



**COLDWELL BANKER
COMMERCIAL**
EVERGREEN OLYMPIC
REALTY, INC.

COLDWELL BANKER EVERGREEN OLYMPIC REALTY
3333 Capitol Boulevard S, Olympia, WA 98501



FOR
LEASE

WESTMAN MILL

510 State Avenue NE, Olympia, WA

Available Retail Space | 1,550 & 2,073 SF

Lease rate is \$24.00 per square foot plus \$8.00 in NNN fees

Generous tenant improvement allowance for qualified tenants

Debbie Draper-Aikins | 360.791.3869
debbie.draper@cbolympia.com

FLOOR PLAN

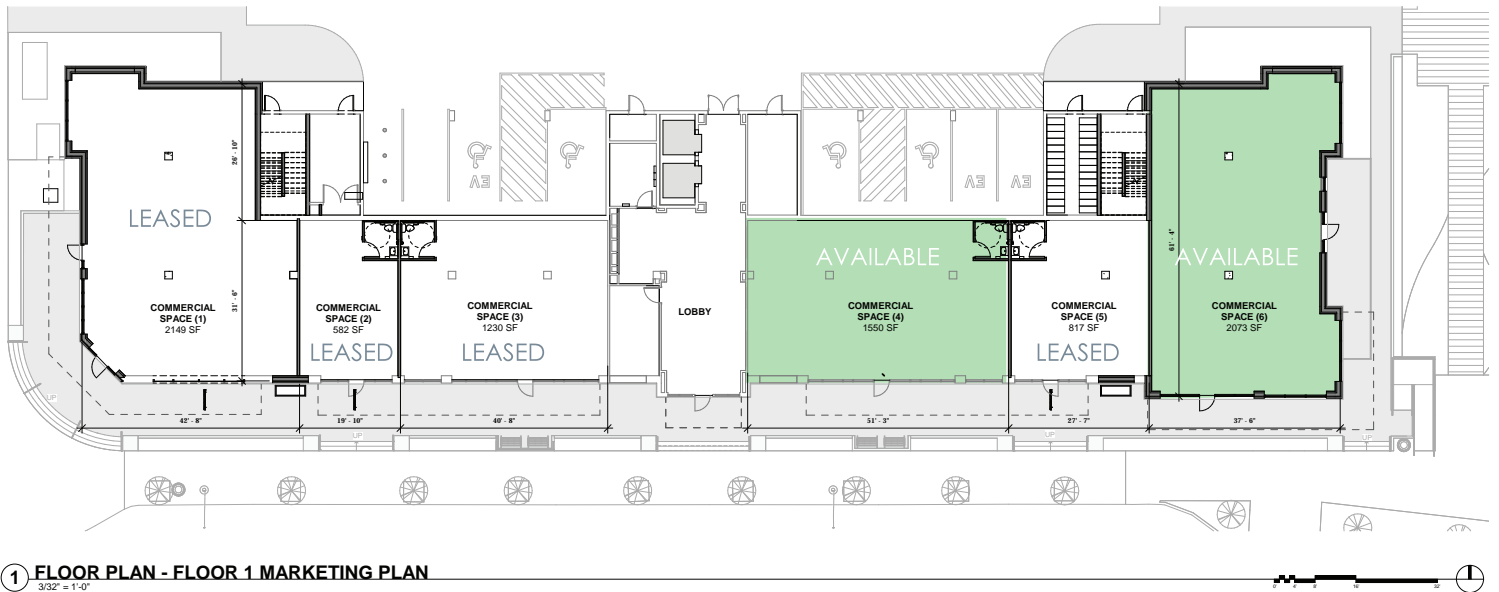


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Address | 510 State Avenue NE, Olympia, WA

Timing | Available

Retail Space For Lease | 1,550 & 2,073 SF



PROJECT DESCRIPTION

Newly built Westman Mill is located on historic State Ave. in downtown Olympia. With daily traffic counts reaching 13,000, this is the doorway to downtown Olympia.

Coupled with this great visibility, retail tenants will also benefit from a vibrant surrounding community. Across the street to the north is the state's most popular children's museum, bringing over 300,000 visitors each year. One block south is City Hall with over 550 daily employees and visitors. Also, just blocks away are two thriving marinas, Percival Plaza Boardwalk, Farmers Market and a number of great restaurants. Just a few blocks east is the bustling Bigelow and East Bay neighborhoods, home to 8,043 residents, that have long supported businesses in downtown Olympia.

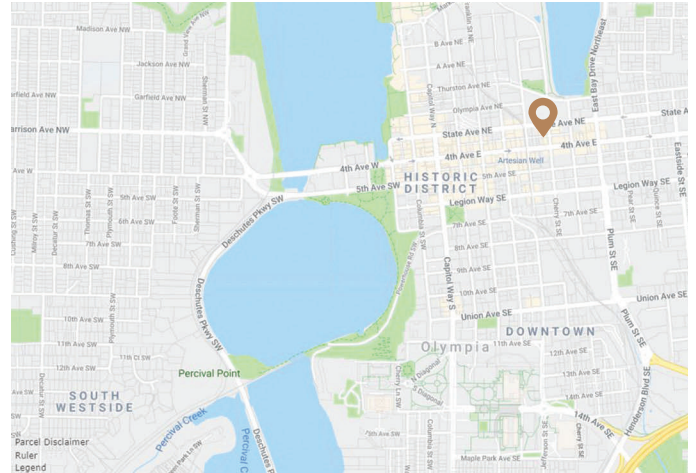
Westman Mill has been designed for a restaurant on the East end with outdoor seating. Both suites would be great retail space or general office. Next door to the new Sophie's Scoops. One remaining retail/office space. These tenants will also be supported by a built-in customer base in the 85 residential units built in the five floors above.

