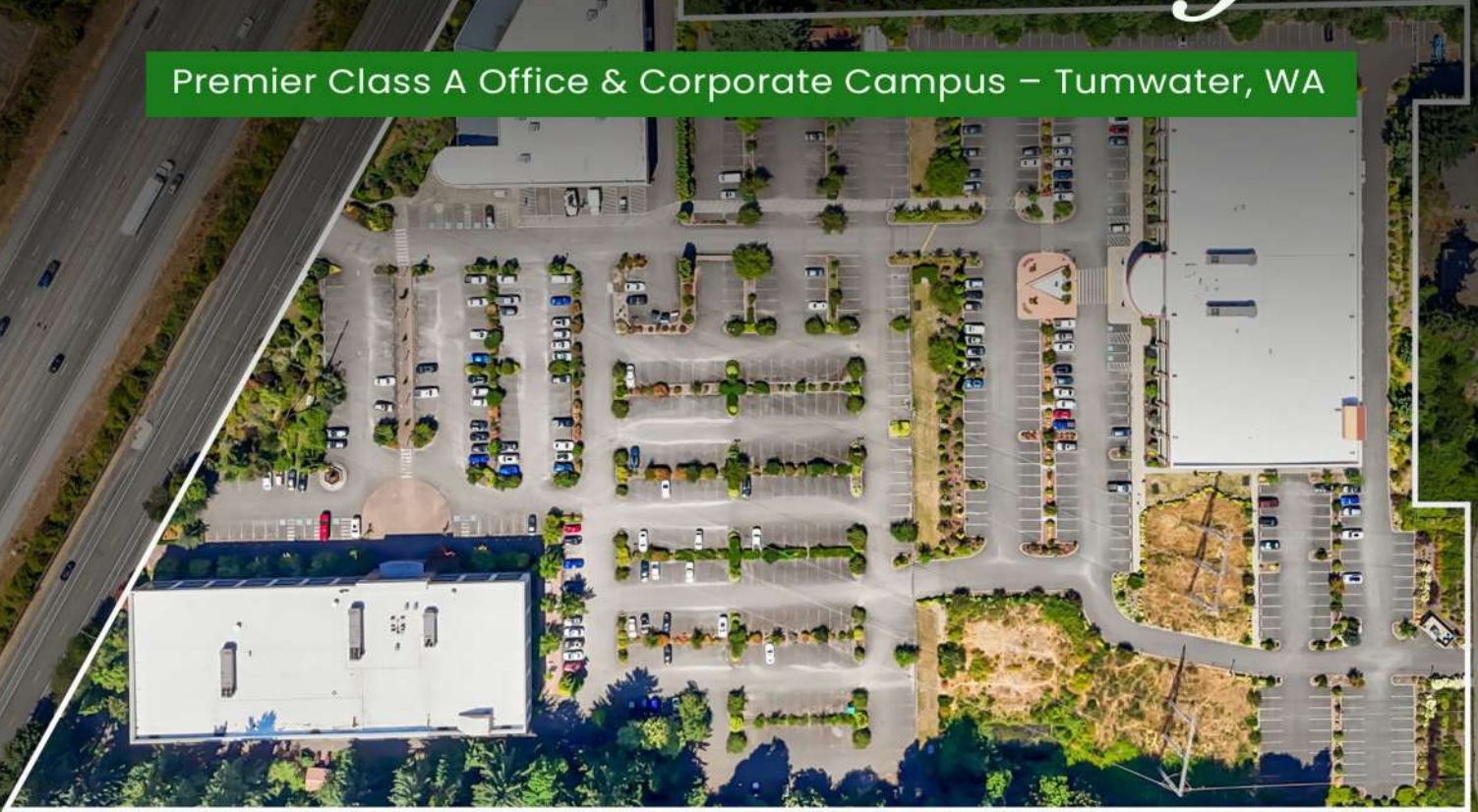


# *The Linderson Campus*

Premier Class A Office & Corporate Campus – Tumwater, WA



## Quick Hits

- ✓ Corporate • Life Science • Medical • Government
- ✓ Prime freeway frontage & signage
- ✓ Flexible floor plans & modern build-outs



SCAN TO VIEW LISTING

## *Where Business Meets Visibility!*



Welcome to the Linderson Campus, a master-planned, Class A commercial office complex in Tumwater, Washington — perfectly positioned between Seattle, WA and Portland, OR. With direct Interstate 5 access and visibility, the campus offers unmatched connectivity and brand presence for tenants, investors, and owner-users alike.

