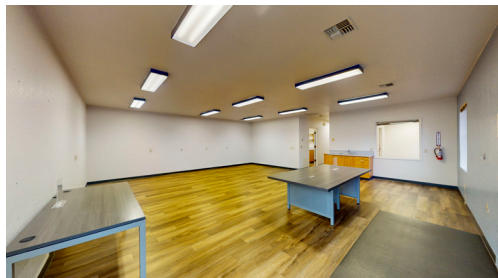
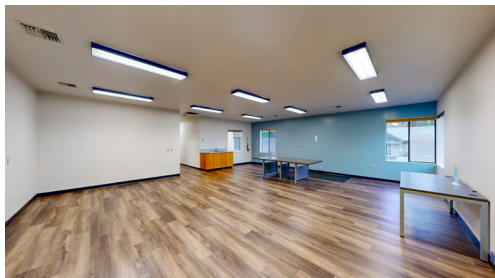




## PRIME PROFESSIONAL OFFICE SUITE AVAILABLE IN YAUGER MEDICAL PARK



400 YAUGER WAY SW, OLYMPIA, WA | YAUGER WAY MEDICAL CENTER

### LISTING INFORMATION

Position your business within an established medical and wellness corridor. This move-in-ready suite offers a practical layout with two private offices, dedicated exam rooms, a restroom, and a bright open area suitable for a shared workspace or patient area. Located in a high-demand neighborhood alongside other professional practices, the space provides a solid opportunity for medical or wellness users seeking a well-situated location.

- ▶ Strategic Medical & Wellness Hub
- ▶ Dedicated Exam Rooms
- ▶ Turnkey, Functional Layout
- ▶ Excellent Access & Visibility
- ▶ Ideal for Diverse Healthcare Uses
- ▶ Ample Parking

SUITE D: 1,742 SF

\$21.63/SF/YR  
MODIFIED GROSS

CBA# 44161905



[rants.group/400YaugerWayD](https://rants.group/400YaugerWayD)

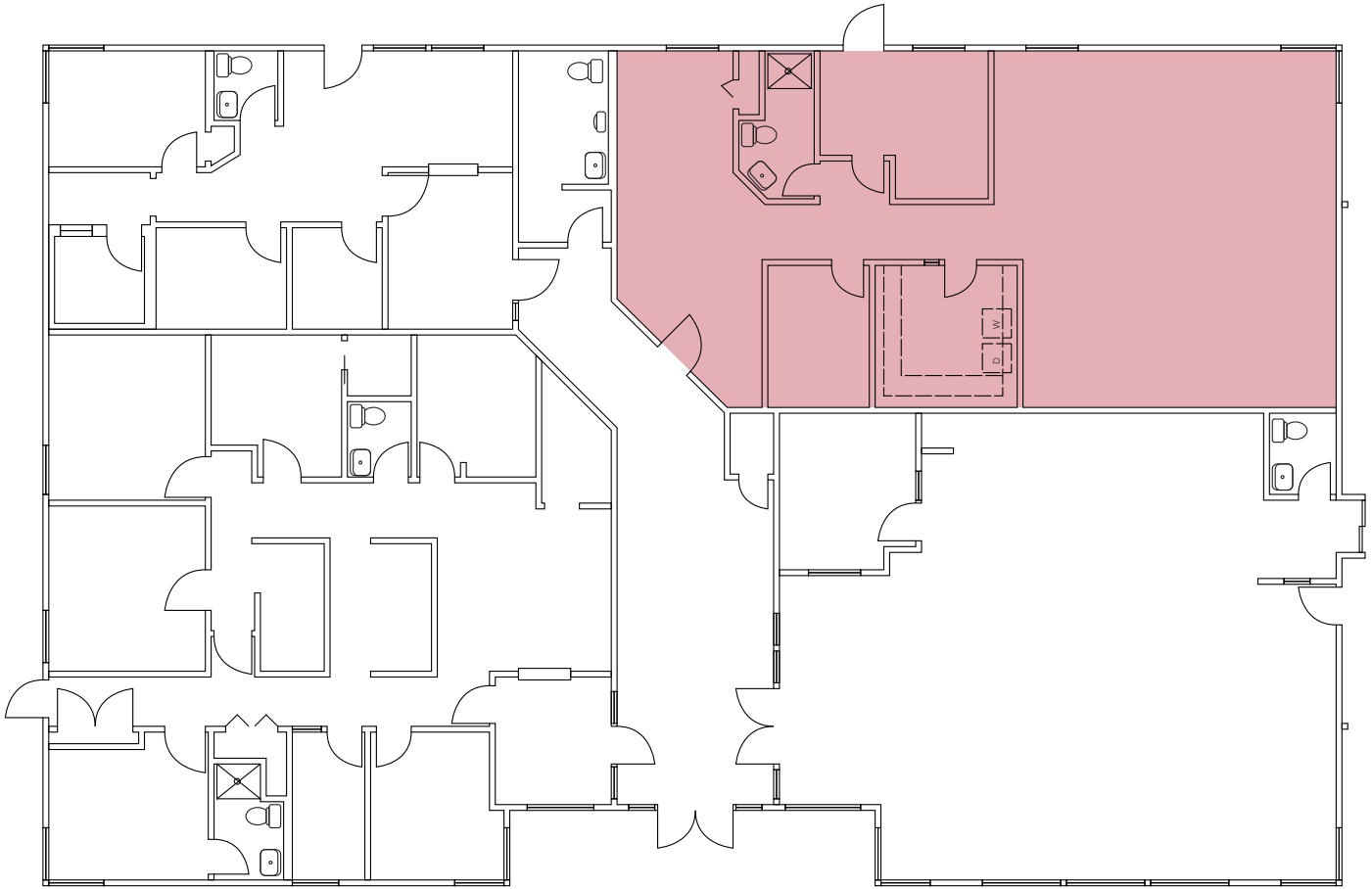
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FRONT RECEPTION AREA



