

**VIEWS ON FIFTH AVE
OFFICE / HOTEL REDEVELOPMENT
OR LEASE**

**410 5TH AVE SW
OLYMPIA, WA 98501**

74,958 SF - URBAN WATERFRONT - HOUSING 35'

- 9 story grandfathered structure
- Permitted for hotel development



**CUSHMAN &
WAKEFIELD®**

COMMERCE

REAL ESTATE SOLUTIONS • COMRE.COM

INDEPENDENTLY OWNED AND OPERATED

HOTEL PERMITS IN PLACE



For more information, please contact:



GARY DANKLEFSEN, CRE
Senior Director
(206) 521 0270
gary.danklefsen@comre.com



STEVE BRUNETTE
Senior Director
(206) 521 0289
steve.brunette@comre.com



EVAN OLSON
Associate
(206) 521 0242
evan.olson@comre.com



**CUSHMAN &
WAKEFIELD®**

COMMERCE

REAL ESTATE SOLUTIONS • COMRE.COM

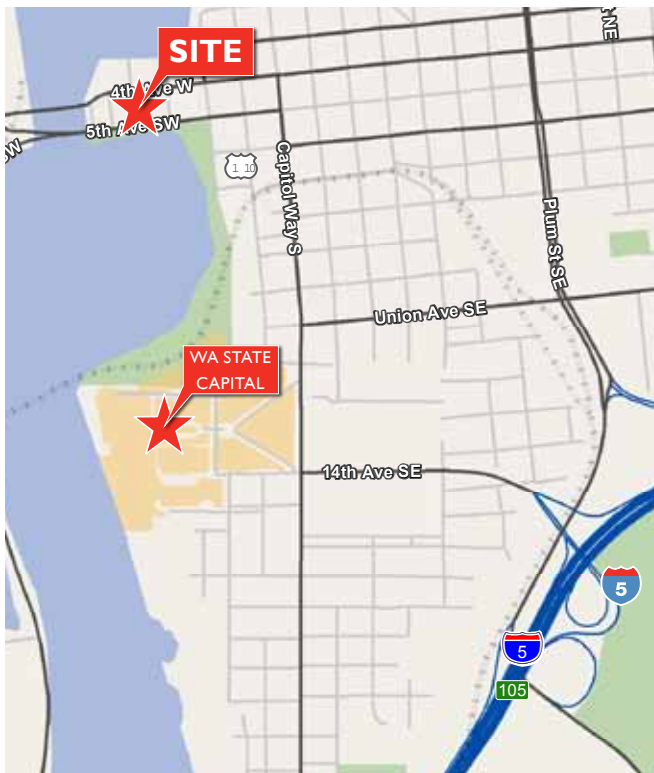
INDEPENDENTLY OWNED AND OPERATED

1420 Fifth Avenue, Suite 2600
Seattle, Washington 98101
(206) 682 0666
www.comre.com

VIEWS ON FIFTH AVE

Olympia, Washington

74,958 SF
STRUCTURE



INTRODUCTION

Cushman & Wakefield | Commerce Real Estate Solutions is pleased to present Views on Fifth Ave, a 74,958 sf existing building ideally located in Olympia's CBD. The site allows close proximity to downtown and spectacular views of the State Capitol across Capitol Lake.

Currently in shell condition, the property is well suited for creative redevelopment of a leasing opportunity. Originally used for office, this nine story structure was built prior to the recent zoning change to 35 feet, and therefore provides uniquely expansive views. The property, which is currently vacant and in shell state, holds various permits granting a full remodel and change of use to hospitality. Although the building can still be used for office, the site's proximity to the capitol, accessibility along one of the city's main arteries, and a strong hospitality market make it a one of a kind opportunity for a hotel.