## Three modern office buildings.



**6300 LINDERSON WAY**



**6400 LINDERSON WAY**



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### Campus Snapshot:

|                       |                                                                                                 |
|-----------------------|-------------------------------------------------------------------------------------------------|
| Total Portfolio Size: | Approx. 234,713 SF across three Class A buildings                                               |
| Lot Size:             | 15.37 acres (3 parcels)                                                                         |
| Zoning:               | General Commercial (GC)                                                                         |
| Property Types:       | Corporate offices, government facilities, technology, life sciences, medical                    |
| Accessibility:        | Immediate I-5 interchange, minutes to Olympia, 60 miles to Seattle/Tacoma International Airport |
| Tenant Experience:    | Ample parking, landscaped grounds, and nearby restaurants, hotels, and retail                   |
| Investment Appeal:    | Prime location, flexible configurations, and high-caliber tenant potential                      |



## CLASS A OFFICE & TRAINING FACILITY WITH WAREHOUSE SPACE

### BUILDING SPECIFICATIONS:

|               |                                                     |
|---------------|-----------------------------------------------------|
| First Floor:  | ~27,587 sq ft<br>(includes ~10,249 sq ft warehouse) |
| Second Floor: | 22,871 sq ft                                        |
| Mezzanine :   | 1,142 sq ft                                         |
| Total Size:   | ~51,600 sq ft                                       |
| Year Built:   | 1993   Class: A                                     |
| Zoning:       | GC (General Commercial)                             |
| Listed Price: | \$13,055,000                                        |

### HIGHLIGHTS:

- Immediate Interstate 5 frontage and signage
- Ample on-site parking and landscaped grounds
- Flexible layout to accommodate diverse tenant needs
- Second floor available immediately.
- Data center (~2,400 sq ft raised floor, FM-200 suppression, generator backup).
- Remodel in 2018: new lights (T5 replacing T8), ceiling grid, electrical panel, flooring, paint, opened up floorplan.
- Warehouse is clear-span, grade-level doors, 4 bays divided into 2 sections.

### BUILDING DETAILS:

|                       |                                                                        |
|-----------------------|------------------------------------------------------------------------|
| Lobbies:              | Dual lobbies (North & South) for multi-tenant or departmental layouts. |
| Training Rooms:       | Multiple training rooms and a large training area.                     |
| Warehouse:            | Multiple warehouse spaces for storage or light industrial use.         |
| Offices & Conference: | Private offices, conference rooms, and support spaces.                 |
| Mezzanine:            | Additional offices and mezzanine-level conference room.                |



## EXECUTIVE OFFICE BUILDING WITH FLEXIBLE OPEN WORKSPACES

### BUILDING SPECIFICATIONS:

|               |                         |
|---------------|-------------------------|
| First Floor:  | 41,688 sq ft            |
| Second Floor: | 41,689 sq ft            |
| Total Size:   | 83,377 sq ft            |
| Year Built:   | 2016   Class: A         |
| Zoning:       | GC (General Commercial) |
| Listed Price: | \$21,095,000            |

### HIGHLIGHTS:

- Dual-floor design for operational separation.
- Immediate freeway access and excellent signage visibility.
- Surrounded by restaurants, hotels, and retail services.
- Energy Star Rated building.
- 100% LED lighting throughout.
- Gender-neutral bathrooms + showers.
- Touchless plumbing fixtures (faucets, flushometers, showers).
- Separate men's and women's bathrooms.

### BUILDING DETAILS:

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Lobbies:          | Large main lobby & reception area.                        |
| Offices:          | Multiple private offices and open-plan work areas.        |
| Conference Rooms: | Large & small conference rooms for flexible meetings.     |
| Training Rooms:   | Training/multipurpose rooms.                              |
| Amenities:        | Break rooms, restrooms, and storage areas on both floors. |



## FLAGSHIP CLASS A OFFICE BUILDING WITH HIGH VISIBILITY

### BUILDING SPECIFICATIONS:

|                      |                                      |
|----------------------|--------------------------------------|
| Total Size:          | 99,736 SF                            |
| Available for Lease: | 22,871 SF                            |
|                      | (Divisible to 11,435 SF) – 2nd Floor |
| Lease Type:          | NNN   \$18.00                        |
| Year Built:          | 2004   Class: A                      |
| Zoning:              | GC (General Commercial)              |
| Listed Price:        | \$25,233,208                         |

### HIGHLIGHTS:

- Flagship building with unmatched I-5 visibility.
- Premium interiors with modern infrastructure.
- Flexible multi-floor layout for high-profile tenants.
- 2 elevators.
- 4 bathrooms per floor.
- 1st floor includes 2 men's showers + 2 women's showers.
- Each floor has designated lunch/break rooms.
- Multiple conference rooms.

### BUILDING DETAILS:

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Lobbies:          | Grand central lobby & reception.                              |
| Offices:          | Multiple private offices, open work areas, and meeting rooms. |
| Conference Rooms: | Large and small conference rooms.                             |
| Specialty Spaces: | Wellness room, secure file storage, technology/server room.   |
| Accessibility:    | Ample parking and elevator access.                            |

*Linderson Campus - Where Location Meets Opportunity*



**POSITION YOUR BUSINESS FOR  
LONG-TERM SUCCESS IN OLYMPIA, WA**

Whether you are an institutional investor, owner-user, or corporate tenant, the Linderson Campus offers the location, visibility, and Class A quality that position your business for long-term success.

With over 234,000 SF across three high-quality buildings on 15.37 acres, this is a rare chance to secure a strategic foothold in the Pacific Northwest's growing commercial market.



SCAN TO VIEW LISTING

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