Westman Mills truly represents a special opportunity for retailers and restaurateurs looking for a unique and thriving environment from which to operate.



DEMOGRAPHICS

	1 MILE	3 MILES
Population	6,750	54,187
Median Age	38.1	35
Average HH Income	\$ 57,193	\$ 64,930
Total Households	3,476	24,467



SURROUNDING AREA



Capitol Building



Hands On Children's Museum



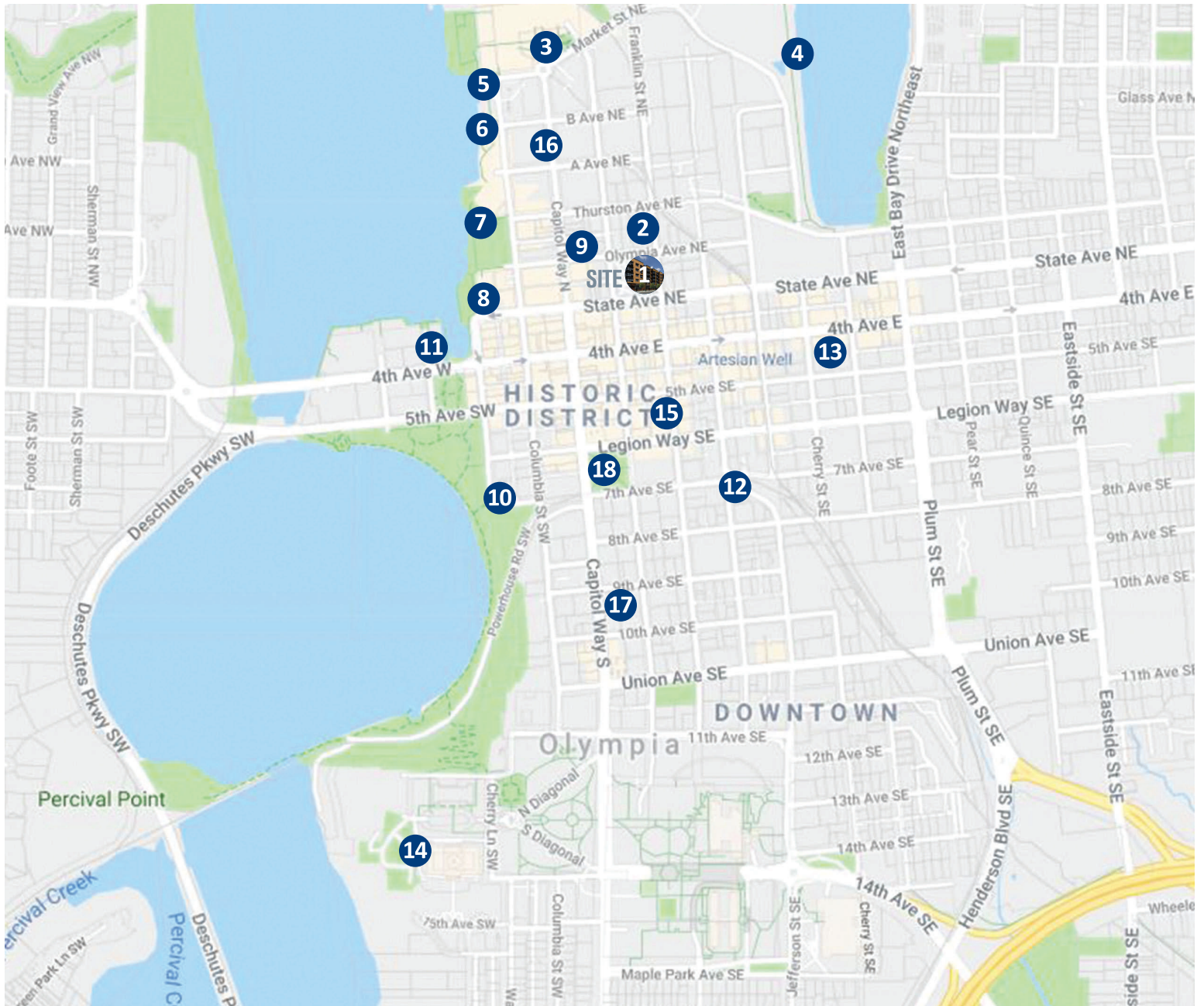
Olympia Farmers Market



Percival Plaza



OLYMPIA



SITE 1 Westman Mill

- 2 Children's Museum
- 3 Farmer's Market
- 4 Swantown Marina
- 5 Anthony's
- 6 Budd Bay Café

7 Percival Plaza

- 8 Laurana
- 9 222 Market
- 10 Water Street Café
- 11 Oyster House
- 12 3 Magnets Brewpub

13 City Hall

- 14 State Capitol
- 15 WA Center for Performing Arts
- 16 Double Tree Hotel
- 17 Town Place Marriott
- 18 Sylvester Park