

THE BEST OFFICE BUILDING LACEY HAS TO OFFER!

The 6th and Woodland Building

673 WOODLAND SQUARE LOOP S.E. LACEY, WA

MJR
DEVELOPMENT



Available Space

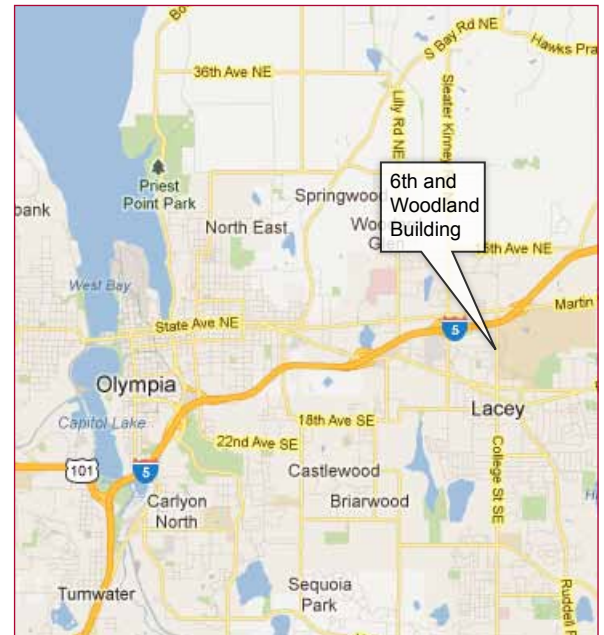
- Suite 201, 8,886 SF
- Suite 301, 1,958 SF
- Suite 302, 10,245 SF

Spaces can be
combined or
subdivided

Features

- Highest quality building in Lacey and one of the highest quality buildings in Thurston County.
- Convenient location with easy access to I-5. Ideally suited for doing business within Thurston, Pierce and/or South King County.
- High Visibility with signage opportunity on four-story building.
- True Class "A" New Construction completed in 2008.
- 174 Parking Spaces Including Underground Garage.
- Flexible floor plans can accommodate full floor tenants to 12,203 rsf and tenants as small as 1,400 sf.

For more information: www.6thandwoodland.net



Please Contact:
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BUILDING DETAILS

AVAILABLE

- 1,400 to 35,000 RSF (divisible), available immediately

RATE

- \$18.00 NNN

BUILDING SUMMARY

- **Address:** 673 Woodland Square Loop S.E. Lacey, WA 98503 (Thurston County)
- **Building Size:** 59,990 rentable sf.
- **Frontage:** 6th Avenue S.E. and parking lot access from Woodland Square Loop.
- **Year Built:** 2008
- **Parking:** Parking located in Garage and on Surface lots.
- **Number of Stories:** 4
- **Building Structure:** The building is constructed with a reinforced concrete frame. The exterior walls are a mix of brick, dryvit panels and tinted spandrel glass panels in aluminum frames.
- **Roof:** Flat with parapet and a multiple-ply cover on concrete deck.

MECHANICAL SYSTEMS

- **HVAC:** Zoned air conditioning is provided via a variable air volume system which provides conditioned air to the tenant spaces. Mechanical equipment (gas-fired Trane) is located on the roof of the building.
- **Fire and life safety:** The entire building is serviced by the fire sprinkler systems quick-response heads.

- **Power:** The building is supplied by a 480/277 volt 200 amp three phase service. There are two sub meters per floor at the main distribution panel (MDP) which provides two 200 amp services to each floor.
- **Telephone/Internet:** Qwest and Comcast provide service with CAT 5 throughout.
- **Elevators:** Two elevators serve all four office floors and the parking garage.
- **Generator:** 60Hz Kohler Diesel Generator, certified by the EPA to conform to Tier 3 non-road emissions standards.
- **Clock Tower:** Really Big Clock Tower in case you forget to wear your watch!

