OFFERING MEMORANDUM

115 NEW VIEW CT NE

OLYMPIA, WA

Standalone Clinic/ASC Building with optional adjacent 1.47 AC lot

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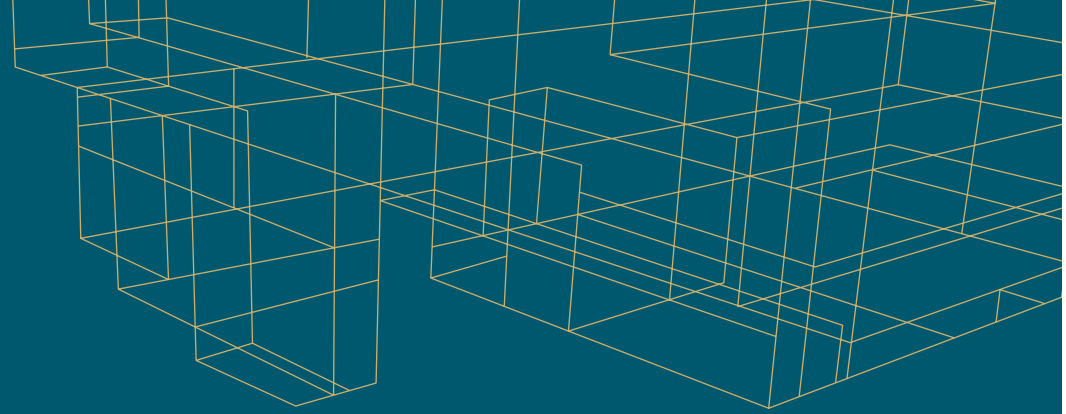

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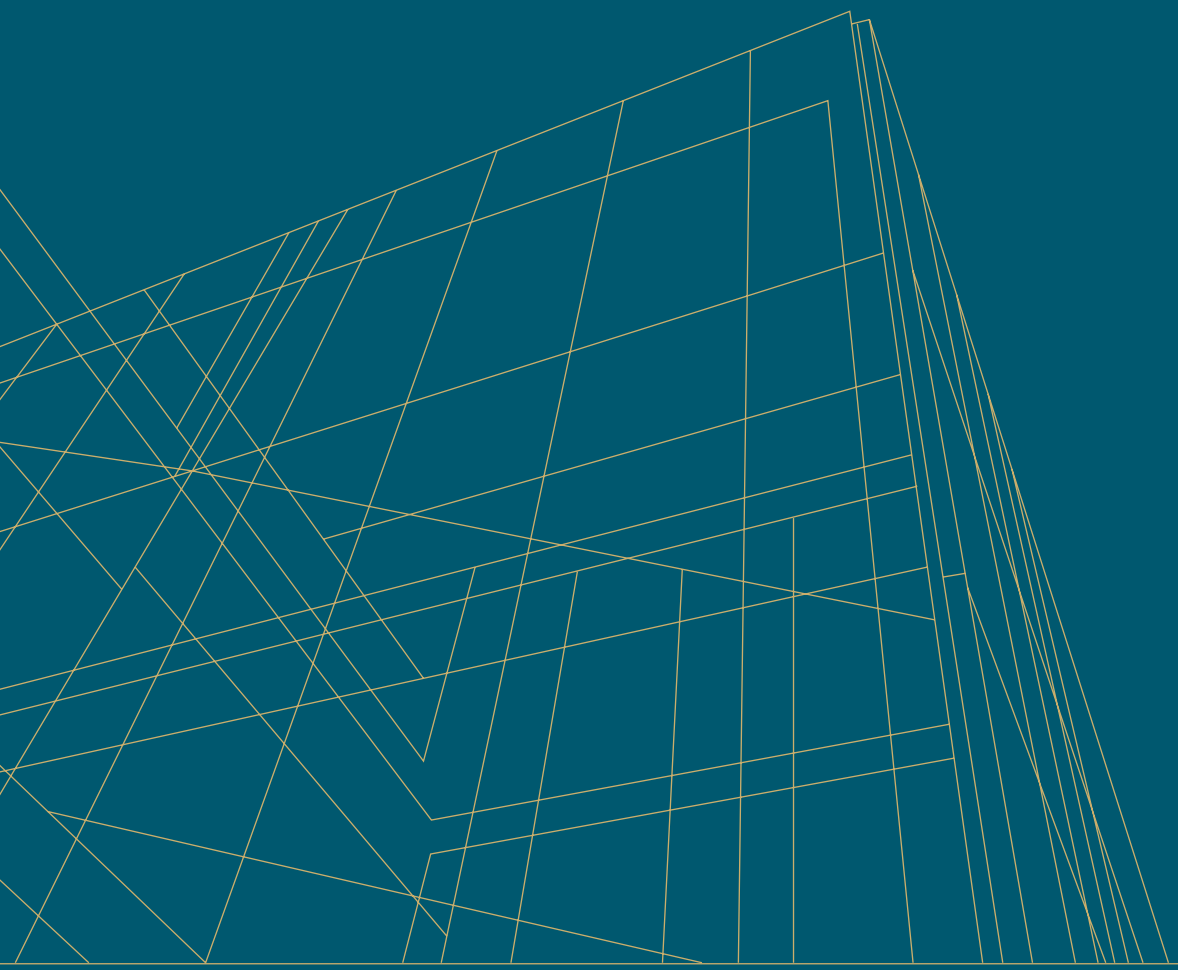


