

FOR LEASE | Sunfair Professional Office Building



Offered at:
Available:

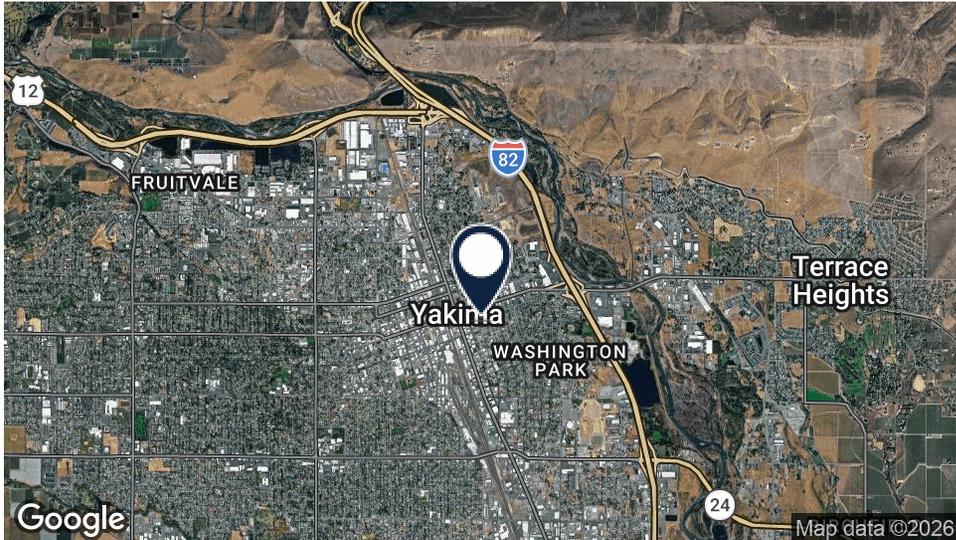
\$10.00 - 13.00/SF, NNN
678-6,808SF

101 S 3rd St
Yakima, WA 98901

218 S Sgt Pendleton Way
Yakima, WA 98901
509.966.3800: O
509.969.8747: C

Chris Sentz
csentz@almoncommercial.com

Executive Summary



OFFERING SUMMARY

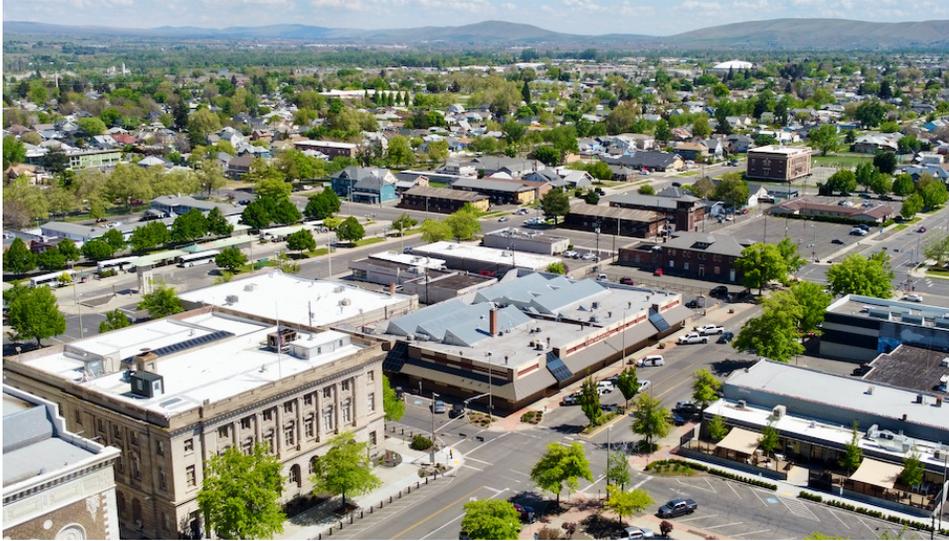
Lease Rate:	\$10.00 - 13.00/SF, NNN
NNN:	Estimated at \$4.47/SF Includes Utilities
Building Size:	34,473SF
Available SF:	678-6,808SF
Lot Size:	47,916 SF
Number of Total Suites:	15
Year Built:	1980
Zoning:	CBD

