

FOR LEASE

**Unique Commercial Space
LIBERTY BUILDING**



Offered at:
Available:

\$14/SF, NNN
1,883SF +/-

30 N 3rd St
Yakima, WA 98901

Executive Summary



OFFERING SUMMARY

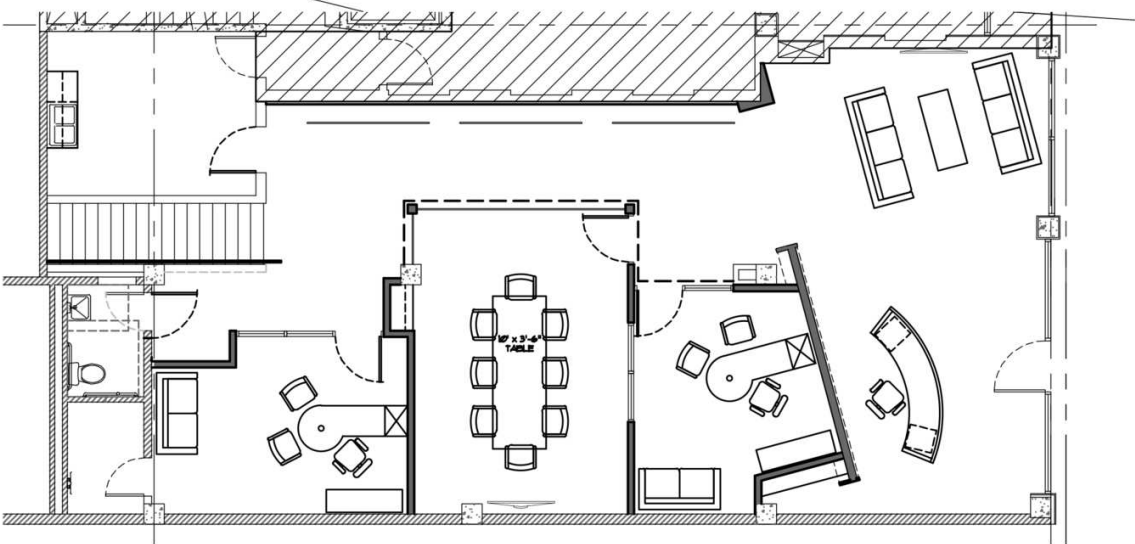
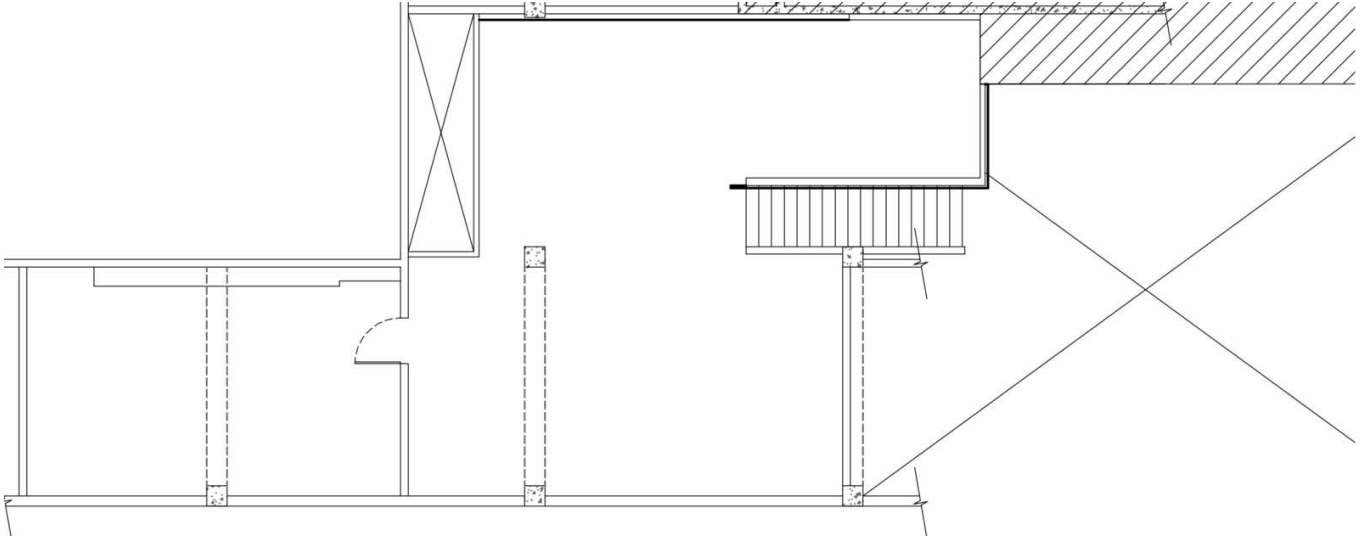
Lease Rate:	\$14/SF, NNN
Available SF:	1,883SF +/-
Available SF:	\$2,197/month, NNN
Bonus (Free) Mezzanine:	1,248SF +/-
Estimated NNN's/CAM's:	\$3.95/SF +/-
Zoning:	