EXECUTIVE SUMMARY

Section 01

Kidder Mathews is pleased to present a unique healthcare investment opportunity at 115 New View Ct NE, Olympia, WA.

The 9,520 SF building is purpose-suited for a standalone ASC or medical clinic, situated on 1.1 acres within the HDC High Density Corridor zone. The property was built/renovated in 2009 and offers turnkey potential for an owner-user or healthcare operator looking to establish or expand a clinical presence in one of Olympia's most medically concentrated corridors. The site's proximity to Providence St. Peter Hospital and the healthcare-dense Lilly Road corridor makes it an exceptional location for patient accessibility and referral network integration.

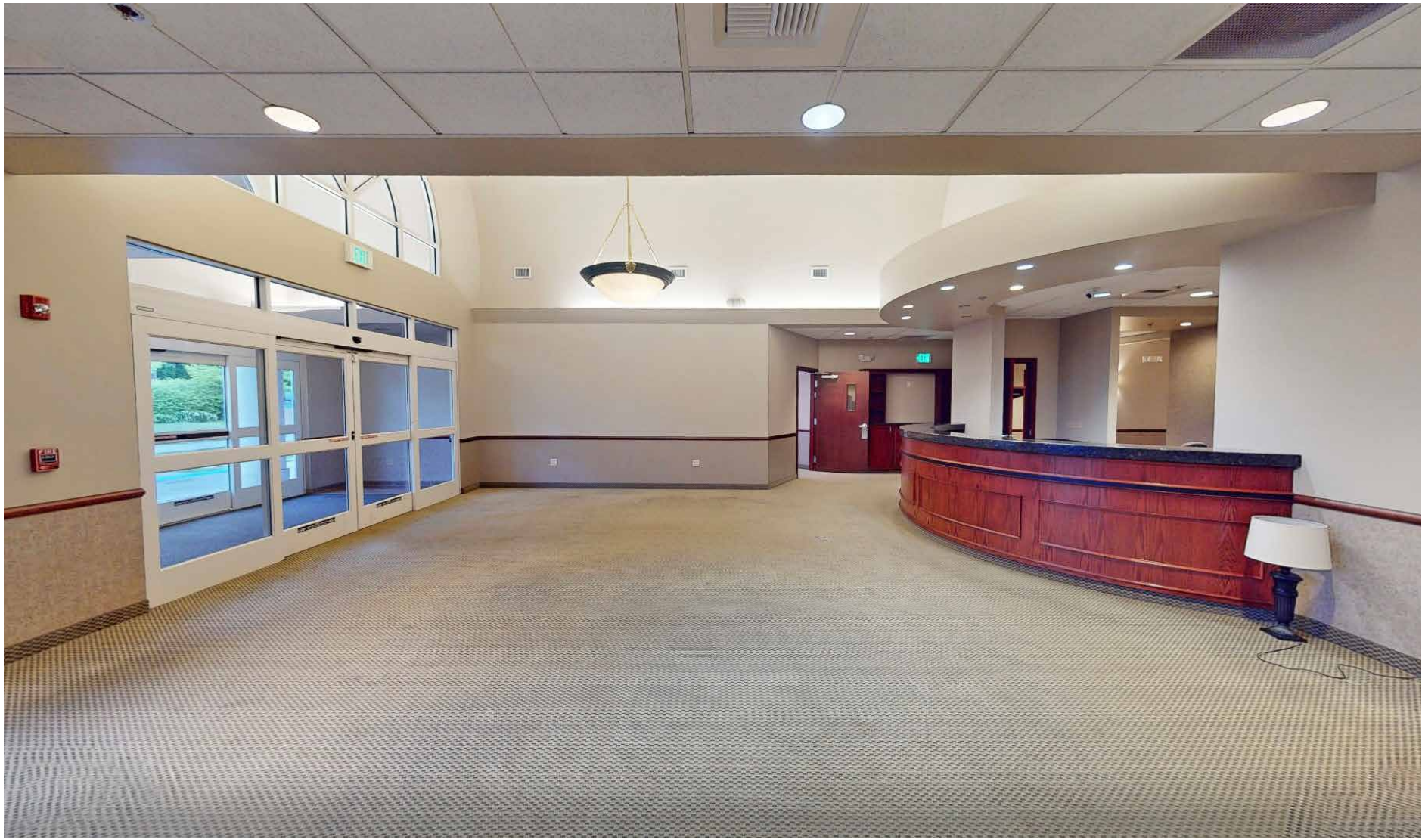
STANDALONE ASC/CLINIC

ADDRESS	115 New View Ct NE, Olympia, WA
BUILDING SIZE	9,520 SF
LAND SIZE	1.1 AC
PRICE/BLDG SF	$3,600,000 / $378.15 PSF
ZONE	HDC - High Density Corridor
BUILT/RENOVATION	2009