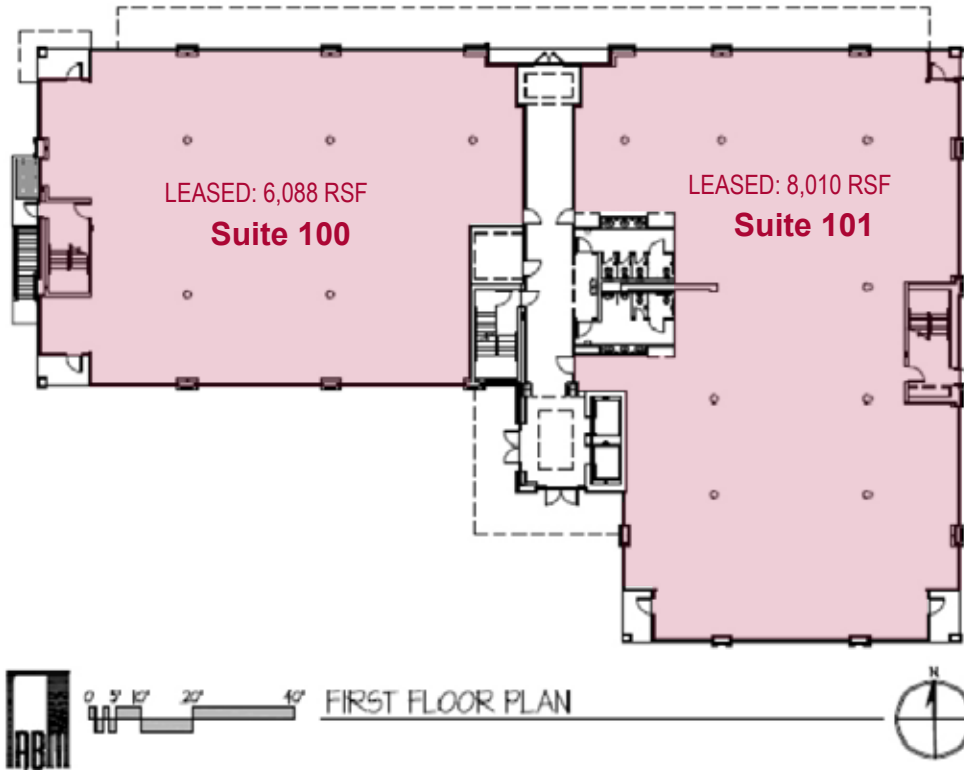
BUILDING FEATURES

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- 174 Parking Spaces Including Underground Garage.
- Flexible floor plans can accommodate full floor tenants to 12,203 rsf and tenants as small as 1,400 sf.
- Elegant Lobbies & Common Spaces will impress employees and visitors.
- High Speed Elevators
- Multiple Decks on Each Floor
- State-of-the-Art Amenities
- Generous Tenant Improvement Allowance
- Ideal for Professional, Medical, or Government tenants

