



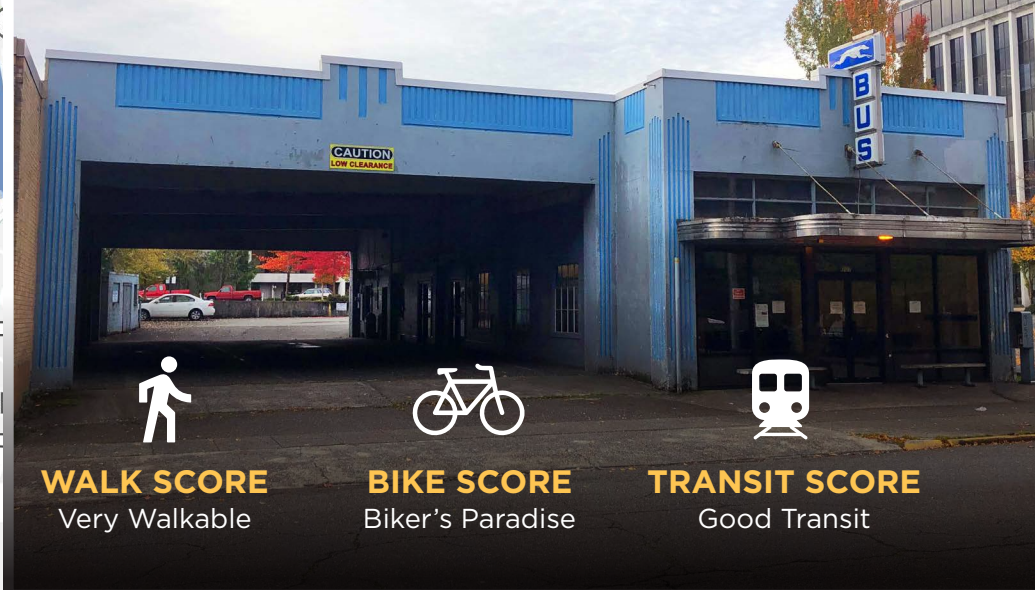
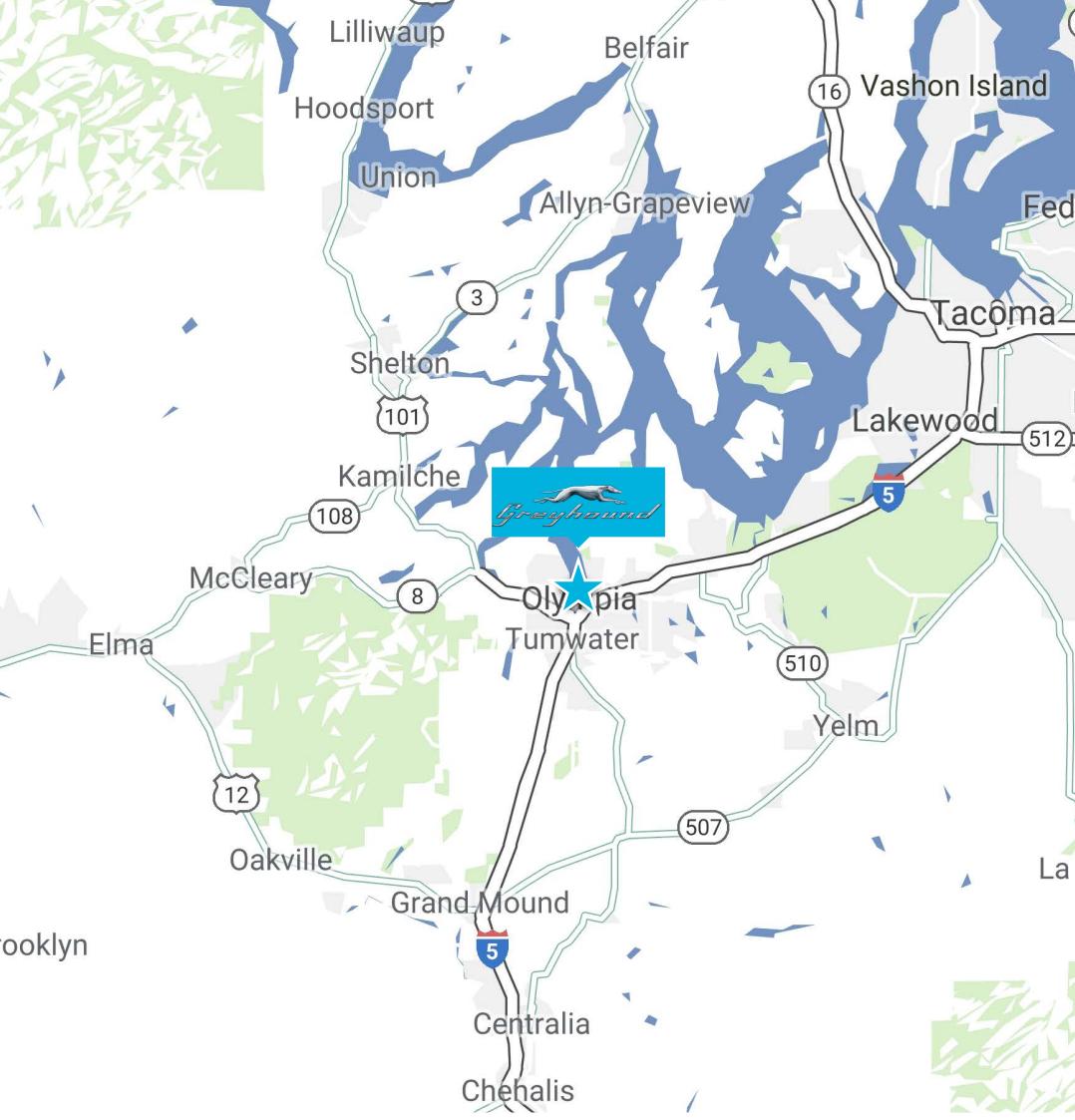
# THE OFFERING

CBRE Capital Markets, as exclusive advisor, is pleased to present the extraordinary opportunity to acquire the Greyhound Terminal at Union Station, a prime redevelopment site located in Olympia’s downtown, within the Olympia Downtown Historic District.

The 0.26-acre site boasts an unparalleled location with immediate access to Sylvester Park and the State Capitol Building.

## PROPERTY SUMMARY

<b>Call for Offers</b>	November 18, 2019
<b>Address</b>	107 7th Avenue SE   Olympia, WA 98501
<b>Parcel Numbers</b>	78501700200
<b>Land Area</b>	±0.26 Acres
<b>Zoning</b>	DB - Downtown Business
<b>Zoning District</b>	City of Olympia
<b>Net Rentable Area</b>	±3,024 SF Main Floor   ±2,817 SF Garage Shed
<b>Construction</b>	1945
<b>Historic District</b>	Yes
<b>Height Limit</b>	35'



**WALK SCORE**  
Very Walkable



**BIKE SCORE**  
Biker's Paradise



**TRANSIT SCORE**  
Good Transit

### INVESTMENT HIGHLIGHTS

- Downtown Business Historic District - City of Olympia
- Opportunity Zone
- Multi-Family Permitted

CONTACTS

**Michael Ota**

Associate  
+1 253 596 0031  
michael.ota@cbre.com

**Zachary Ota**

Associate  
+1 253 596 0032  
zachary.ota@cbre.com

**Teresa Patton**

Vice President  
+1 253 596 0043  
teresa.patton@cbre.com

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