

**FOR LEASE**

**RAINIER MEDICAL CENTER**  
Medical Office Space



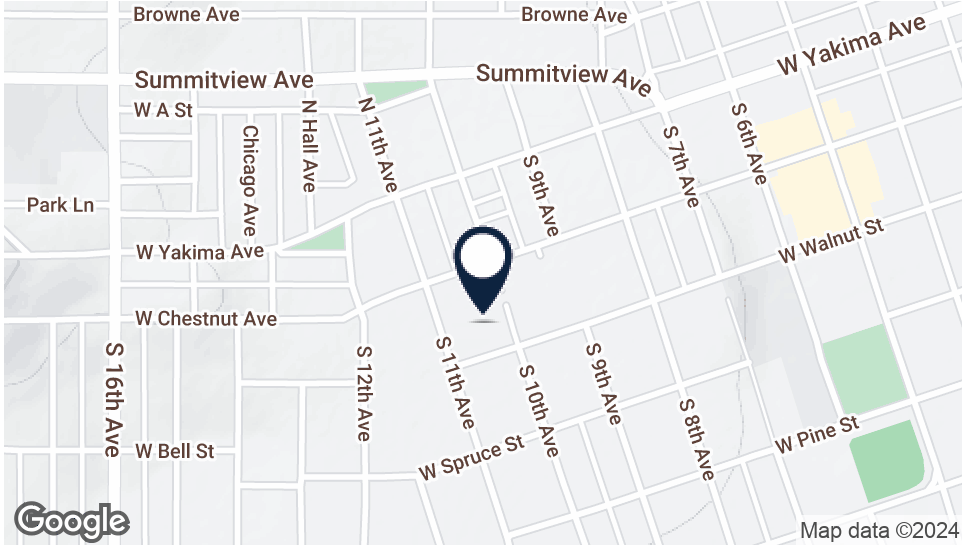
Offered at: \$19/SF, NNN  
Available: 9,908SF +/-

1005 W Walnut St, Suites 201 - 205  
Yakima, WA 98902

218 S5gt Pendleton Way 509.966.3800: O  
Yakima, WA 98901 509.961.7575: C  
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# Executive Summary



## OFFERING SUMMARY

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

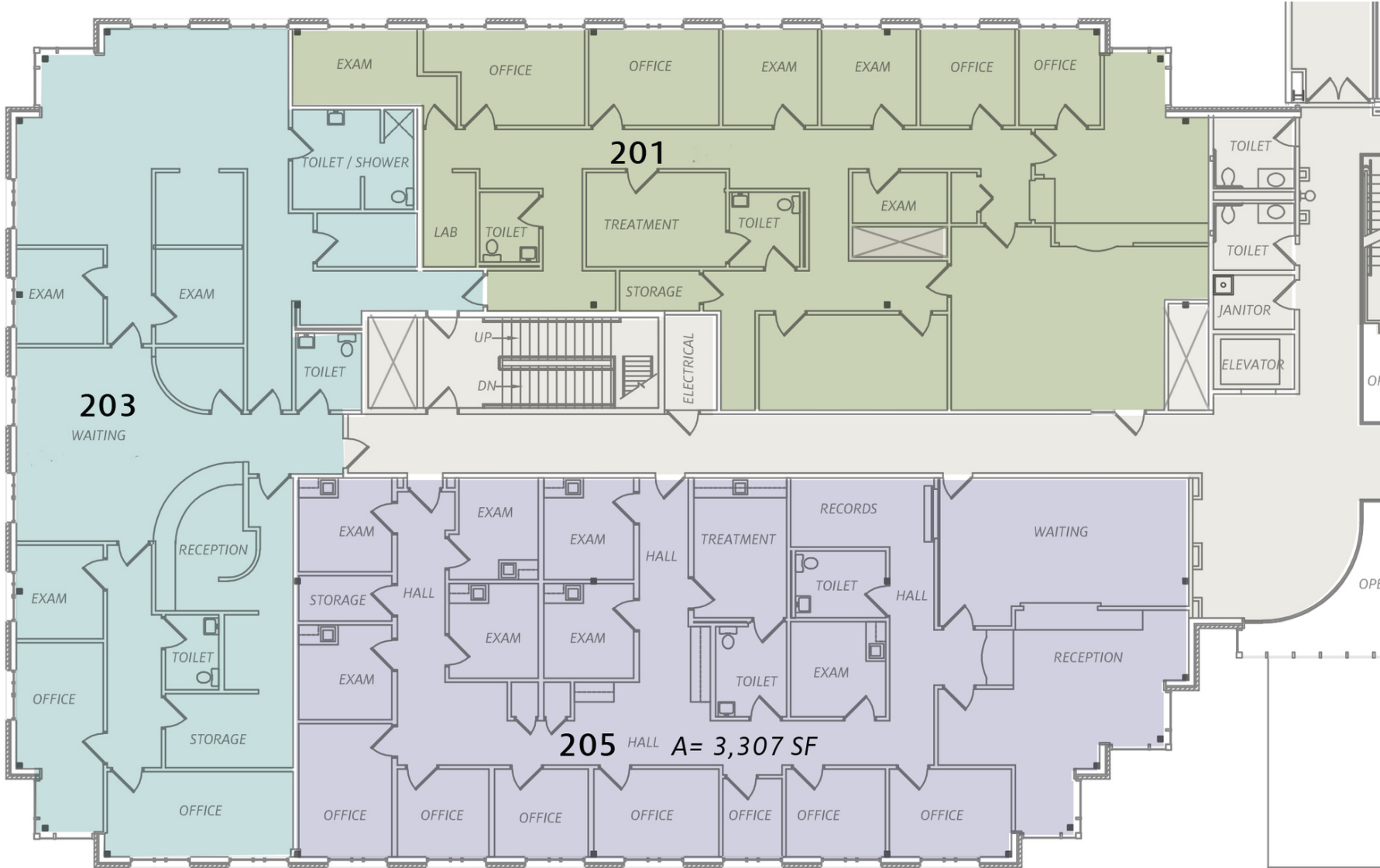
## PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease 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 currently configured with multiple lobbies with reception areas that include significant built-ins, 14 exam rooms (13 plumbed), 11 private offices (many of which are easily converted to exam rooms), 2 procedure rooms and a large open recovery or procedure area. It can easily be demise to as low as approximately 3,267SF.

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 (& Demising Options)



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# Highlights

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## PROPERTY HIGHLIGHTS

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- Space can be demised to as low as approximately 3,267SF.
- 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





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## Additional Photo

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## Additional Photos

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## Additional Photo

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