For more information, please contact:

GARY DANKLEFSEN, CRE
Senior Director
(206) 521 0270
gary.danklefsen@comre.com

STEVE BRUNETTE
Senior Director
(206) 521 0289
steve.brunette@comre.com

EVAN OLSON
Associate
(206) 521 0242
evan.olson@comre.com

CUSHMAN & WAKEFIELD | **COMMERCE**
REAL ESTATE SOLUTIONS • COMMERCIAL
INDEPENDENTLY OWNED AND OPERATED
1420 Fifth Avenue, Suite 2600
Seattle, Washington 98101
(206) 682 0666
www.comre.com

VIEWS ON FIFTH AVE

Olympia, Washington

74,958 SF
STRUCTURE



PROPERTY SNAPSHOT

SUMMARY DATA

| | |
|---------------------|--------------------|
| Address | 410 5th Ave SW |
| Location/Submarket | Downtown Olympia |
| County | Thurston |
| Parcel Number | 9100550-2000 |
| 2014 Tax Assessment | \$2,396,100 |
| Use Type | Hotel/Office Shell |

LAND

| | |
|-----------------|---|
| Area | 28,750 SF |
| Frontage, Depth | W-115', S-250', E-115' |
| Zoning | Urban Waterfront – Housing 35' (UW-H) |
| FEMA Flood Map | Zone C* |
| Utilities | Electric, Gas, Water, Sewer and Telephone |

IMPROVEMENTS

| | |
|-------------------|-------------------|
| Building Area | 74,958 SF |
| Construction Type | Structural Steel |
| Year Built | 1965 |
| Stories | 9 Stories |
| Occupancy | Vacant |
| Parking | 42 Striped Stalls |

For more information, please contact:

GARY DANKLEFSEN, CRE
Senior Director
(206) 521 0270
gary.danklefsen@comre.com

STEVE BRUNETTE
Senior Director
(206) 521 0289
steve.brunette@comre.com

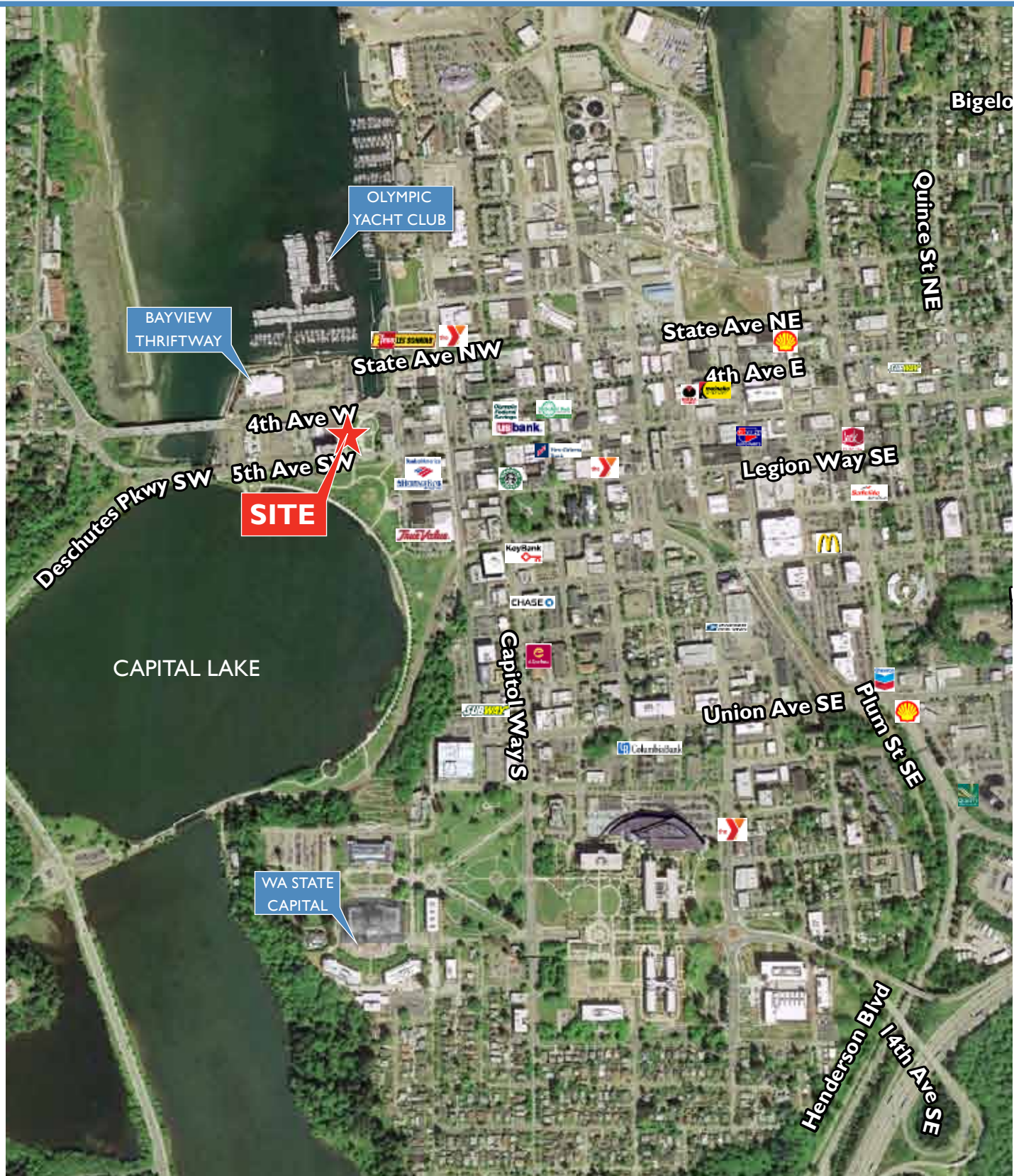
EVAN OLSON
Associate
(206) 521 0242
evan.olson@comre.com

