

# BLACK HILLS MEDICAL CENTER

402, 404, 405, 410 Black Hills Ln SW, Olympia, WA

## FOR SALE



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**RANTSGROUP**  
COMMERCIAL REAL ESTATE

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# KEY PROPERTY HIGHLIGHTS

## EXECUTIVE SUMMARY

### ANNUAL OPERATING INCOME

|                       |           |
|-----------------------|-----------|
| Gross Scheduled Rents | \$783,000 |
| Utility Income        | \$60,000  |
| Vacancy Factor        | 5%        |
| Total Income          | \$800,850 |
| Total Expenses        | \$269,173 |
| NOI                   | \$531,677 |
| Cap Rate (Actual)     | 7.33%     |

| PROPERTY     | PARCEL #    | SIZE      |
|--------------|-------------|-----------|
| BLDG 402     | 38440001200 | 6,245 SF  |
| BLDG 404     | 38440001100 | 7,081 SF  |
| BLDGS 405    | 38440001700 | 13,318 SF |
|              | 38440001600 |           |
|              | 38440001500 |           |
|              | 38440001400 |           |
| BLDG 410     | 38440000900 | 6,363 SF  |
| BUILDING SF: |             | 33,007 SF |
| RENTABLE SF: |             | 32,105 SF |

### Portfolio Highlights

This offering includes a portfolio of four medical office properties totaling 33,007 square feet (32,105 rentable square feet) within Olympia's established Black Hills Medical Park. The portfolio is fully occupied with modified gross leases, providing stable in-place income. Majority of the suites are individually metered for electricity and natural gas (gas at 405 only).

Located adjacent to MultiCare Capital Medical Center with convenient access to Highway 101 and I-5, Black Hills Medical Park is an established medical campus serving primary care, specialty, and laboratory users. The park is home to leading providers including Labcorp and Laboratories Northwest (MultiCare). Flexible suite configurations and a strong healthcare location support long-term occupancy and investment stability.

**SALE PRICE: \$7,250,000**

# KEY PROPERTY HIGHLIGHTS



Premier Medical Office Portfolio Adjacent to MultiCare Capital Medical Center in Olympia's Established Black Hills Medical Park.



