

FOR LEASE

Creekside
Office Space



Offered at: \$16.50/SF, NNN
Available: 2,427SF +/-

1701 Creekside Loop, Suite 100
Yakima, WA 98902

218 SSgt Pendleton Way
Yakima, WA 98901
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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$16.50/SF, NNN
Available SF:	2,427SF +/-
Monthly Base Rent:	\$3,337/month, NNN
Estimated CAM's/NNN's:	\$4.60/SF +/-
Zoning:	GC
Parcel Number:	181334-12016

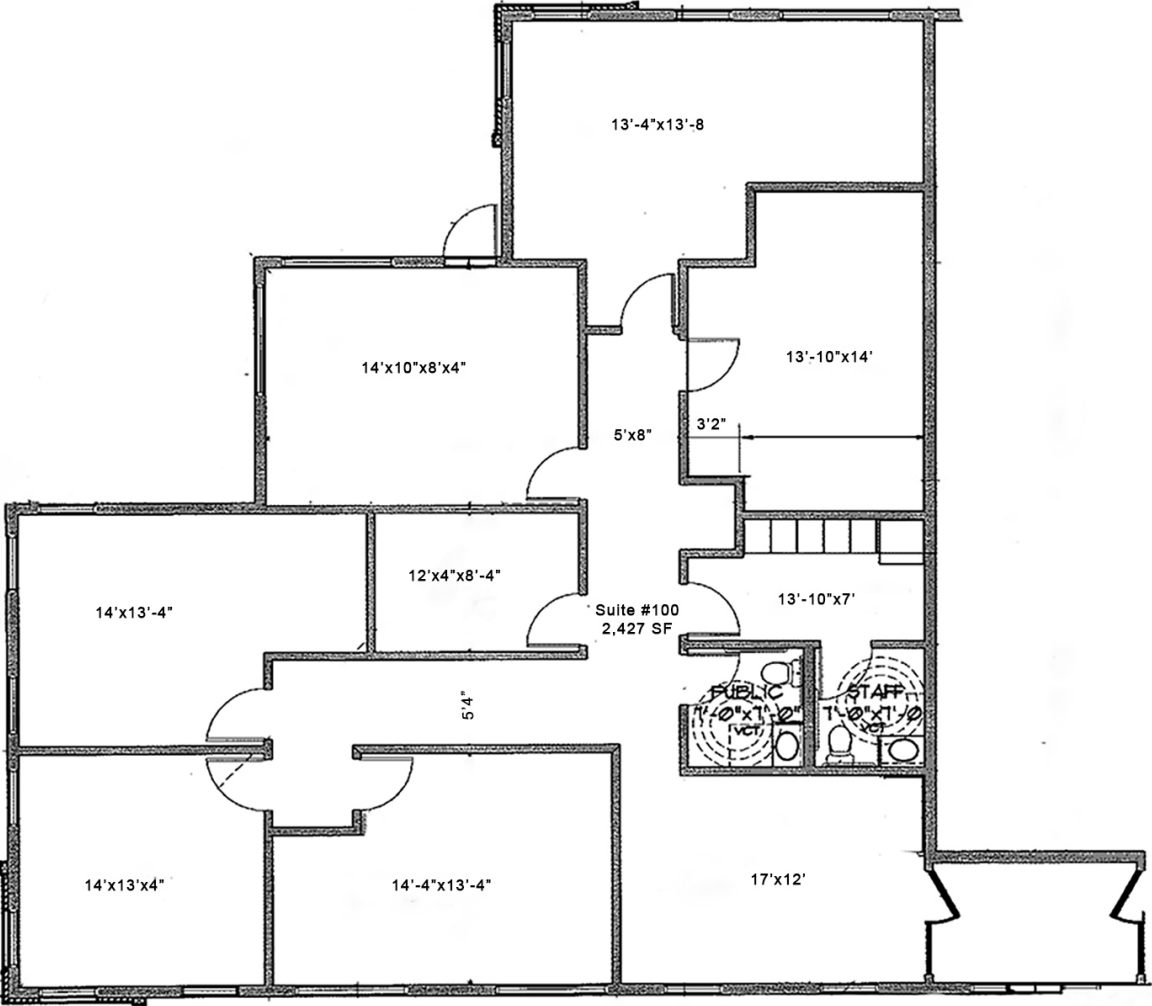
PROPERTY OVERVIEW

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

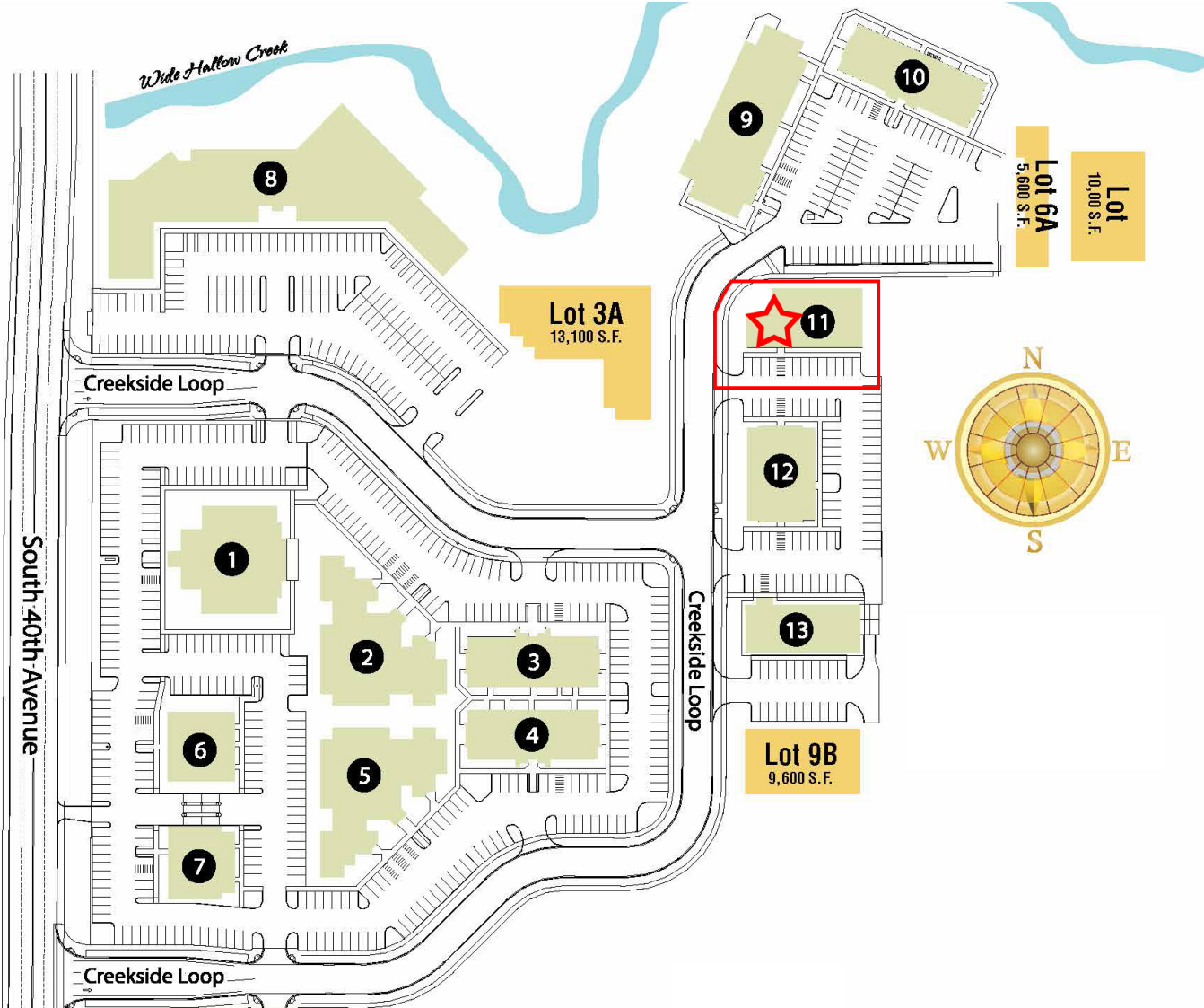
The space is traditionally configured and is efficiently laid out with a reception area, 5 large private offices (some large enough for bullpens), a conference room, kitchenette and 2 restrooms.

Remodeling allowance of \$2/SF/year available to qualified tenants.

Floor Plan



Location Map



Highlights



PROPERTY HIGHLIGHTS

- Traditional office space with a reception area, 5 large private offices (some large enough for bullpens), a conference room, kitchenette and 2 restrooms.
- Building is shared with traditional office users including an administrative office for Walmart and a local residential builder.
- Plentiful dedicated parking that exceeds municipal code requirements.
- Leased through December of 2024, any lease prior to such is conditioned upon successfully terminating the existing lease early (tenant has vacated).
- Remodeling allowance of \$2/SF/year available to qualified tenants.

Interior Photos



Additional Photo