CUSHMAN & WAKEFIELD
REAL ESTATE SOLUTIONS • COMMERCE
INDEPENDENTLY OWNED AND OPERATED
1420 Fifth Avenue, Suite 2600
Seattle, Washington 98101
(206) 682 0666
www.comre.com

VIEWS ON FIFTH AVE

Olympia, Washington

74,958 SF
STRUCTURE



For more information, please contact:

GARY DANKLEFSEN, CRE
Senior Director
(206) 521 0270
gary.danklefsen@comre.com

STEVE BRUNETTE
Senior Director
(206) 521 0289
steve.brunette@comre.com

EVAN OLSON
Associate
(206) 521 0242
evan.olson@comre.com

CUSHMAN & WAKEFIELD
REAL ESTATE SOLUTIONS • COMMERCE
INDEPENDENTLY OWNED AND OPERATED
1420 Fifth Avenue, Suite 2600
Seattle, Washington 98101
(206) 682 0666
www.comre.com

VIEWS ON FIFTH AVE

Olympia, Washington

74,958 SF
STRUCTURE

PROPERTY PHOTOS



For more information, please contact:

GARY DANKLEFSEN, CRE
Senior Director
(206) 521 0270
gary.danklefsen@comre.com

STEVE BRUNETTE
Senior Director
(206) 521 0289
steve.brunette@comre.com

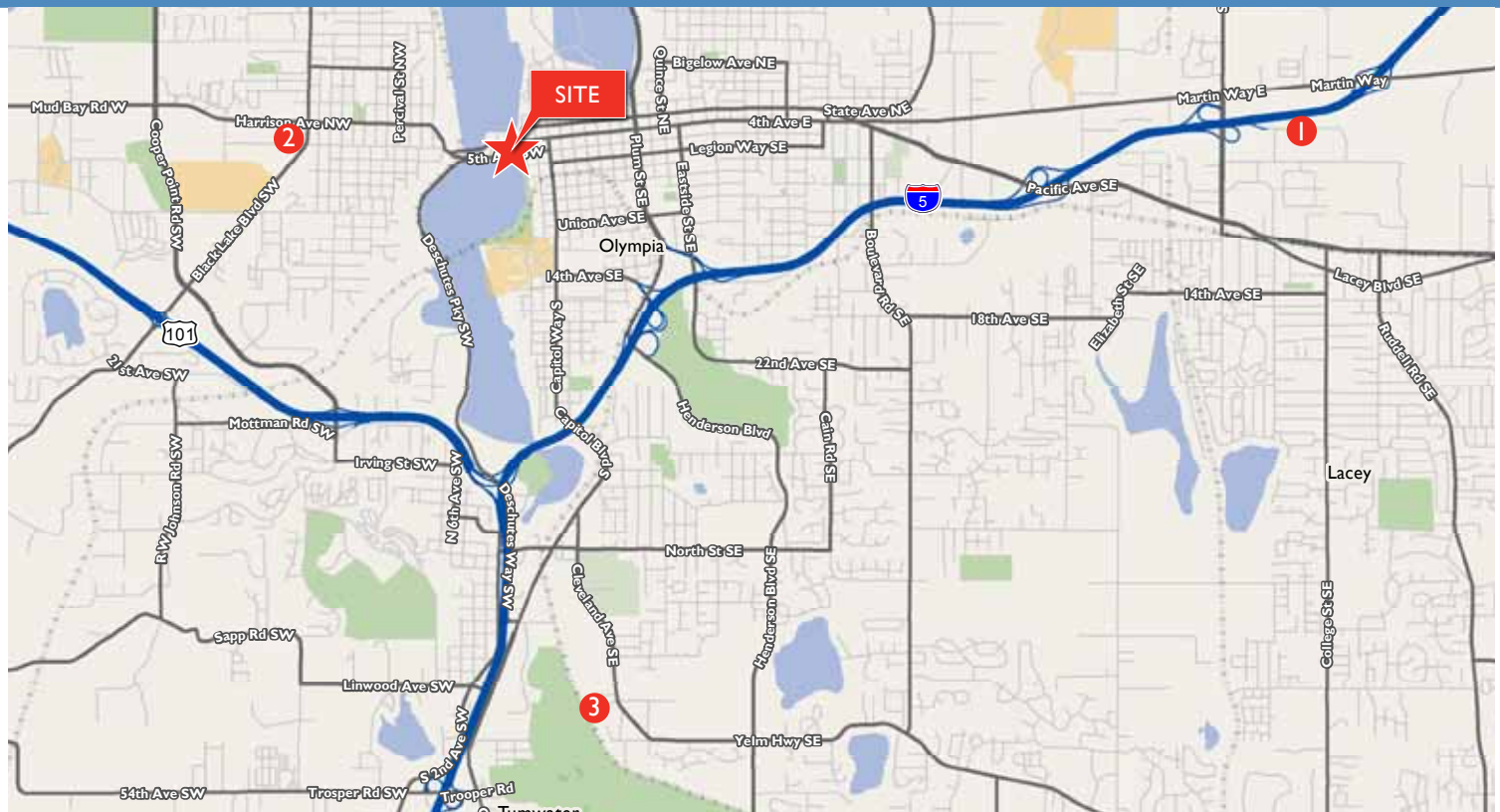
EVAN OLSON
Associate
(206) 521 0242
evan.olson@comre.com

CUSHMAN & WAKEFIELD | **COMMERCE**
REAL ESTATE SOLUTIONS • COMRE.COM
INDEPENDENTLY OWNED AND OPERATED
