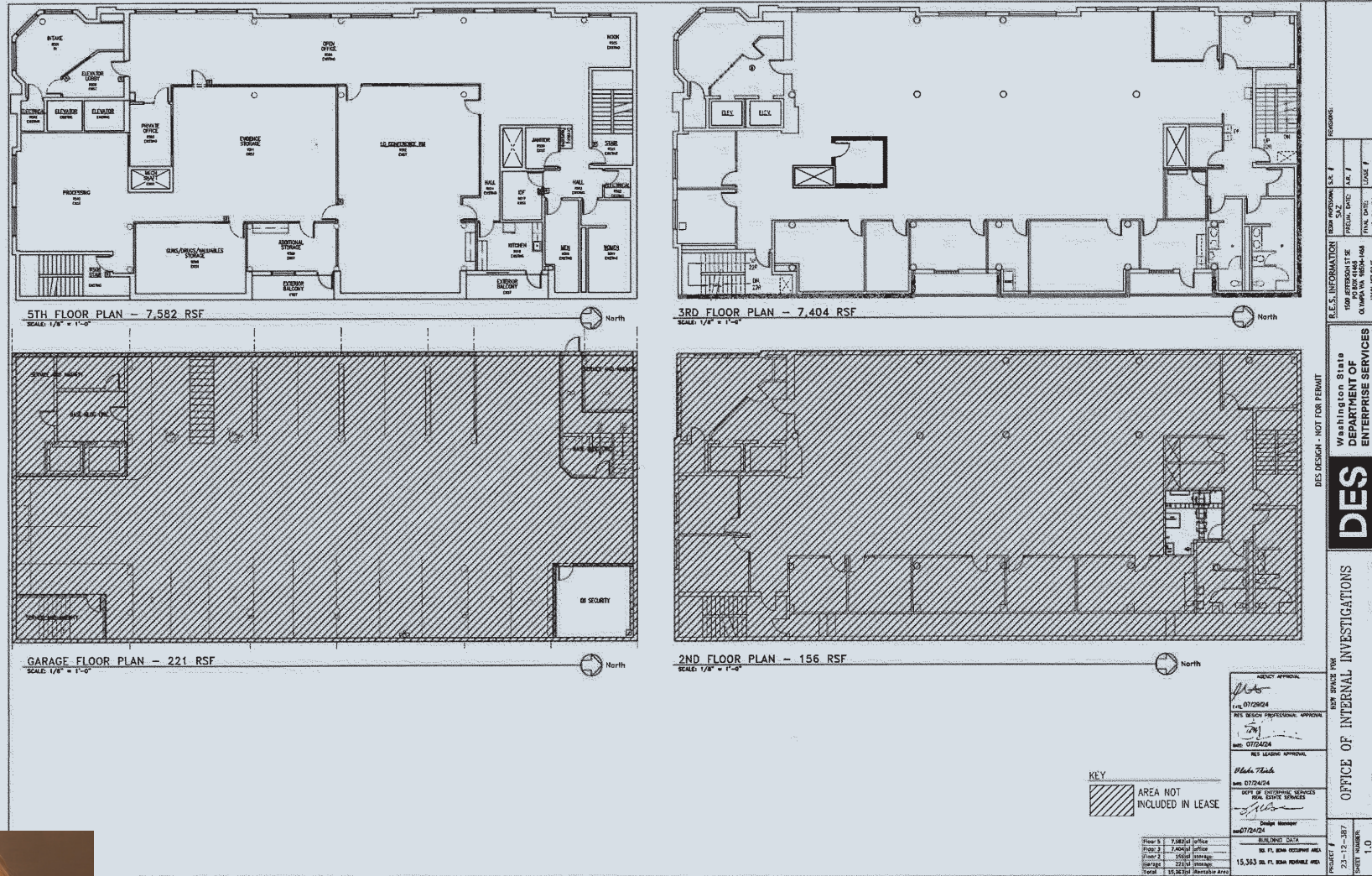


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## FLOOR PLANS



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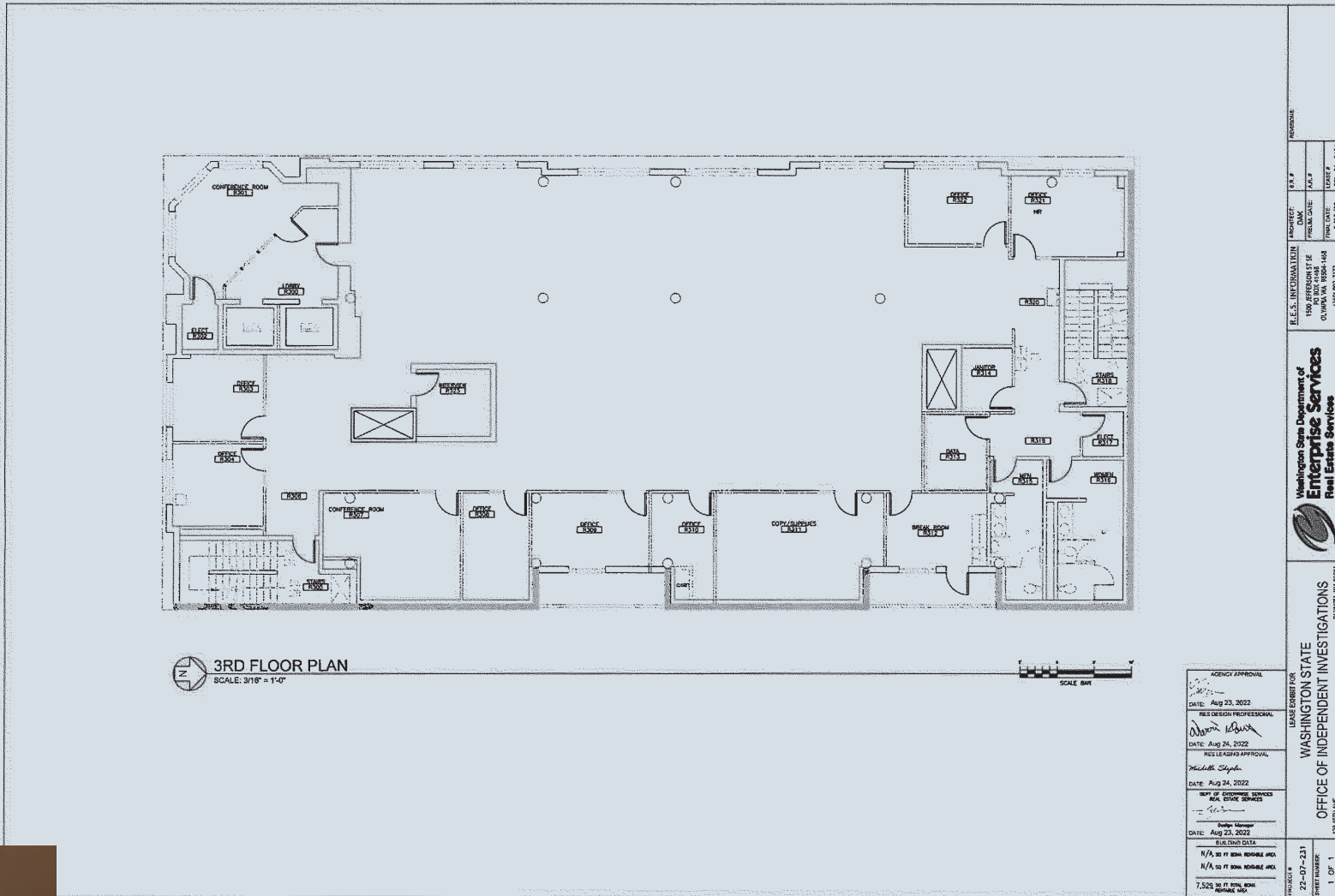
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3RD FLOOR PHOTOS



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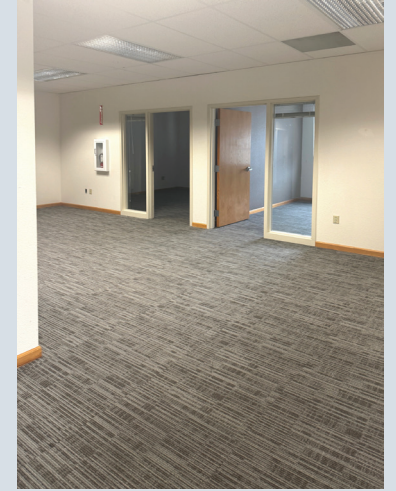
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## 4TH & 5TH FLOOR PHOTOS

4TH FLOOR



5TH FLOOR



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