

FOR LEASE

Creekside First
Class Office Space



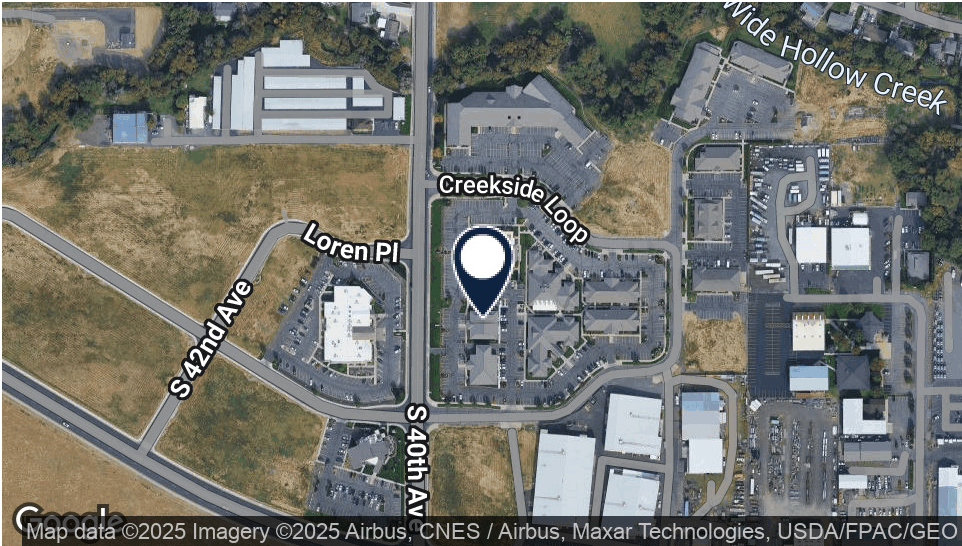
Offered at:
Available:

\$17.50/SF, NNN
2,306SF +/-

3919 Creekside Loop
Yakima, WA 98902

Bill Almon, Jr.
wcalmon@almoncommercial.com
218 SSgt Pendleton Way
Yakima, WA 98901
509.966.3800: O
509.961.7575: C

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$17.50/SF, NNN
Available SF:	2,306SF +/-
Monthly Base Rent:	\$3,363/month, NNN
Estimated CAM's/NNN's:	\$4.60/SF +/-
Year Built:	2007
Renovated:	2023
Zoning:	GC
Parcel Number:	181334-12025

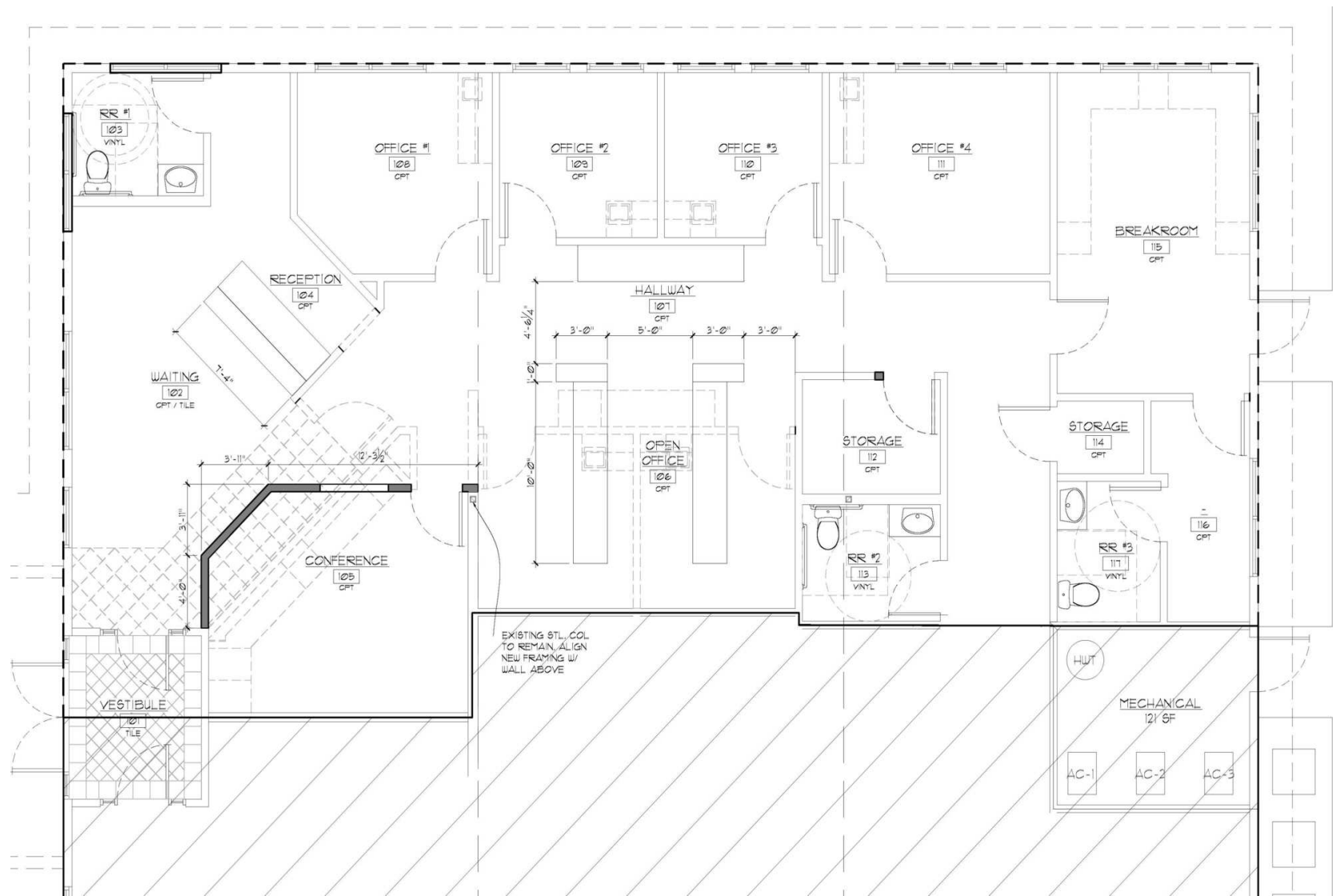
PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease a first-class office space in Yakima’s pre-eminent office park, Creekside Business Park.

Most recently occupied by a mortgage brokerage and in a building shared with a dental clinic, the space was recently remodeled and has a strong traditional office floor plan configured with a reception area, 4 private offices, a bullpen area, conference room, storage areas and two restrooms.

The building has dominant frontage, presence and visibility along S 40th Ave and includes shared use of the park’s only monument sign.

Floor Plan



Highlights



PROPERTY HIGHLIGHTS

- Strong traditional office floor plan consisting of a reception area, 4 private offices, a bullpen area, conference room, storage areas and two restrooms.
- Recently remodeled in 2023.
- Frontage, visibility and presence on S 40th Ave and at the southerly entrance to Creekside Business Park.
- High-end finishes used throughout both the interior and exterior of this freestanding building.
- Unique opportunity to utilize the only monument sign within the business park.
- Plentiful dedicated parking that exceeds municipal code requirements.

Interior Photos



Additional Photo



Additional Photo