PROPERTY OVERVIEW

THIS OFFERING is situated in the heart of downtown Yakima, WA, a commercial office building located at 101 - 111 South 3rd Street presents a rare leasing opportunity in a prime business district. With its classic architectural design and excellent visibility, the property offers both character and functionality. Currently, there are eight vacancies available, catering to a wide range of business needs with suite sizes ranging from 537 square feet to 6,808 square feet. Whether for startups seeking a compact office or established firms in need of a larger footprint, the building provides flexible leasing options in a professional setting.

The property benefits from its strategic location within walking distance of local restaurants, retail shops, government buildings, and other key downtown amenities. Tenants enjoy convenient access to major thoroughfares and public transportation, making it ideal for clients and employees. With modern infrastructure, local management, and a well-maintained environment, 101 - 111 South 3rd Street stands out as a premier destination for businesses seeking visibility, convenience, and adaptability in the Yakima commercial office market.

Highlights

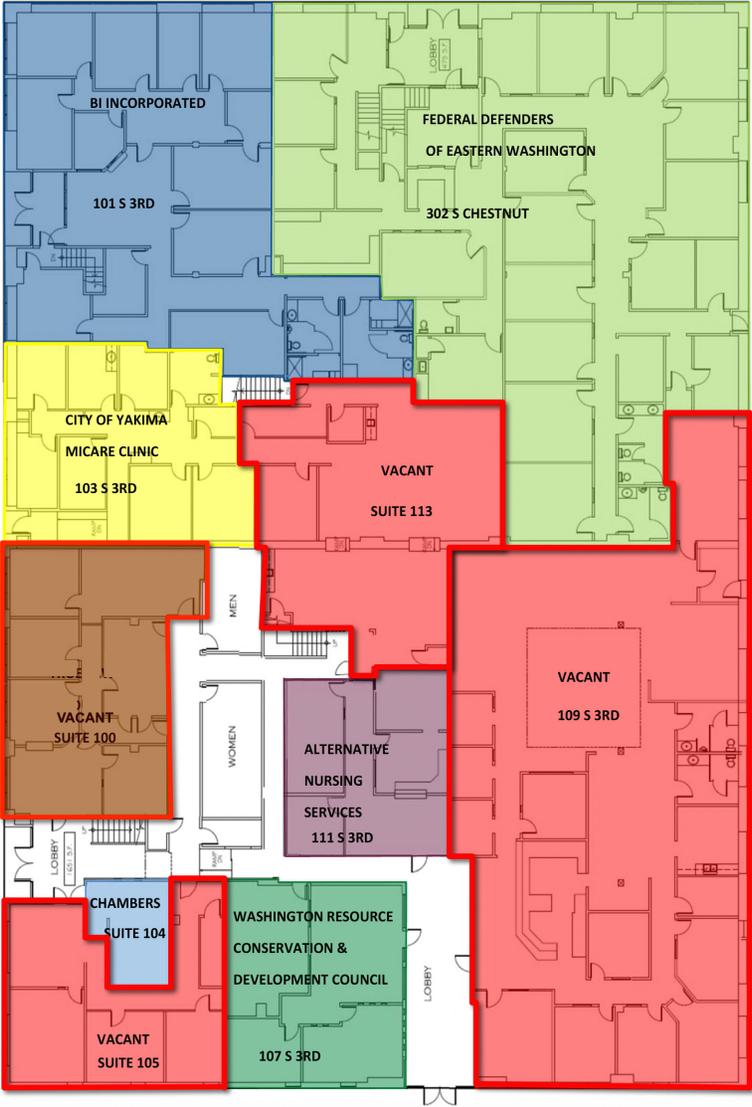


PROPERTY HIGHLIGHTS

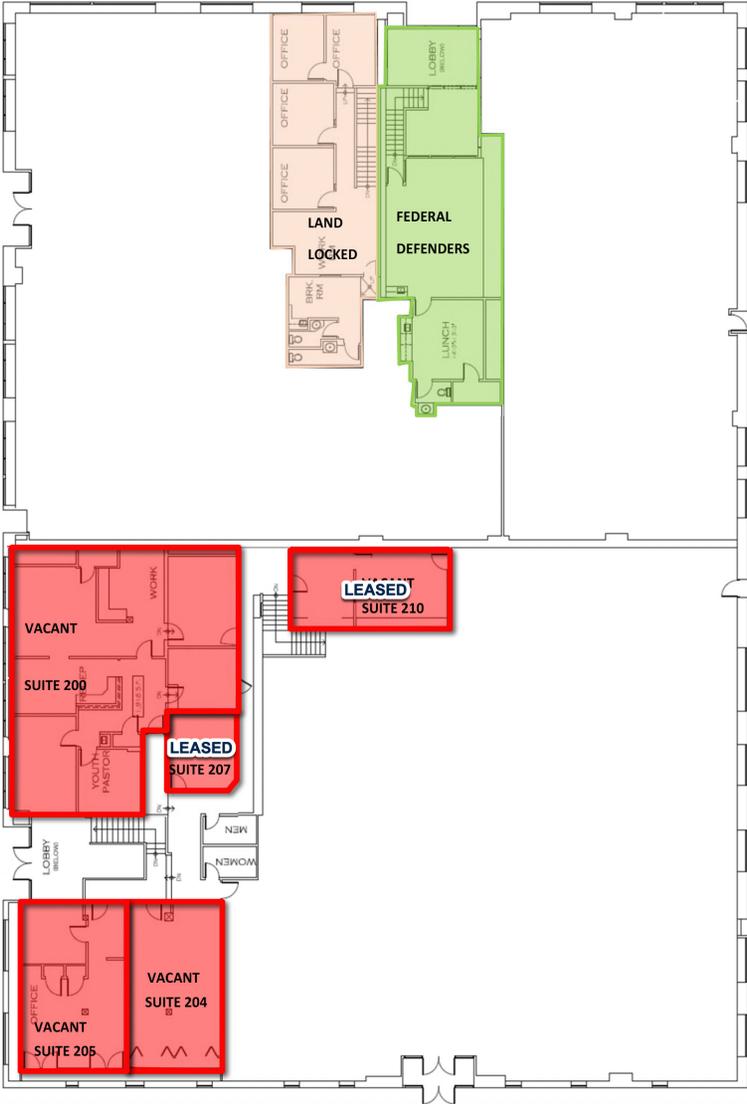