1420 Fifth Avenue, Suite 2600
Seattle, Washington 98101
(206) 682 0666
www.comre.com




VIEWS ON FIFTH AVE

Olympia, Washington

74,958 SF
STRUCTURE



RECENT COMPARABLE SALES

| | PROPERTY NAME/ADDRESS | SALE PRICE | PRICE PSF | TOTAL SF | YEAR BUILT | TYPE | PARKING | NOTES |
|---|---|--------------|--------------|-----------|---------------|-------------|-------------------------------|---|
| 1 |  Lacey Holiday Inn 4460 3rd Ave SE Lacey, WA 98503 SOLD: 9/10/2014 | \$8,750,000 | \$194.60 | 44,963 SF | 2007 | Hotel | 72 free surface spaces | <ul style="list-style-type: none"> \$106,707/Room 82 room hotel Building, Avg room size 385/SF |
| 2 |  421 Black Lake Blvd SW 2000 4th Ave W. Olympia, WA SOLD: 5/2/2014 | \$12,043,600 | \$131.00 | 91,929 SF | 1988 | Office B | NA | <ul style="list-style-type: none"> Leased 100% |
| 3 |  M Parsons Plaza 1111 Israel Rd SW Tumwater, WA 98501 SOLD: 1/3/2014 | \$16,700,100 | \$318.04 | 52,510 SF | 2008 | Office B | 110 free surface spaces | <ul style="list-style-type: none"> Leased 100% 101 days on the market |

For more information, please contact:

