

FOR LEASE

RAINIER MEDICAL CENTER
Medical Office Space

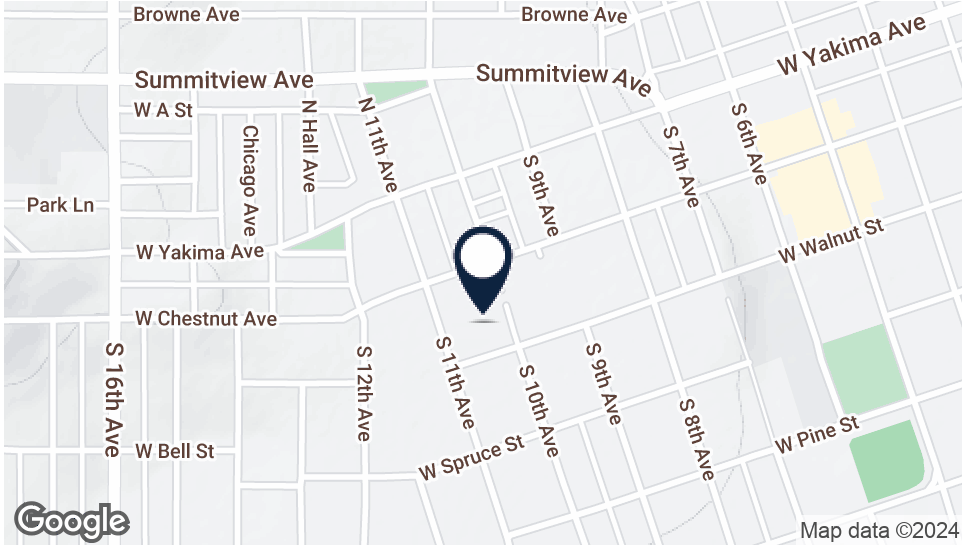


Offered at: \$19/SF, NNN
Available: 3,267SF +/-

1005 W Walnut St, Suite 203
Yakima, WA 98902

218 SSgt Pendleton Way 509.966.3800: O
Yakima, WA 98901 509.961.7575: C
Bill Almon, Jr. wcalmon@almoncommercial.com

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$19/SF, NNN
Available SF:	3,267SF +/-
Expandable to:	6,574SF - 9,908SF +/-
CAM's/NNN's:	\$7/SF +/-
Zoning:	B-1
Parcel Numbers:	181343-31416 & 31468 - 31477

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease a medical office space last utilized as a cancer treatment center on the 2nd floor of Yakima’s preeminent and largest medical office building, Rainier Medical Center and Ambulatory Surgical Center.

The space is configured with a lobby with built-in reception area, 3 plumbed exam rooms, 2 private offices, a large open recovery or procedure area (which can be demised to add another 3 – 5 exam rooms) and private shower. It can easily be expanded to consist of either approximately 6,574SF, 6,601SF or 9,908SF.

Rainier Medical Center was recently acquired as a vacant building out of bankruptcy and has undergone a massive repurposing by way of capital improvements, façade and aesthetic updates and significant leasing activity, which has combined to result in a vibrant and dynamic tenant mix consisting of a prominent orthopedic group and outpatient surgery center consisting of three operating rooms.

Floor Plan (& Expansion Options)



Highlights



PROPERTY HIGHLIGHTS

- Space can be expanded to consist of either approximately 6,574SF, 6,601SF or 9,908SF.
- Yakima's preeminent and largest multi-tenant medical office building, which is 77% occupied by MultiCare Health Systems as an orthopedic clinic and surgery center.
- High traffic building with vibrant co-tenancy and strong credibility.
- Significant recent capital improvements to the property include a new roof, new parking lots, updated HVAC and façade and common area updates.
- Plentiful parking that far exceeds municipal requirements, plus secured underground parking garage is potentially available for staff.
- Additional on-site storage space included.
- Some use restrictions in place. Contact listing broker for details.

Interior Photos



Additional Photo



Additional Photos



Additional Photo

