



Raad Office Building Downtown Olympia

128 10TH AVE. SW, OLYMPIA WA



FOR LEASE



Tastefully renovated lobby will impress tenants and guests in this well maintained 5-story building two blocks from Capitol Campus

Lease 1/2 2nd floor or all 3rd, 4th and/or 5th floor with 7,500 square feet on each floor.

Lease rate: \$22.00 per sq. ft. to include all utilities.

Free parking for 8 spaces per floor (additional space available nearby).



Debbie Draper-Aikins

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COLDWELL BANKER
EVERGREEN OLYMPIC REALTY

3333 Capitol Boulevard S.
Olympia, WA 98501



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

FOR LEASE

Raad Office Building

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Raad Building Distinguished Features

- 1. Indoor Air Quality** - Raad Building has a high efficiency heating and cooling system with a filtration rate of 95% (HEPA filter, pre filter). Standard building filtration rate is 35%-40%.
- 2. Earthquake Resistance** - The Raad Building has been constructed with piling even though the geotechnical report does not require piling. During the 2001 earthquake, the Raad Building experienced zero damage.
- 3. Loading Factor** - The Raad Building was constructed with post-tension design. There is no restriction of loading on any floor of the building. The building increased the capacity of the loading by not decreasing the size of the columns from floor one to six which added redundancy in loading on each floor.
- 4. Façade** - The outside wall of the Raad Building is completely independent of the inside structure. For example, there is no loading factor on the outside of the building except its own weight.
- 5. Structure** - The Raad Building has been built with no Volatile Organic Compounds (VOC) in any of the sub-structures; doors, walls, and paint. The carpet is made from 100% recycled materials. The kickboards are made of wood and were installed with no glue.
- 6. Parking** - The Raad Building is zoned downtown with no parking requirements. Currently, Raad Properties has 8 secured parking spaces per floor at no additional cost. Additional parking spaces are available in the next block for \$60.00 per month.
- 7. Energy Efficiency** - The Raad Building is Energy Star rated, meaning it exceeds the requirements for energy efficiency in the building.
- 8. Utilization Efficiency** - In the Raad Building, there are no bearing walls to impact the utilization of the building. Open floor concept or new construction of conference rooms for efficient use of the space can be applied.
- 9. I.T.** - The Raad Building is connected to the DIS network with high capacity bandwidth. The current wiring is Enhanced Cat 6.



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DOOR SCHEDULE

DOOR NO.	TYPE	REFERENCE	REMARKS
401	C	-	-
402	C	-	-
403	C	-	-
404	C	-	-
405	C	-	-
406	C	-	-
407	C	-	-
408	C	-	-
409	C	-	-

RELITE SCHEDULE

RELITE NO.	SIZE	FUNCTION	REMARKS
1	5' 7"	FIXED	START WINDOW AT 5'-0" A.F.F.
2	5' 7"	FIXED	HEIGHT OF GLAZING TO ALIGN WITH HEIGHT OF DOOR

WALL LEGEND

NEW WALL
EXISTING WALL

ELECTRICAL SYMBOLS

EXISTING ELECTRICAL RECEPTACLE INVENTORY CAPACITY AND COMPARTMENTATION

NEW/RENEW GENERAL PURPOSE RECEPTACLE (MAXIMUM OF 1 PER CIRCUIT)

BASE POWER (DATA) RECEPTACLE TO BE INSTALLED ON THE EXISTING WALLS. THE RECEPTACLE SHALL BE INSTALLED AT THE LOCATION SHOWN ON THE FLOOR PLAN. THE RECEPTACLE SHALL BE INSTALLED AT THE LOCATION SHOWN ON THE FLOOR PLAN. THE RECEPTACLE SHALL BE INSTALLED AT THE LOCATION SHOWN ON THE FLOOR PLAN.

GENERAL NOTES

- ALL WORK PERFORMED ON THIS PROJECT SHALL BE IN ACCORDANCE WITH THE PERMITS AND ORDINANCES OF THE CITY OF SEATTLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL EXISTING UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.