GARY DANKLEFSEN, CRE
Senior Director
(206) 521 0270
gary.danklefsen@comre.com

STEVE BRUNETTE
Senior Director
(206) 521 0289
steve.brunette@comre.com

EVAN OLSON
Associate
(206) 521 0242
evan.olson@comre.com

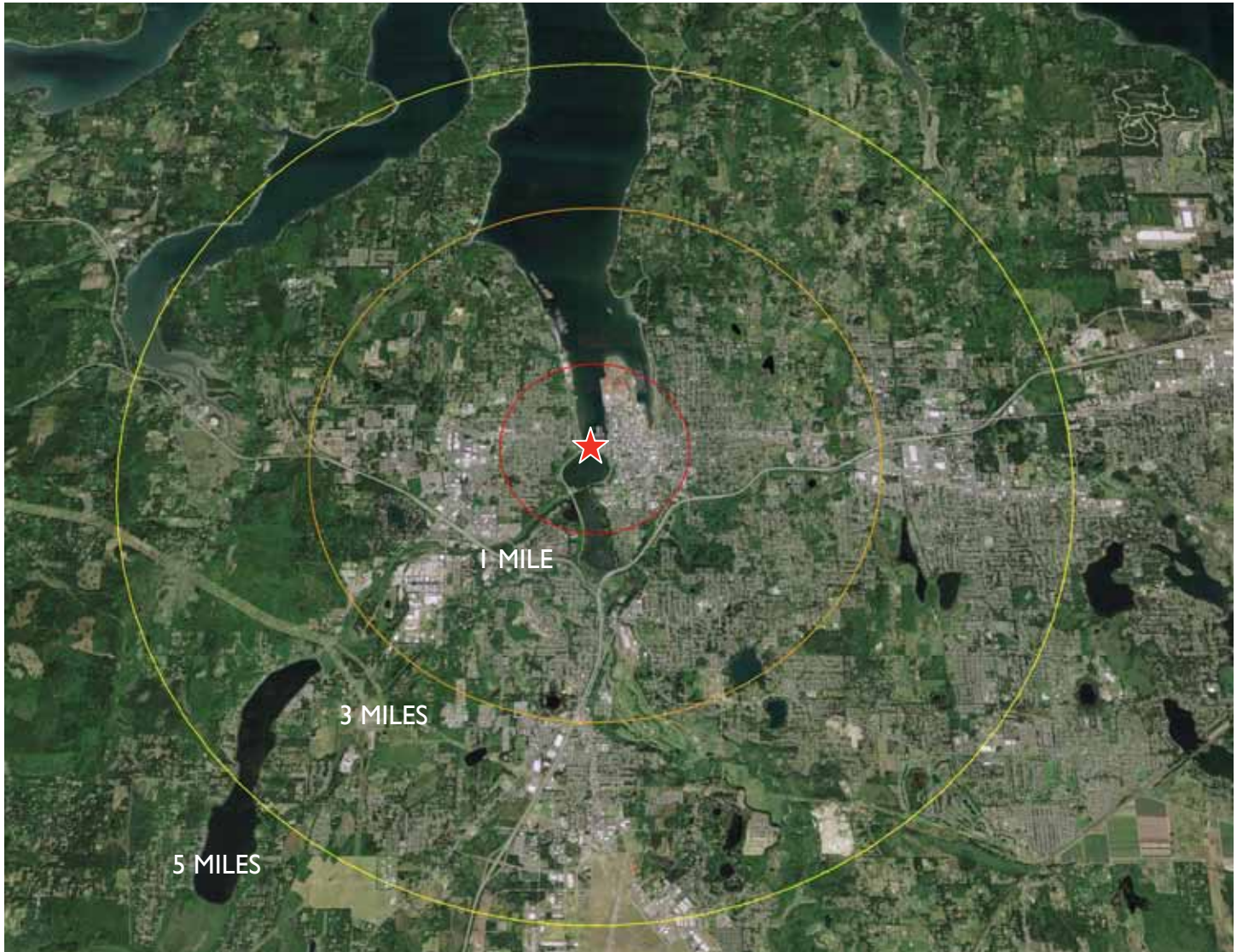
CUSHMAN & WAKEFIELD **COMMERCE**
REAL ESTATE SOLUTIONS • COMRE.COM
INDEPENDENTLY OWNED AND OPERATED
1420 Fifth Avenue, Suite 2600
Seattle, Washington 98101
(206) 682 0666
www.comre.com