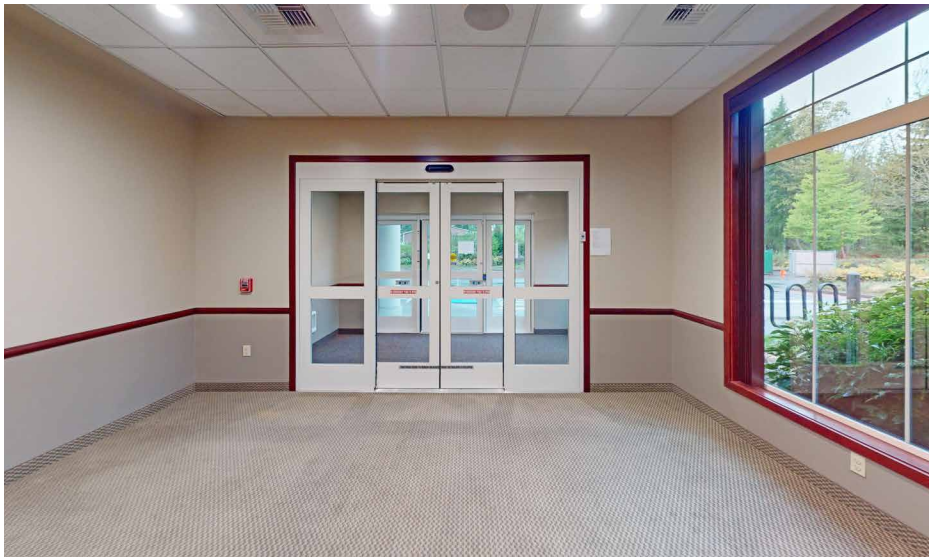
OPTIONAL ADDITIONAL LAND ADJACENT TO SUBJECT PROPERTY CONSISTING OF 1.47 AC