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease unique commercial space suitable for retail or office use with a street front presence on the ground floor of the Liberty Building, a 4-story office building located in the heart of the downtown core area's vibrant walking corridor where nearby amenities are in abundance, including a large public parking lot adjacent to the building, numerous popular restaurants, brewpubs, tasting rooms and coffee houses.

Historically occupied by Day Spa Academy, teaching and providing aesthetics and massage services, and previously by a marketing firm, the space has high ceilings, extraordinary finishes and is configured with two private offices, a conference room, built-in reception counter and a (free) mezzanine consisting of open bullpen areas, a private room and kitchenette. The mezzanine consists of an additional 1,248SF and is included at no base rent or NNN's.

Floor Plan



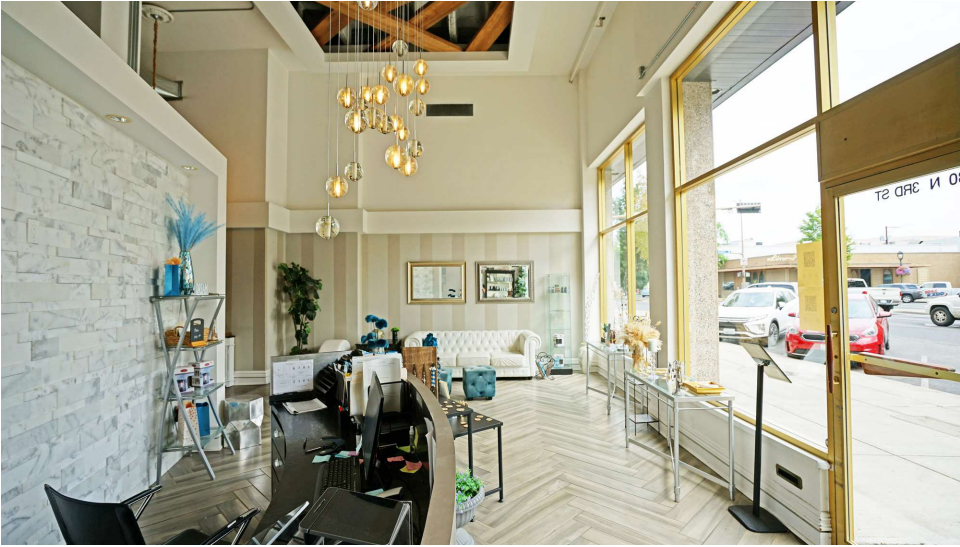
Highlights



PROPERTY HIGHLIGHTS

- Floorplan includes 2 private offices, a conference room, built-in reception counter and mezzanine space.
- Mezzanine is included free of base rent and NNN's and consists of 1,248 bonus square feet.
- Landlord provides the ability to relocate to larger or smaller space within the building mid lease term.
- Some underground secured parking is available and parking passes in the public lot are available at Landlord's cost.
- Ideal for creative retail or professional users with extraordinarily unique finishes throughout.
- Listing broker is a minority principal of owner and is a licensed real estate broker in the state of Washington.

Interior Photos



Additional Photos