# PROPERTY PHOTOS

402



# PROPERTY PHOTOS

404



# PROPERTY PHOTOS

405



# PROPERTY PHOTOS

410

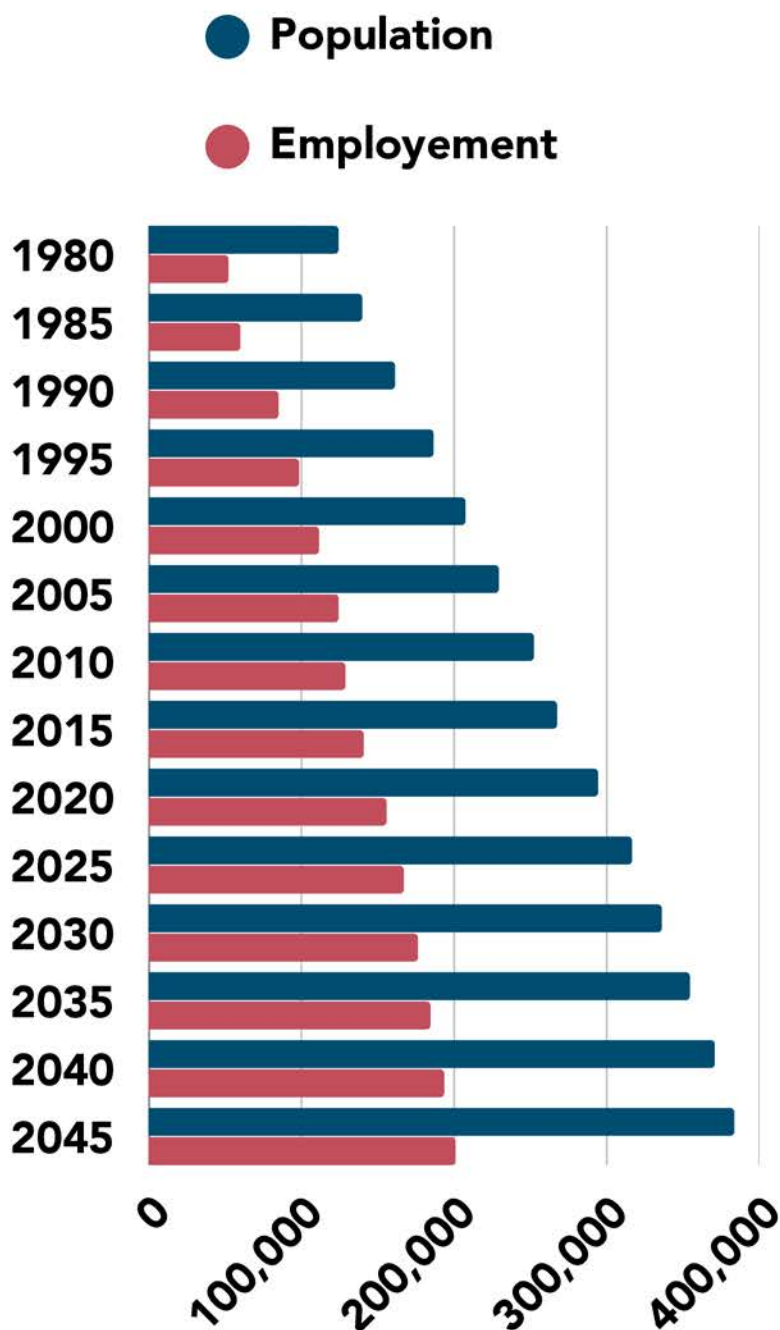


# REGIONAL INFORMATION

## STRONG REGIONAL GROWTH FUNDAMENTALS

Olympia's westside market offers strong fundamentals for medical office investment, anchored by a population exceeding 102,000 residents within a 15-minute drive and forecast population and household growth through 2030. Median household income is projected to approach \$95,000, while the area's expanding senior population—more than one-fifth of residents are age 65 or older—continues to drive demand for healthcare services. The surrounding trade area is also supported by a substantial employment base of nearly 86,000 workers, including over 13,000 employees in healthcare and social assistance, creating a deep patient base and reinforcing Olympia's role as a regional healthcare hub. These demographic and economic trends support long-term demand for outpatient medical office space and healthcare-related services.

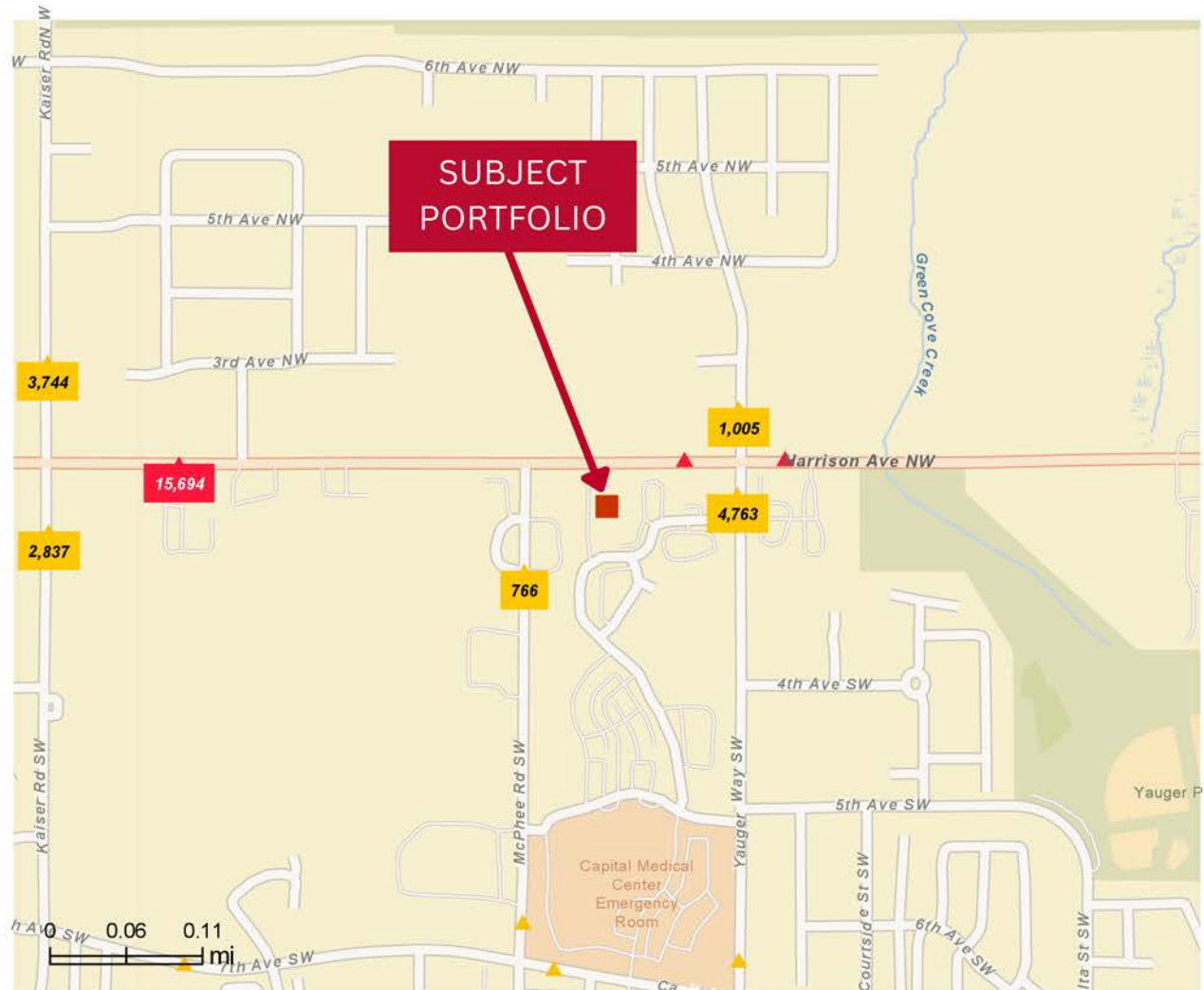
### Thurston County Population and Employment Forecast, 2010-2045