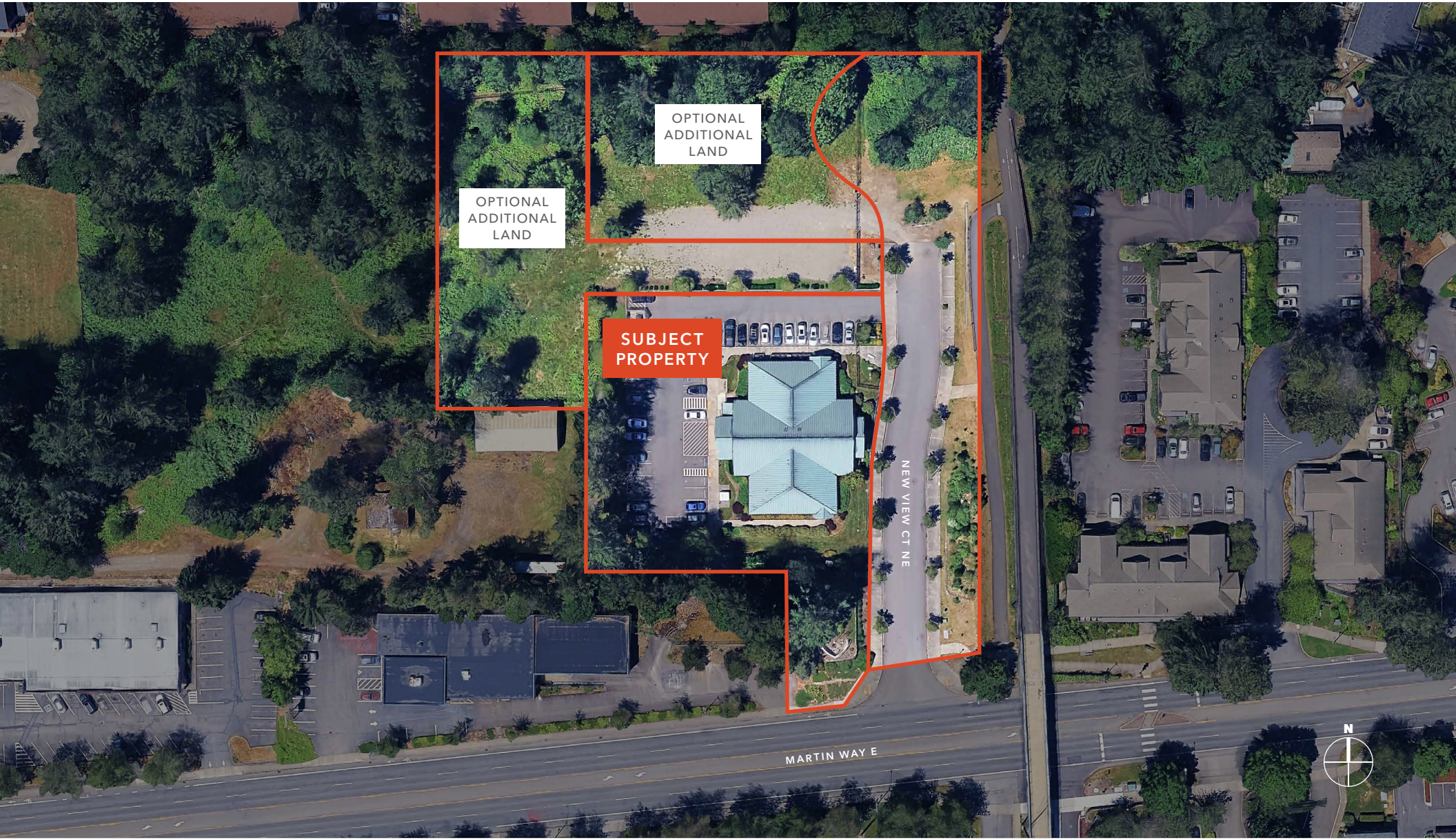
LAND SIZE	1.47 AC
PRICE/SF	$700,000
ZONE	HDC - High Density Corridor

