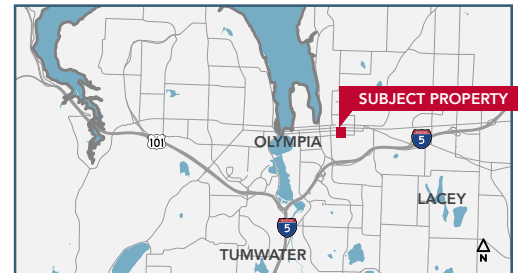




THE
RANTSGROUP
COMMERCIAL REAL ESTATE

FOR LEASE

STANDALONE OFFICE/RETAIL WITH PARKING ON BUSY FOURTH AVE



1718 FOURTH AVE E, OLYMPIA, WA 98506

This standalone office/retail property offers a functional layout with vintage character and excellent visibility along Fourth Avenue. Featuring a combination of private offices and open space, the property is well suited for office, retail, or service-oriented users. The building includes:

- ▶ Three private offices, open work area, and one restroom in a bright space with abundant windows and natural light.
- ▶ Unfinished basement provides additional storage space.
- ▶ Heat pump with central air conditioning.
- ▶ Large monument signage with excellent visibility facing Fourth Avenue.
- ▶ 6 rear parking lot provides convenient on-site parking.
- ▶ Allowance provided for new flooring and paint.

FOR LEASE

±978 SF

**\$1,793/MONTH
MODIFIED GROSS**

CBA# 45508658



rants.group/1718-Fourth-Ave



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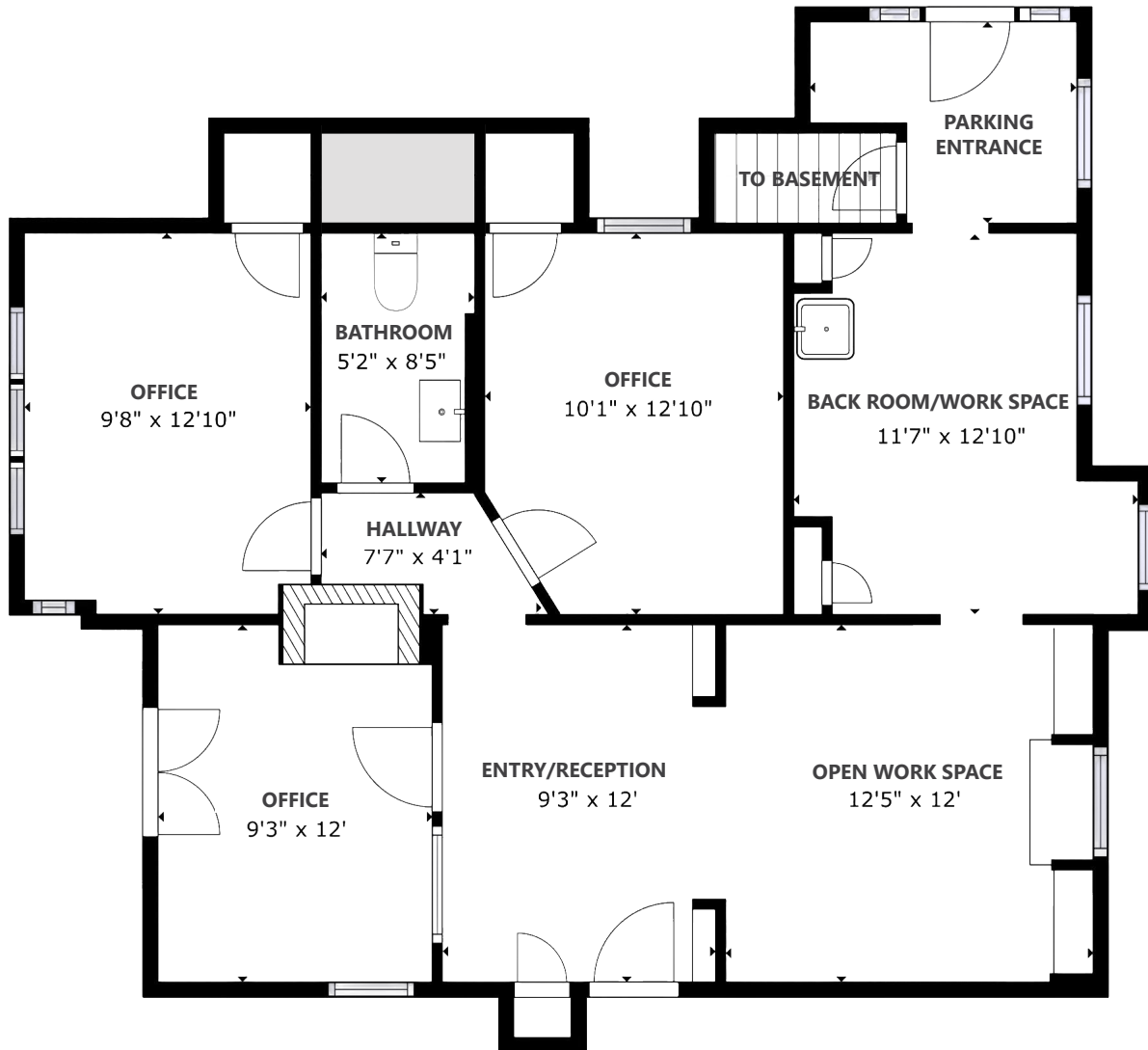
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1718 FOURTH AVE E, OLYMPIA | FLOOR PLAN - GROUND LEVEL ± 978 SF