ENTRANCE - FRONT RECEPTION AREA



OPEN SPACE



EXAM ROOM AND RESTROOM



PRIVATE OFFICE



PRIVATE OFFICE OR EXAM ROOM

## CONTACT

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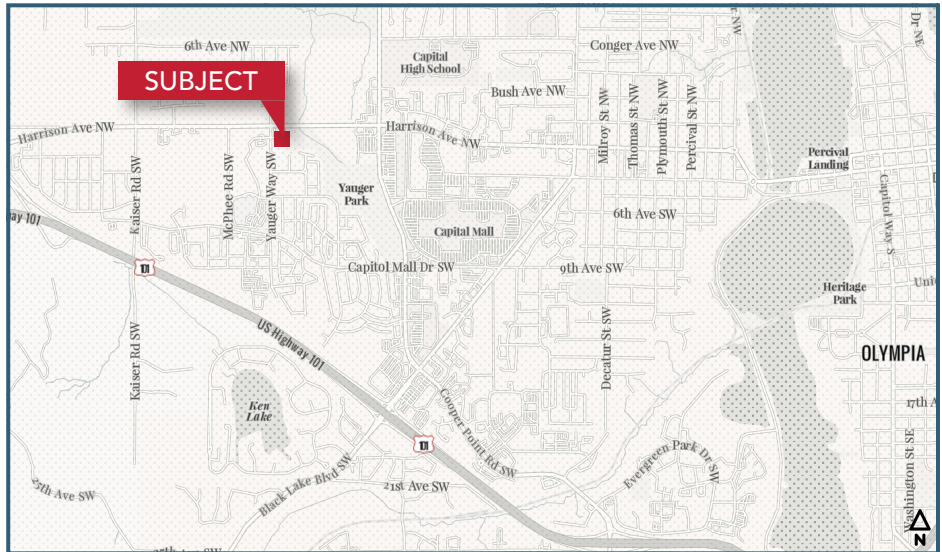
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400 YAUGER WAY SW, OLYMPIA, WA | YAUGER WAY MEDICAL CENTER

## DEMOGRAPHIC SUMMARY (1, 3, 5 MILE RADII)



### DEMOGRAPHIC SUMMARY

#### POPULATION

|                             | 1 MILE   | 3 MILE   | 5 MILE   |
|-----------------------------|----------|----------|----------|
| 2020 POPULATION (EST)       | 6,506    | 35,219   | 77,988   |
| 2025 POPULATION (EST)       | 9,963    | 42,275   | 90,098   |
| 2030 POPULATION (PROJ)      | 10,367   | 43,265   | 92,527   |
| 2020 HOUSEHOLDS (EST)       | 4,367    | 18,548   | 38,276   |
| 2025 HOUSEHOLDS (EST)       | 4,564    | 19,455   | 39,974   |
| 2030 HOUSEHOLDS (PROJ)      | 4,689    | 20,184   | 41,486   |
| 2025 HOUSEHOLD INCOME (AVG) | \$73,069 | \$80,512 | \$89,446 |
| 2030 HOUSEHOLD INCOME (AVG) | \$77,216 | \$87,104 | \$99,056 |
| HOUSEHOLDS OWNER-OCCUPIED   | 37.4%    | 44.2%    | 55.9%    |
| HOUSEHOLDS RENTER-OCCUPIED  | 62.6%    | 55.8%    | 44.1%    |
| TOTAL BUSINESSES (EST)      | 618      | 2,955    | 4,651    |
| TOTAL EMPLOYEES (EST)       | 6,415    | 47,200   | 71,200   |

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#### CONTACT

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