WALL TYPE

SCALE: 3/4"=1'-0"

DOOR TYPES

DOOR TYPES A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

DOOR SCHEDULE

DOOR NO.	WIDTH	HEIGHT	FINISH	TYPE	REMARKS
401	3'-0"	7'-0"	1	A	DOOR
402	3'-0"	7'-0"	1	A	DOOR
403	3'-0"	7'-0"	1	A	DOOR
404	3'-0"	7'-0"	1	A	DOOR
405	3'-0"	7'-0"	1	A	DOOR
406	3'-0"	7'-0"	1	A	DOOR
407	3'-0"	7'-0"	1	A	DOOR
408	3'-0"	7'-0"	1	A	DOOR
409	3'-0"	7'-0"	1	A	DOOR

HARDWARE TYPE

1. 1/2" PINE BALL-BEARING HINGES, LEVER LATCH SET, STOP

WALL TYPE

SCALE: 3/4"=1'-0"

DOOR TYPES

DOOR TYPES A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB



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FLOOR PLANS



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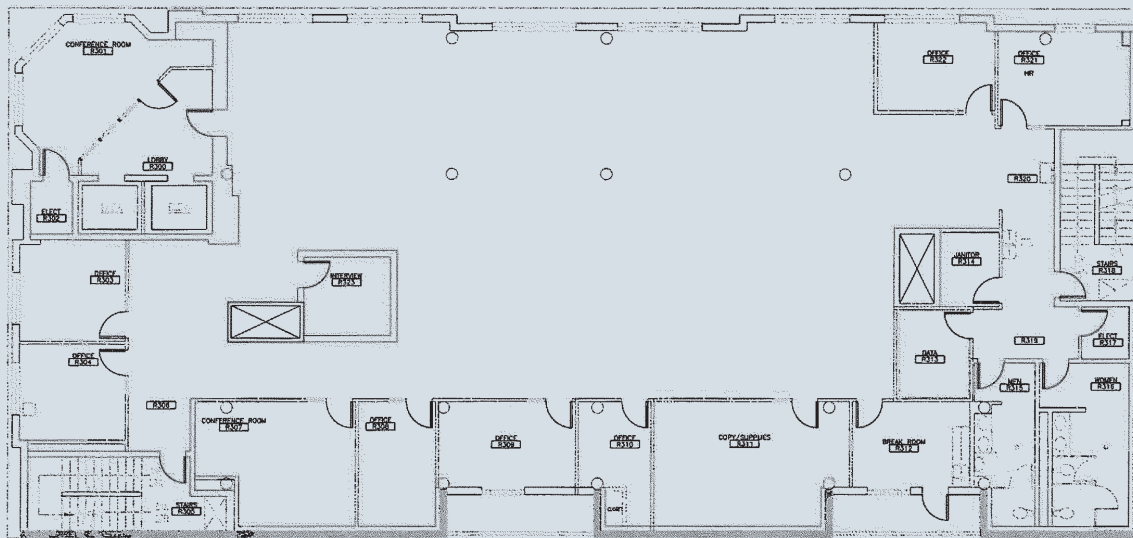
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FLOOR PLANS



3RD FLOOR PLAN

SCALE: 3/16" = 1'-0"



AGENCY APPROVAL	
DATE: Aug 23, 2022	DESIGN PROFESSIONAL
DATE: Aug 24, 2022	RES LEASING APPROVAL
DATE: Aug 24, 2022	DEPT. OF COMMUNITY SERVICES REAL ESTATE SERVICES
DATE: Aug 23, 2022	PROJECT #
22-07-231	7,525 SQ FT TOTAL GROSS RENTABLE AREA
WASHINGTON STATE OFFICE OF INDEPENDENT INVESTIGATIONS 128 STELLA	
WASHINGTON STATE Department of Enterprise Services Real Estate Services	
PROJECT #	
22-07-231	
7,525 SQ FT TOTAL GROSS RENTABLE AREA	



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3RD FLOOR PHOTOS



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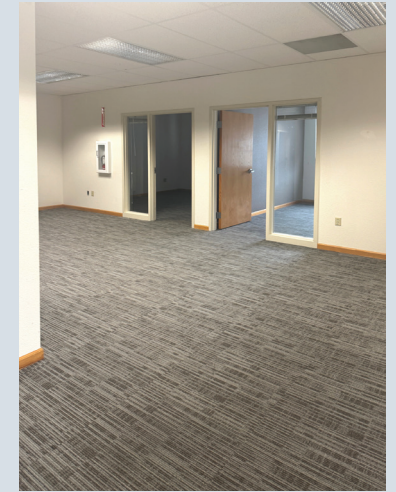
FOR LEASE

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4TH & 5TH FLOOR PHOTOS

4TH FLOOR



5TH FLOOR



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