- Class B building in a Class A location
- Dedicated parking (58 stalls) along with street parking provide for abundant parking
- Recently updated entry and common areas throughout the building
- Situated in walking distance to Yakima’s most sought-after downtown amenities
- Extensive range of different size office spaces available
- 24-hour video surveillance

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	728	1,881	5,736
Total Population	1,803	5,186	17,204
Average HH Income	\$44,066	\$45,358	\$47,723

Floor Plan - First Floor



Floor Plan - Second Floor



Lease Spaces

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	678 - 6,808 SF	Lease Rate:	\$10.00 - \$13.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Sunfair Suite 100	Available	1,965 SF	NNN	\$13.00 SF/yr	Main Floor
Sunfair Suite 105	Available	1,494 SF	NNN	\$13.00 SF/yr	Main Floor
Sunfair Suite 109	Available	6,808 SF	NNN	\$13.00 SF/yr	Main Floor
Sunfair Suite 113	Available	2,449 SF	NNN	\$13.00 SF/yr	Main Floor
Sunfair Suite 200	Available	2,216 SF	NNN	\$10.00 SF/yr	Second Floor
Sunfair Suite 204	Available	678 SF	NNN	\$10.00 SF/yr	Second Floor
Sunfair Suite 205	Available	758 SF	NNN	\$10.00 SF/yr	Second Floor

Additional Photos



Meet The Team



CHRIS SENTZ

Broker

Direct: 509.966.3800 **Cell:** 509.969.8747
csentz@almoncommercial.com