INTERIOR



SURGERY CENTER




OPTIONAL ADDITIONAL LAND
OPTIONAL ADDITIONAL LAND
SUBJECT PROPERTY
NEW VIEW CT NE
MARTIN WAY E
N

OPPORTUNITY HIGHLIGHTS

LOCATION & ACCESS

Situated in Olympia's most medically concentrated corridor along Lilly Road NE, 115 New View Ct NE offers immediate access to a robust referral network. Providence St. Peter Hospital is less than 1 mile away, with neighboring providers including South Sound Radiology, Pulse Heart Institute, Oly Heart & Vascular Institute, Gastro Health, and more. I-5 is just 0.5 miles south, providing quick regional access for patients and staff alike.

EXISTING MEDICAL BUILDOUT

The 9,520 SF Class A building is fully built out for clinical and surgical use, featuring 6+ exam rooms, 2 ASC operatory rooms, 5 private office suites, a large reception and waiting area, and a separate ASC lobby. An incoming operator can expect minimal out-of-pocket buildout costs and a fast path to occupancy.

PARKING & SITE

The property offers on-site parking at 4.2/1,000 SF – well above the typical medical office standard – supporting high patient volume and multi-provider operations without the parking constraints common in dense medical campuses.

EXPANSION OPPORTUNITY

The sale includes the opportunity to acquire two additional adjacent lots totaling 1.47 acres, available for overflow parking, future building expansion, or ground-up development, priced at $700,000. This is a rare chance to control meaningful land in an established medical corridor where vacant sites are essentially nonexistent.

PRIDE OF OWNERSHIP

115 New View Ct NE is a true Class A medical asset – a well-maintained, purpose-built facility with a professional exterior presence that reflects the quality of care delivered inside. Properties of this caliber and buildout specificity rarely come to market in the South Sound.

