

FOR LEASE

RAINIER MEDICAL CENTER
Medical Office Space

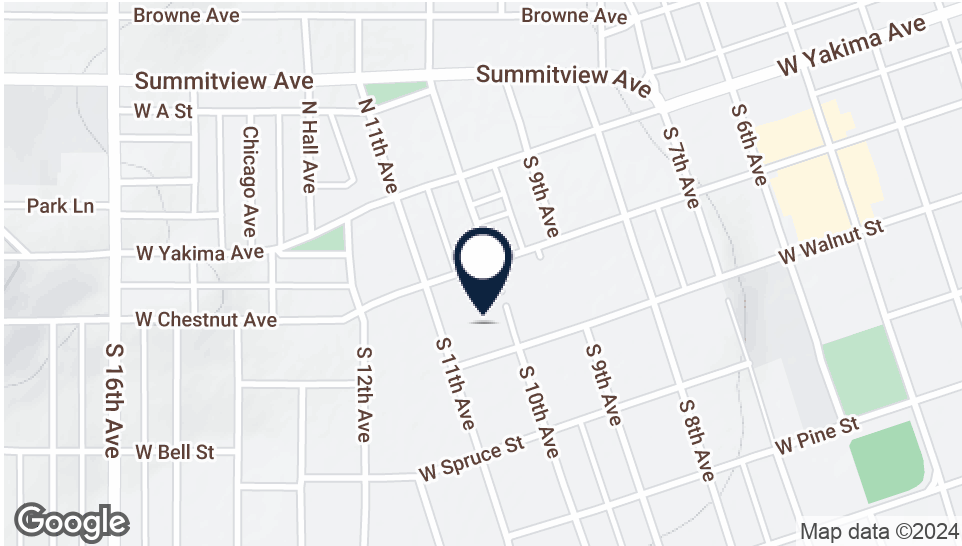


Offered at: \$19/SF, NNN
Available: 6,962SF +/-

1005 W Walnut St, Suite 210
Yakima, WA 98902

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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$19/SF, NNN
Available Space:	6,962SF +/-
CAM's/NNN's:	\$7/SF +/-
Zoning:	B-1
Parcel Numbers:	181343-31416 & 31468-31477

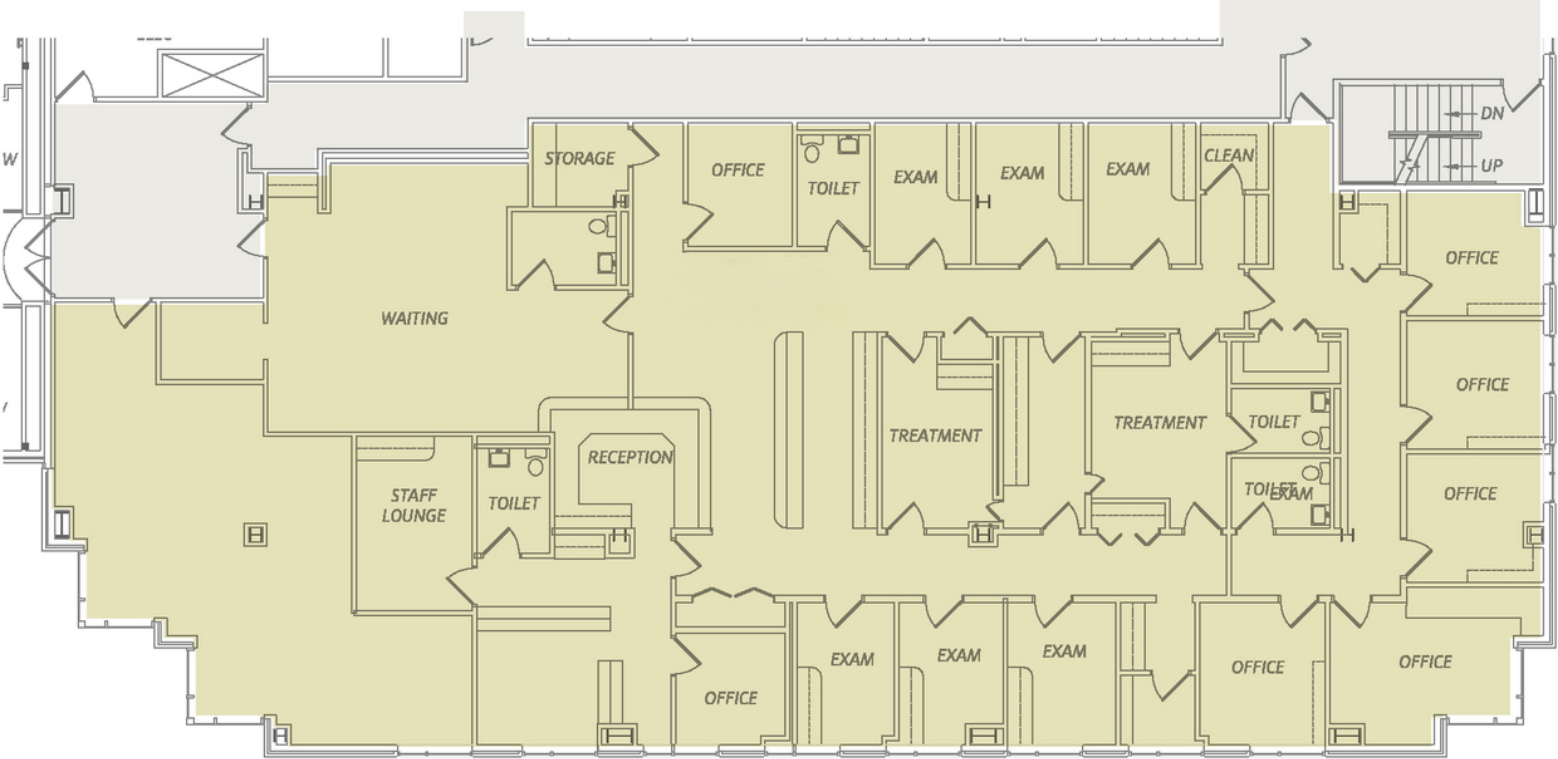
PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease traditionally configured medical office space 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 large lobby with built-in reception areas, 6 plumbed exam rooms, 2 procedure rooms, 6-8 private offices (most of which are easily converted to exam rooms), nurse’s station, conference room, kitchen and other administrative areas.

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



Highlights



PROPERTY HIGHLIGHTS

- 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 Photo



Additional Photo

