THE RANTSGROUP
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 ±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
- 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

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PROPERTY PROFILE

PROPERTY NAME	2015 Cooks Hill Rd Medical Office Building
ADDRESS	2007/2015 Cooks Hill Rd, Centralia, WA 98531
PROPERTY TYPE	Hospital-Adjacent Medical Office Building
BUILDING SIZE	±21,652 Rentable Square Feet
LAND AREA	± 3.15 Acres

TENANT	Providence Regional Cancer System (Providence) occupying both suites under separate lease. agreements.
LEASE TERM	More than 12 years of remaining lease term following a newly executed 10-year renewal commencing in 2029.
BASE RENT	Year 1 base rent of approximately $627,908.
RENTAL RATE	$29.00/SF NNN commencing upon renewal.
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.

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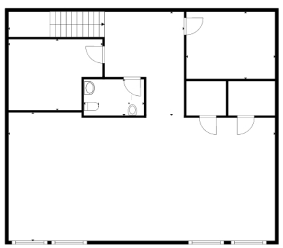
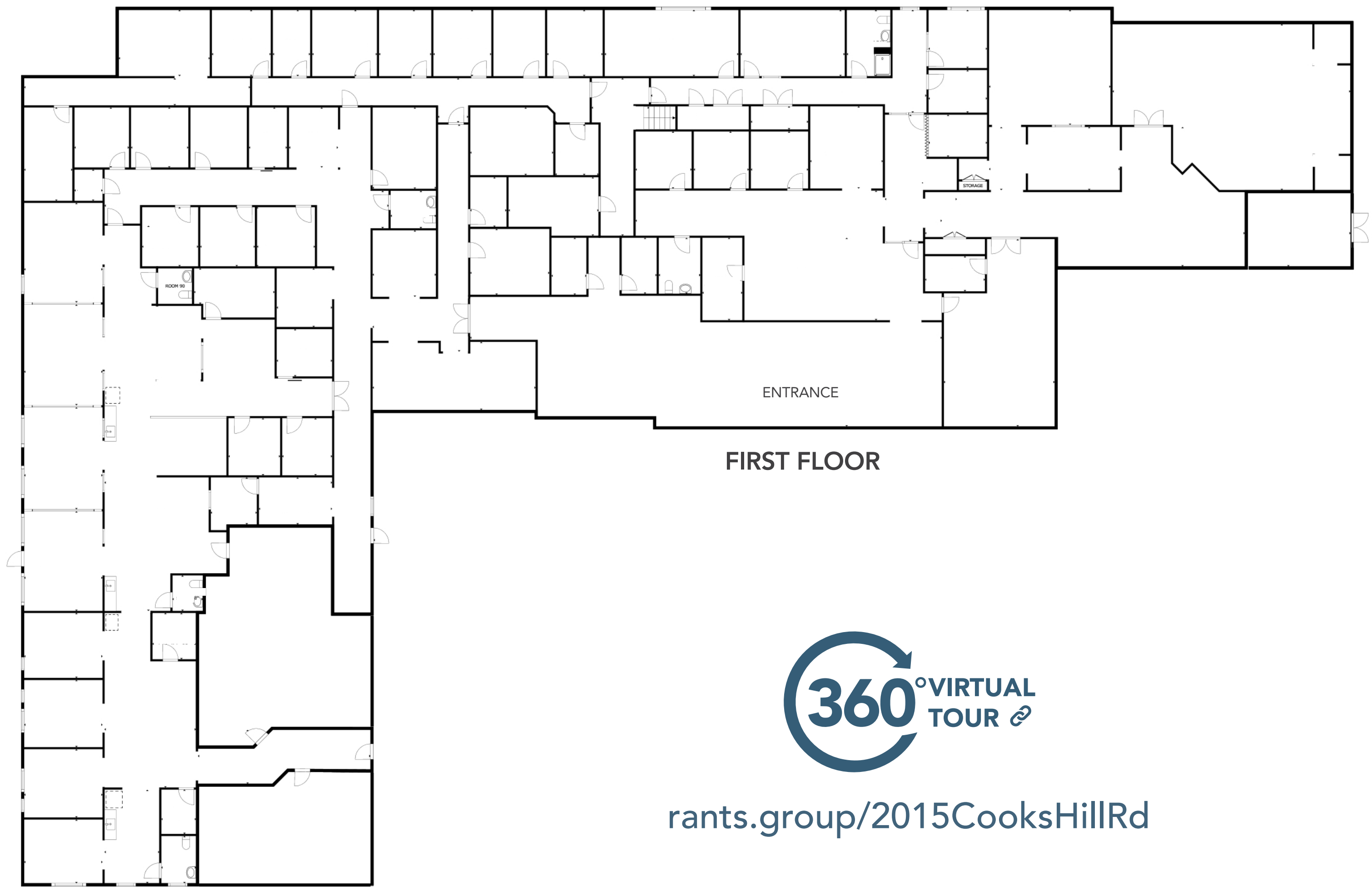
FLOOR PLAN

FLOORPLAN IS NOT TO SCALE



SECOND FLOOR



FIRST FLOOR

360° VIRTUAL TOUR

rants.group/2015CooksHillRd

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PROPERTY PHOTOS






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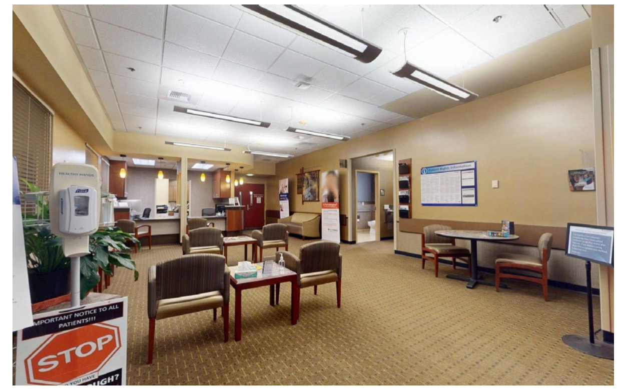
PROPERTY PHOTOS



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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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.