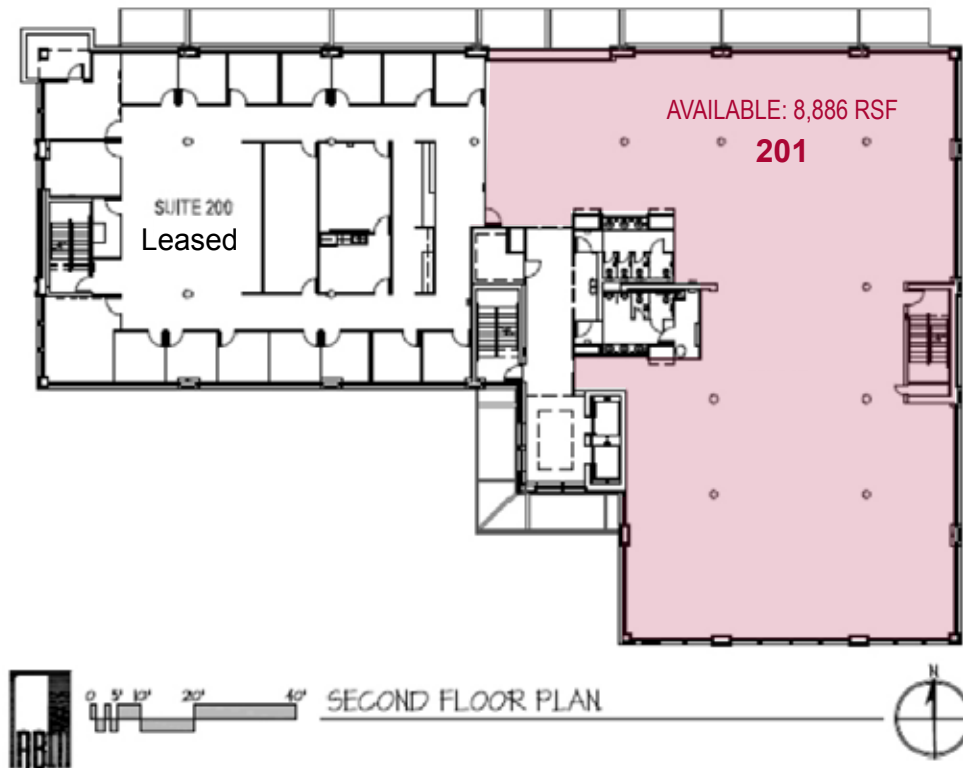


AVAILABLE SUITES

Floor One

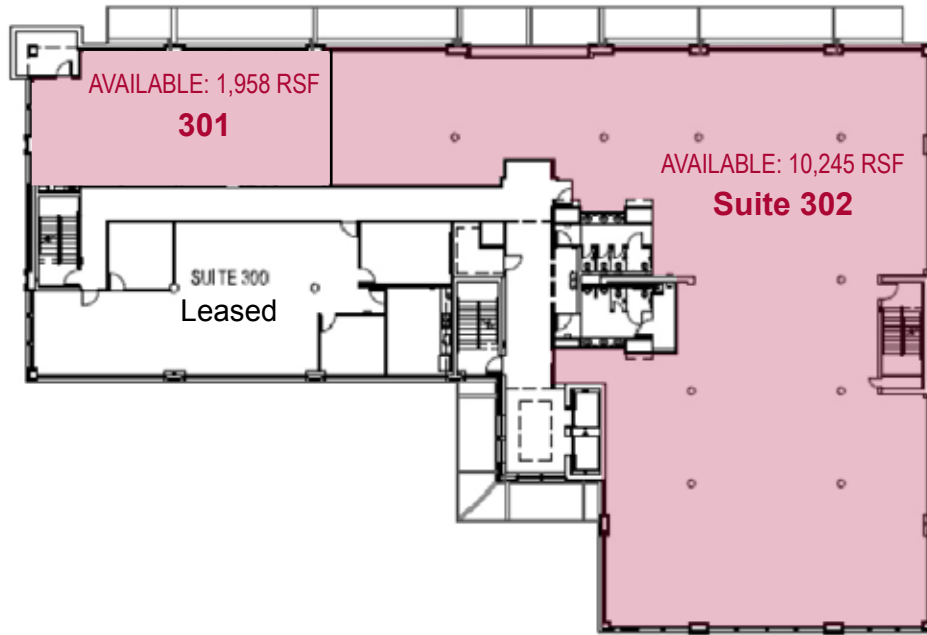


Floor Two



AVAILABLE SUITES

Floor Three



BUILDING EXTERIOR



BUILDING INTERIOR



ABOUT LACEY

WHY LOCATE YOUR COMPANY IN LACEY?

- Great access to Interstate 5, Olympia and the Puget Sound Corridor
- Educated Workforce at lower cost than Seattle
- Affordable Housing at lower cost than Seattle
- Ranked by Forbes as one of the top 10 places to do business in the US
- Great Quality of Life
- Proximity to State Capital

LACEY OVERVIEW

Situated on the southern tip of Puget Sound in the shadow of magnificent Mt. Rainier, Lacey lies in the center of a natural paradise. Five freshwater lakes within the city, miles of hiking and biking paths, several championship golf courses, nearly 700 acres of public parkland and the adjoining 3,700-acre Nisqually National Wildlife Refuge provide employees with virtually unlimited opportunities for outdoor recreation. Clean air, clean water, outstanding schools, a low crime rate, a healthy economy, and close proximity to major metropolitan areas make Lacey one of the most desirable places in the country in which to live and conduct business.