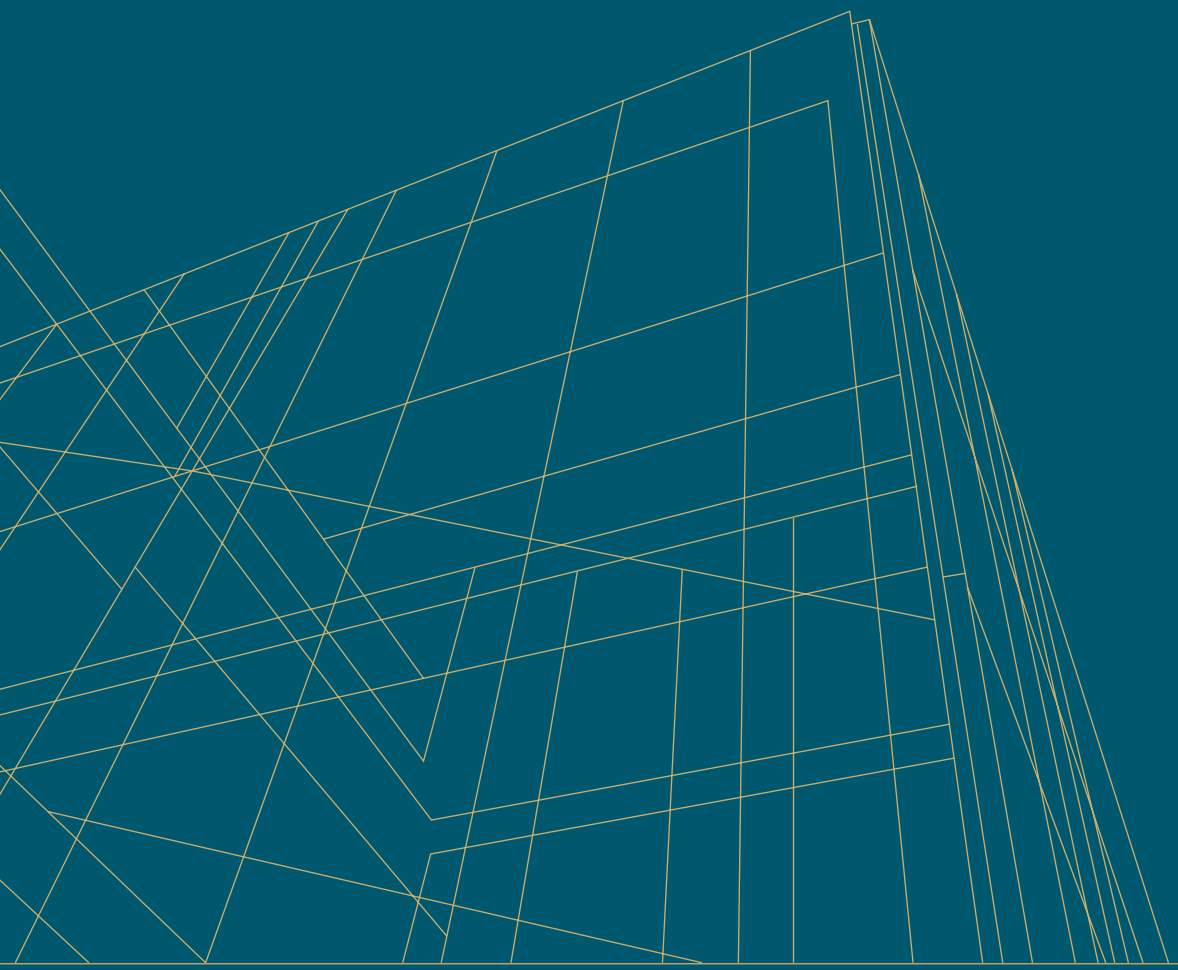
MANAGEABLE PRICE POINT & SCALE

Priced at $3,600,000.00, this offering is well-suited for an owner-user practice seeking a permanent clinical home or an investor looking to acquire a stabilized, healthcare-specific asset in a supply-constrained submarket.

PROVIDENCE ST. PETER HOSPITAL
MEMORIAL MEDICAL PLAZA
OLYMPIC DERMATOLOGY & LASER CLINIC
PULSE HEART INSTITUTE
SOUTH SOUND RADIOLOGY
WOODARD CREEK HEALTH & REHAB
OLYMPIC DENTAL IMPLANT
OLY ORTHODONTICS DAVID D. SHIN DDS
ENSIGN RD NE
OLY HEART & VASCULAR INSTUITUE
SOUTH SOUND FOOT & ANKLE
NW CENTER FOR PROSTHODONTICS
NW ENDODONTIC SPECIALISTS
MARY ELDER RD NE
LITTLY RD NE
OLYMPIC ENDODONTIC GROUP
PROVIDENCE ASSOCIATES MED
COMPLETE HEALTH CARE OF OLYMPIA
SUBJECT PROPERTY
REJUVENATE WELLNESS & AESTHETICS
N