THIS FLOORPLAN IS NOT TO SCALE



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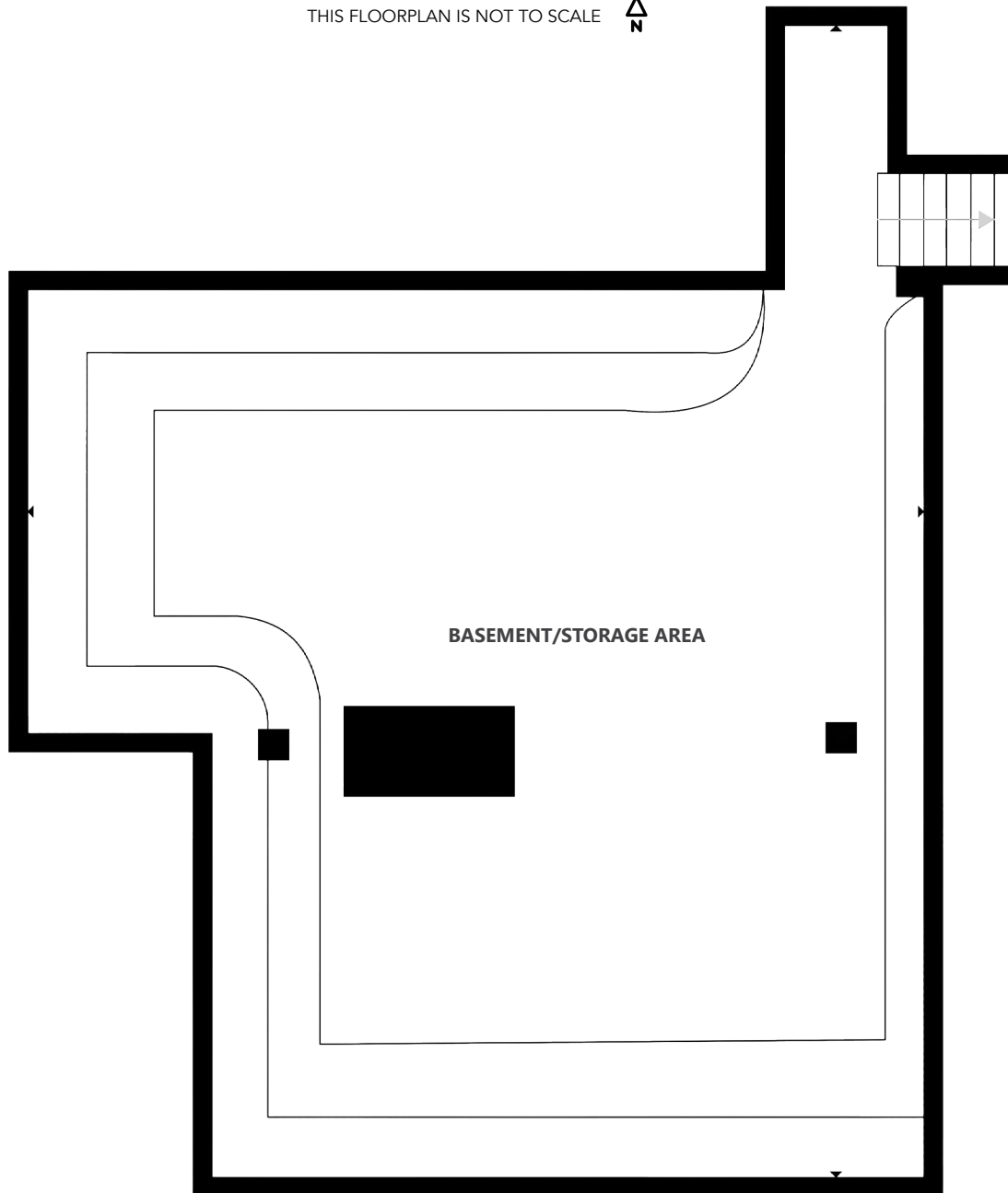
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1718 FOURTH AVE E, OLYMPIA | FLOOR PLAN - BASEMENT