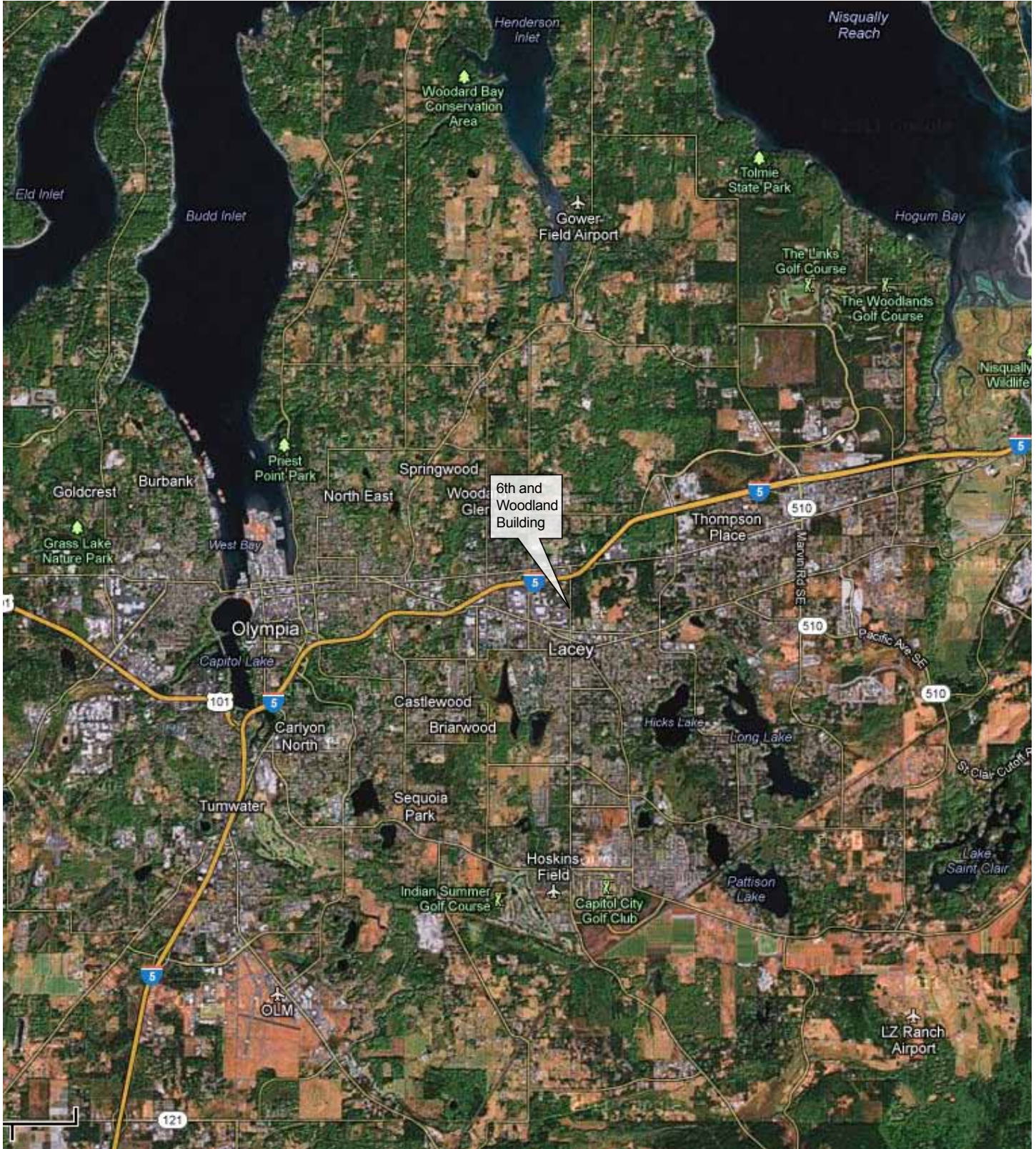
Residents are highly-educated, communities oriented, and enjoy the highest median household income of any city in Thurston County. Crime rates are consistently among the lowest in the region, with Lacey and the adjacent metro area recently receiving the “Most Secure Mid-sized City” designation from Sperling’s Best Places. Businesses from around the world have taken notice of Lacey’s high quality of life, and economic development has flourished.

Forbes Magazine has ranked the Thurston County region as one of the top ten places in the U.S. to do business. The 8th-place ranking reflects high performance and growth that is driven by low housing costs, low cost of living, ever-increasing job growth, recreational and cultural opportunities, award winning education, and competitive cost of doing business.



