

**FOR LEASE**

**Liberty Building  
Office Suite**

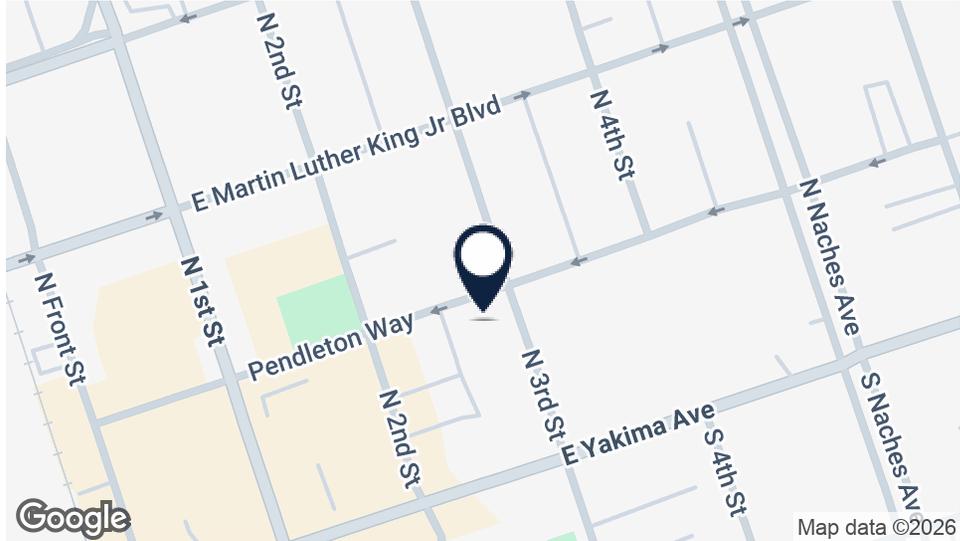


Offered at: \$13/SF, NNN  
Available: 364SF

32 N 3rd St, Suite 437  
Yakima, WA 98901

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# Executive Summary



## OFFERING SUMMARY

Lease Rate:	\$13/SF, NNN
Available SF:	364F
Monthly Base Rent:	\$394/month, NNN
CAM's/NNN's:	\$4.15/SF +/-
Zoning:	CBD
Parcel Number:	191319-22470

## PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease space within the popular and revitalizing 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.

The spaces within the building have been or can be remodeled with unique contemporary finishes and amenities unlike anything else within the marketplace.

Suite 437 is on the 4th floor with and consists of a reception area and one private office.

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# Highlights

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## PROPERTY HIGHLIGHTS

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- On-site management.
- Landlord provides the ability to relocate to larger or smaller space within the building mid lease term.
- Some underground secured parking is available, while parking passes in the public lot are available at Landlord's direct cost.
- High-end finishes throughout the spaces and common areas unlike anything else within the downtown marketplace.
- Building has undergone significant remodeling.
- 'B' level rents at 'A' level finishes.
- Listing broker is a minority principal of owner and is a licensed real estate broker in the state of Washington.

# Additional Photos

