



FOR LEASE

*Affordable office layout options with up to 2,983 SF on the first floor and 4,450 SF on the second floor.*

1202 BLACK LAKE BLVD SW, OLYMPIA, WA

*2,983 SF*

FIRST FLOOR

*4,450 SF*

SECOND FLOOR

FOR LEASE



### Ideal for Executive Office Users

This property is well-suited for professionals seeking a private, high-quality workspace in a polished, client-facing environment. The space offers flexible lease options within a dynamic, mixed-use, multi-tenant center featuring a blend of office, retail, and flex tenants.

### Excellent fit for:

- Attorneys and small law firms
- CPAs, tax professionals, and financial advisors
- Real estate brokers, mortgage lenders, and insurance agents
- Business consultants, marketing professionals, and small service-based firms
- Therapists, counselors, and other appointment-based professionals
- Remote executives, entrepreneurs, and high-end freelancers

### Private Office Environment

The property features individual private offices designed to provide confidentiality, productivity, and a professional setting for client interaction. Tenants benefit from a quiet, secure atmosphere that supports focused work while maintaining a strong business presence.

### Key Advantages

- Professional, client-ready setting
- Private, enclosed offices for confidentiality
- Flexible alternative to traditional office leasing
- Ideal for small teams or individual professionals
- Efficient, turnkey workspace solution

Strategically located with excellent visibility on Black Lake Blvd

400-7,443 SF office available

\$1.00+1.50 psf plus NNN (\$0.32/psf)

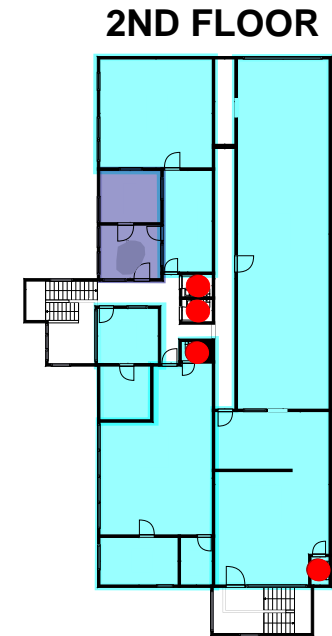
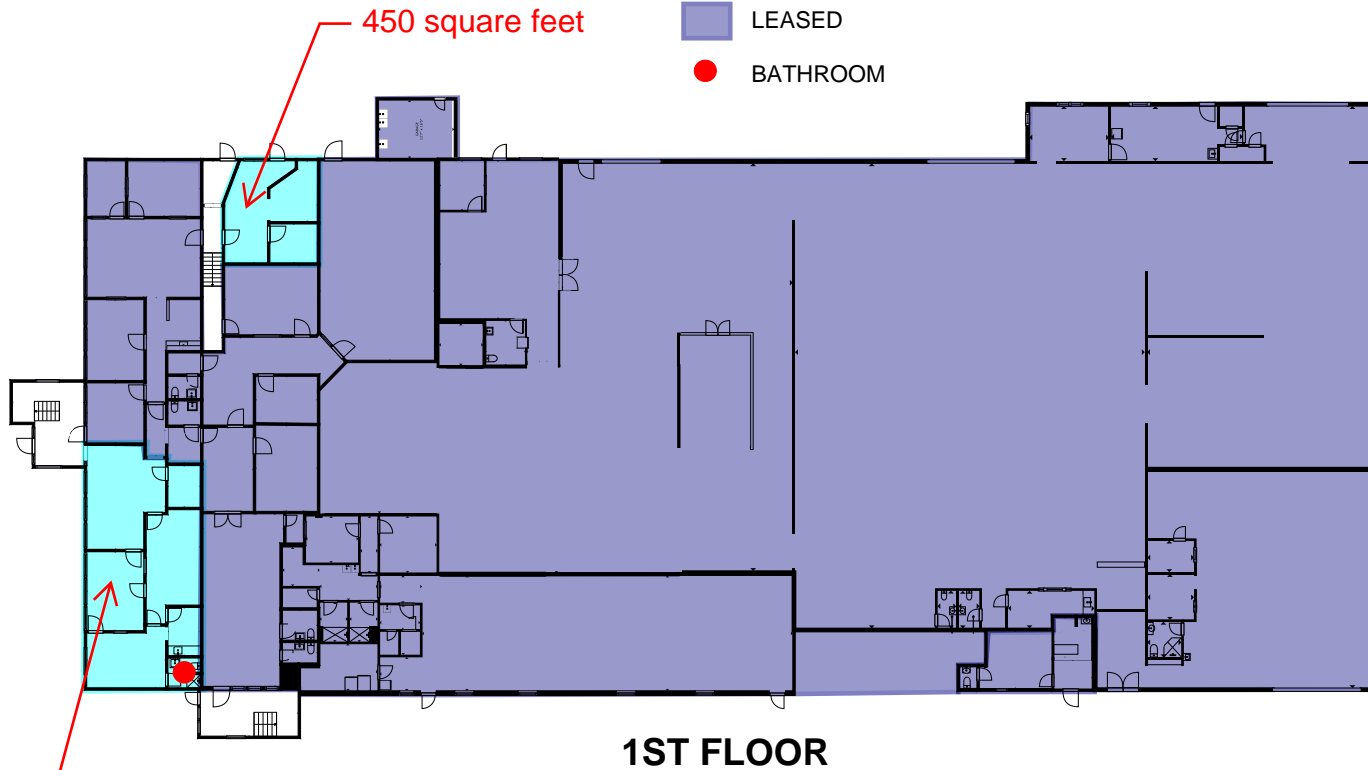
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# FLOOR PLAN

## LEGEND

- AVAILABLE
- LEASED
- BATHROOM



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

First-floor suite sizes range from 300 square feet to 1,200 square feet.

Second-floor suite sizes range from 350 square feet to 4,500 square feet.

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**RPM**  
ROSE PROPERTY MANAGEMENT



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# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	12,593	53,690	107,724
2030 PROJECTION	12,711	55,242	111,290
2020 CENSUS	12,185	53,181	105,395
PROJECTED GROWTH 2025 - 2030	118	1,552	3,566

## MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	35.3	38.6	40.2
% FEMALE	51.1%	51.1%	51.0%
% MALE	48.9%	48.9%	49.0%

## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL	5,936	24,902	47,605
2030 PROJECTED	6,059	26,080	49,916
2020 CENSUS	5,524	23,656	44,681
GROWTH 2023 - 2028	123	1,178	2,311
OWNER-OCCUPIED	25.4%	46.0%	52.5%
RENTER-OCCUPIED	74.6%	54.0%	47.5%

## INCOME

	1 Mile	3 Miles	5 Miles
2025 AVERAGE HH INCOME	\$81,702	\$114,092	\$120,531
2030 PROJECTED HH INCOME	\$81,933	\$114,173	\$120,482
ANNUAL CHANGE 2025 - 2030	\$231	\$81	(\$49)

## EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	1,123	3,868	5,893
TOTAL EMPLOYEES	10,517	42,319	63,190
WHITE COLLAR WORKERS	3,95	20,401	38,486
BLUE COLLAR WORKERS	2,114	7,578	14,909

## EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	2.5%	1.8%	2.3%
HIGH SCHOOL DIPLOMA	19.8%	15.1%	17.0%
SOME COLLEGE	20.3%	19.6%	20.4%
ASSOCIATE	8.1%	9.3%	10.0%
BACHELOR'S	30.6%	32.6%	29.4%
GRADUATE	16.3%	20.3%	19.4%

Data Source: ©2025, Sites USA

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