BHGRE COMMERCIAL | PREMIER NORTHWEST

Kidder Mathews

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!

360.584.6583

PremierCommercialNW.com

111 Tumwater Blvd Suite A109
Tumwater, WA 98501



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

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6300 LINDERSON WAY









CLASS A OFFICE & TRAINING FACILITY WITH WAREHOUSE SPACE

BUILDING SPECIFICATIONS:

First Floor:	~27,587 sq ft (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.

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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.

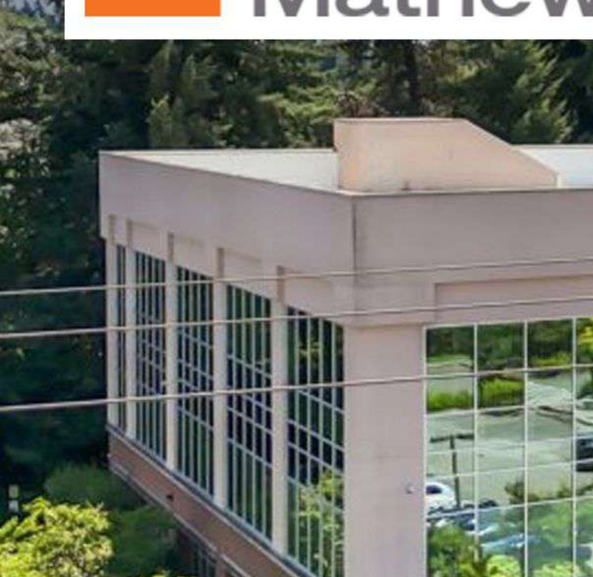
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6500 LINDERSON WAY









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.

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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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