VIEWS ON FIFTH AVE

Olympia, Washington

74,958 SF
STRUCTURE

DEMOGRAPHICS



| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES | 15 MINS |
|-------------------------------|--------|---------|---------|---------|
| Population | | | | |
| Estimated Population | 8,645 | 56,159 | 108,985 | 201,735 |
| Projected Population | 9,353 | 60,781 | 117,913 | 218,332 |
| Households | | | | |
| Estimated Households | 4,519 | 24,740 | 46,525 | 82,181 |
| Projected Households | 4,962 | 27,167 | 51,089 | 90,189 |
| Daytime Demographics | | | | |
| Daytime | 1,350 | 4,204 | 6,553 | 8,837 |
| Total Employees | 20,451 | 49,697 | 76,915 | 97,735 |
| Labor Force | | | | |
| Labor Population Age 16 Yrs + | 7,599 | 46,307 | 89,012 | 161,718 |

For more information, please contact:

GARY DANKLEFSEN, CRE
Senior Director
(206) 521 0270
gary.danklefsen@comre.com

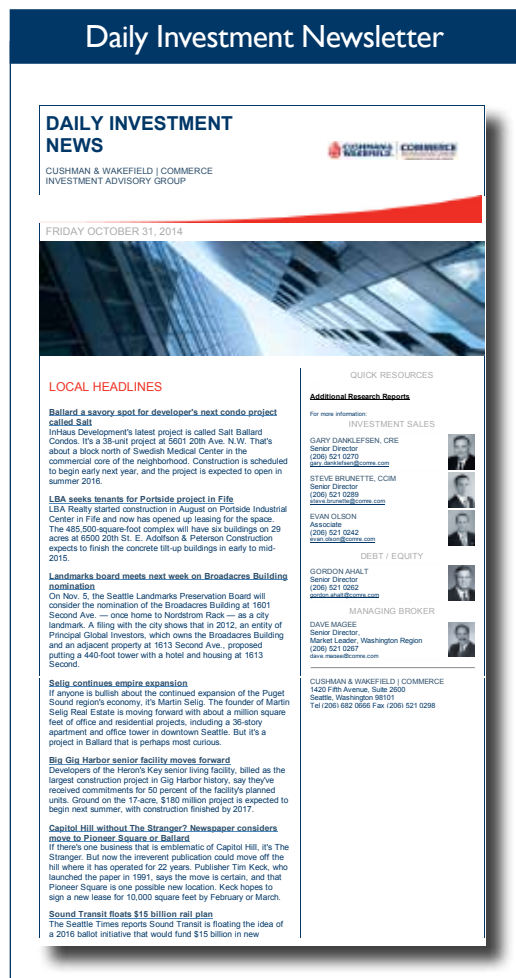
STEVE BRUNETTE
Senior Director
(206) 521 0289
steve.brunette@comre.com

EVAN OLSON
Associate
(206) 521 0242
evan.olson@comre.com

CUSHMAN & WAKEFIELD | **COMMERCE**
REAL ESTATE SOLUTIONS • COMMERCE
INDEPENDENTLY OWNED AND OPERATED
1420 Fifth Avenue, Suite 2600
Seattle, Washington 98101
(206) 682 0666
www.comre.com

PUGET SOUND INVESTMENT ADVISORY GROUP

Contact us for:



CONFIDENTIALITY & CONDITIONS

Commerce Real Estate Solutions, LLC ("Agent") has been exclusively retained to offer to qualified investors an opportunity to purchase theViews on Fifth Avenue, located in Olympia, Washington, (the "Property"). This Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this document.

Any offering materials provided are done so solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to the accuracy or completeness of the information contained herein. Summaries contained of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

For more information, please contact:



GARY DANKLEFSEN, CRE
Senior Director
(206) 521 0270
gary.danklefsen@comre.com



STEVE BRUNETTE
Senior Director
(206) 521 0289
steve.brunette@comre.com



EVAN OLSON
Associate
(206) 521 0242
evan.olson@comre.com



1420 Fifth Avenue, Suite 2600
Seattle, Washington 98101
(206) 682 0666
www.comre.com

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price, or other terms prior to sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations there-under have been satisfied or waived.