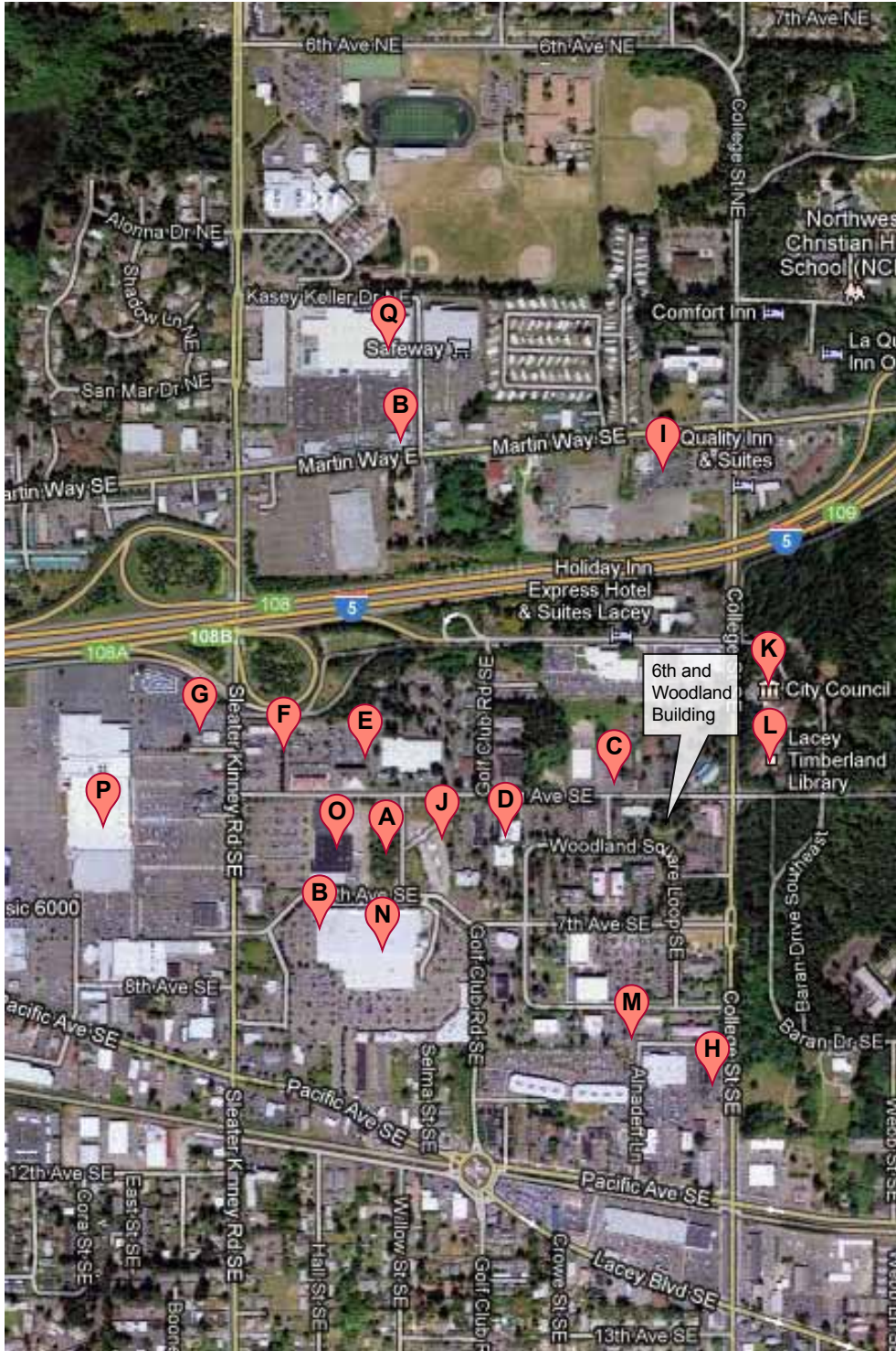
BUILDING LOCATION

EASY ACCESS TO I-5 AND PUGET SOUND CORRIDOR



SURROUNDING AMENITIES

RESTAURANTS, SHOPPING AND SERVICES



COFFEE SHOPS

- A** Dancing Goats Coffee
- B** Starbucks Coffee (2)
and 10+ more within a half mile

RESTAURANTS

- C** Shanghai
- D** Jasmine
- E** Safura's
- F** MacDonalds, Wendy's
- G** Applebee's
- H** Subway, Little Ceasar's
- I** Red Lobster
and 90+ more within a half mile

SERVICES

- J** Lacey Transit Center
- K** City Hall
- L** Public Library
- M** Dept. of Licensing
and 100+ more within a half mile

SHOPPING

- N** Fred Meyer
- O** Office Depot
- P** Target/Sears/Kohl's
- Q** Safeway/Lowe's
and 40+ more within a half mile