DRIVE TIME

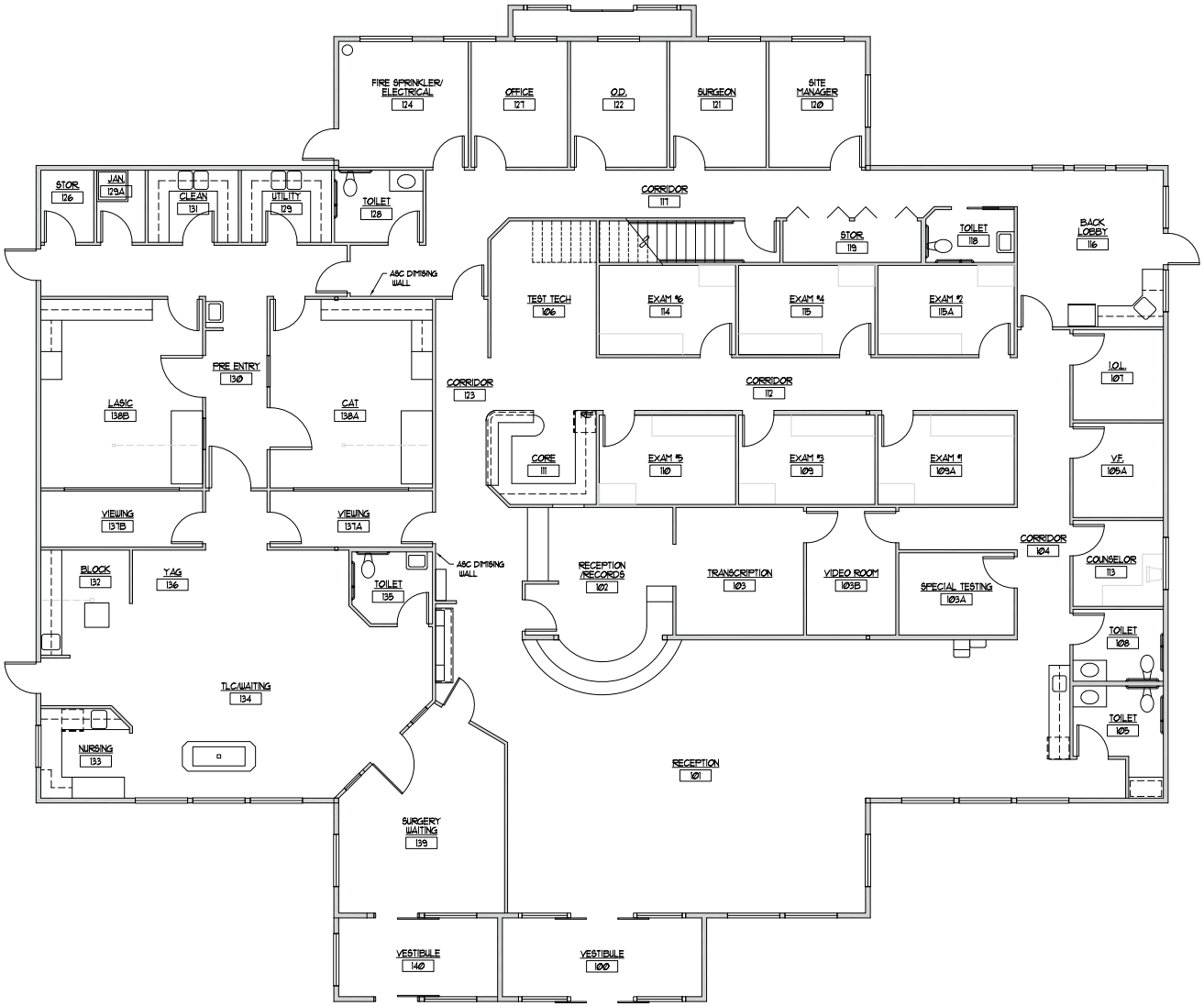
PORT OF TACOMA	35 MINS
FEDERAL WAY	40 MINS
KENT	45 MINS
SEA AIRPORT	50 MINS
RENTON	50 MINS
SOUTHCENTER MALL	50 MINS
SEATTLE	1 HR
PORT OF SEATTLE	1 HR 10 MINS
BELLEVUE	1 HR 5 MINS