<https://www.trpc.org/480/Population-Housing-and-Employment-Data>

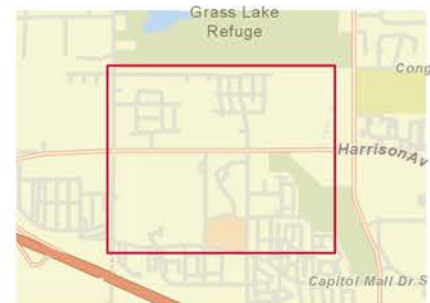
# REGIONAL INFORMATION

## AVERAGE DAILY TRAFFIC COUNTS



### Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day

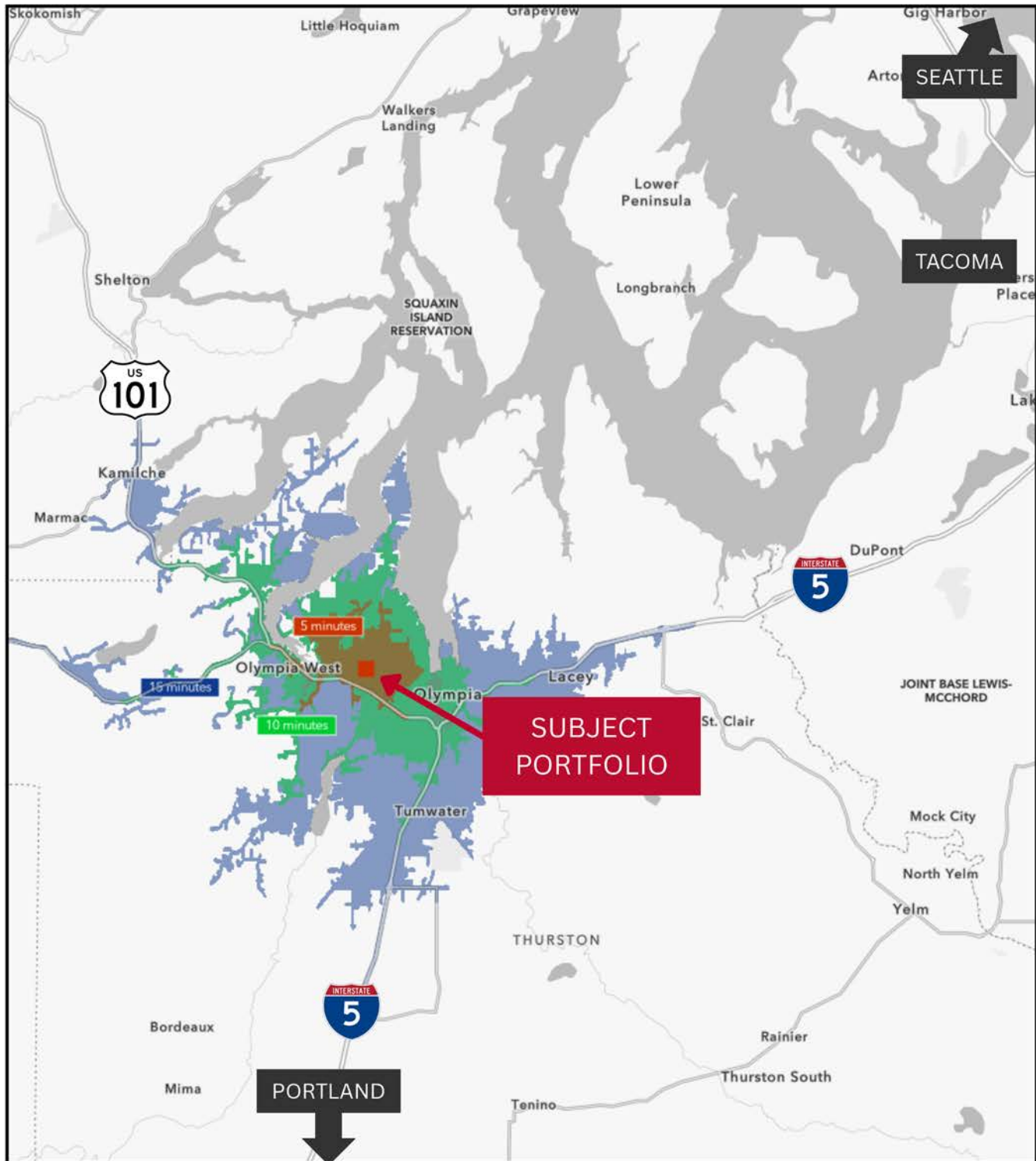


Source: Traffic Counts (2025)

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# REGIONAL INFORMATION

## 5, 10, 15-MINUTE DRIVE TIMES



# FOR SALE

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