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1718 FOURTH AVE E, OLYMPIA | INTERIOR PHOTOS



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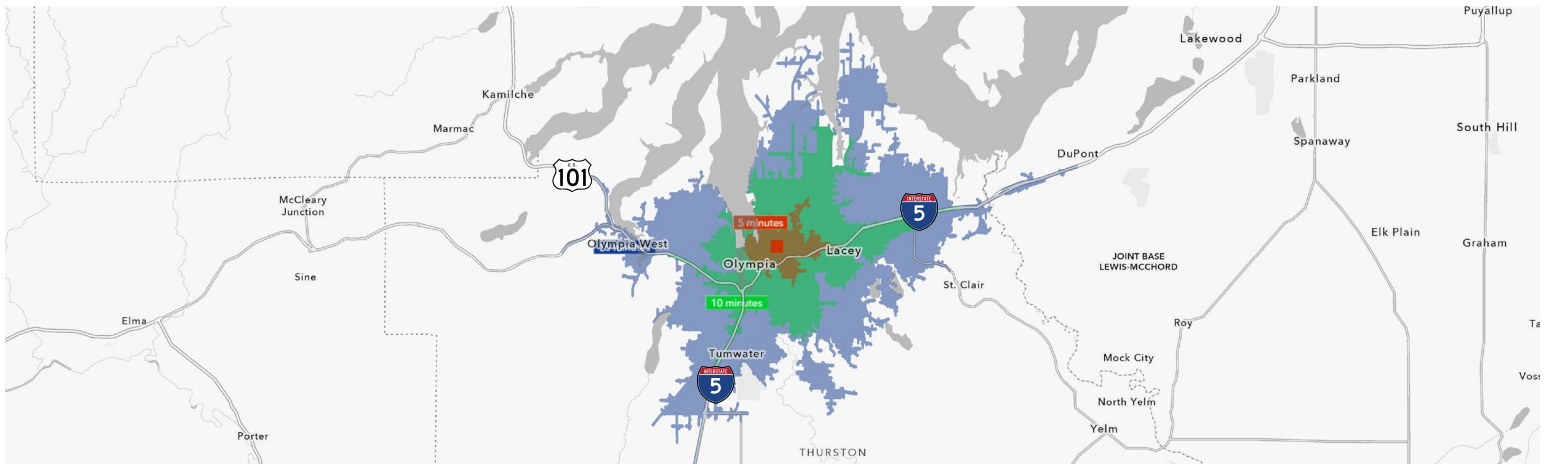
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1718 FOURTH AVE E, OLYMPIA | AERIAL MAPS



Source: Aerial Map: Google Earth (2026) - Traffic Counts: Esri Traffic Counts (2026)

5, 10, AND 15-MINUTE DRIVE TIMES



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