PROPERTY OVERVIEW

Section 02

FIRST FLOOR PLAN



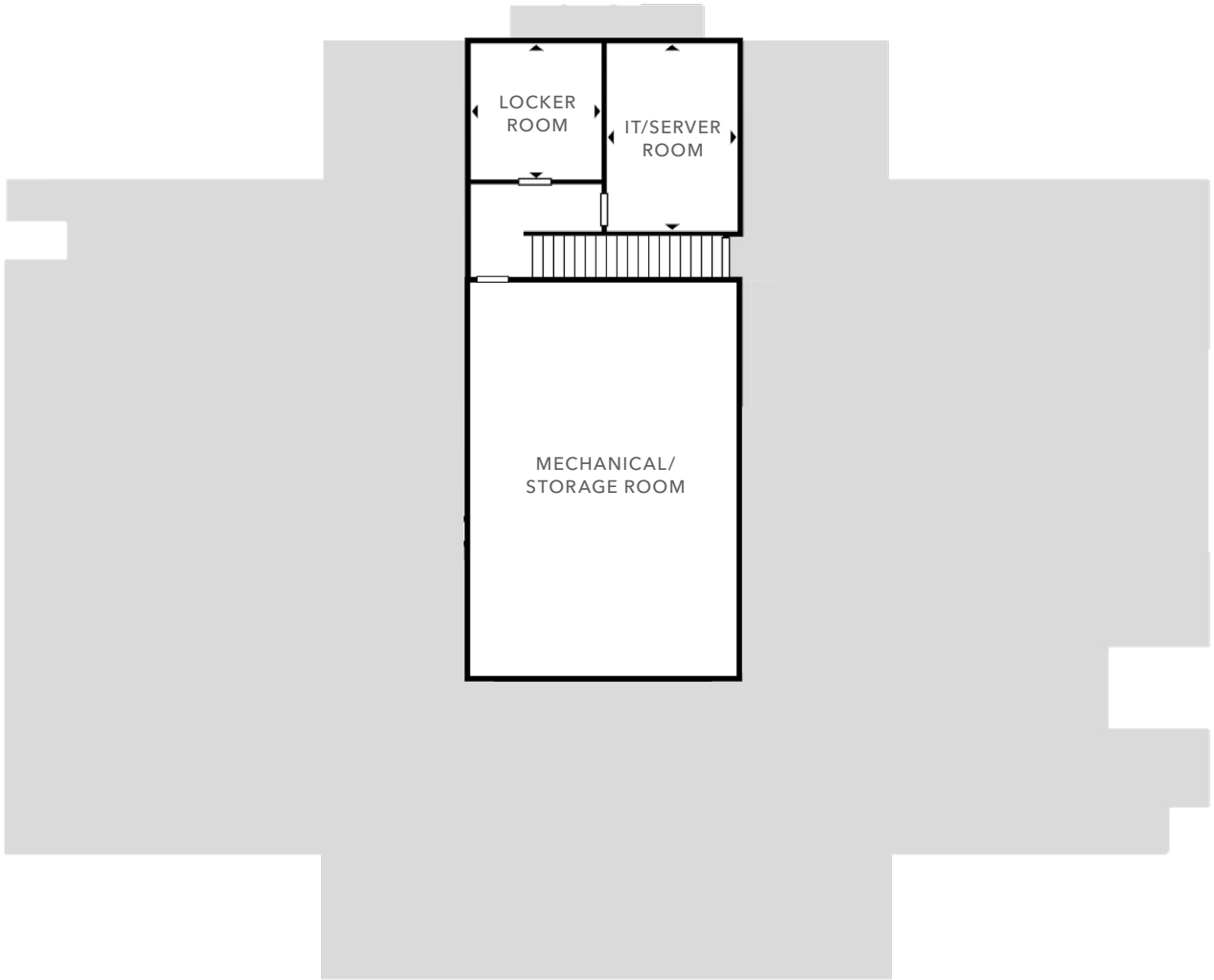
9,520 SF

AVAILABLE

- 6+ Exam Rooms
- 2 ASC Operatory Rooms
- 5 Private Office Suites
- Large Reception, Waiting Area, and Seperate ASC Lobby

→ VIEW VIRTUAL TOUR

SECOND FLOOR PLAN



- Large mechanical server room with interior roof access
- Locker room
- IT/Server room

→ VIEW VIRTUAL TOUR

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