

FOR LEASE | Office Space Available



Offered at:
Available:

\$15.50/SF, MG
2,380SF

1405 N 26th Ave
Pasco, WA 99301

509.966.3800: O
509.941.8309: C

218 Ssgt Pendleton Way
Yakima, WA 98901

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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$15.50/SF, MG
Building Size:	7,343SF +/-
Available SF:	2,380SF +/-
Lot Size:	17,555 SF +/-
Year Built:	1980
Zoning:	C-R

PROPERTY OVERVIEW

THIS OFFERING is an opportunity to lease a commercial building shared with highly recognizable Prestige Motors, Inc. Located just off US 395 on Court Street, a major corridor, this suite offers excellent exposure and accessibility for professional users.

The recently renovated suite is configured with 4 private offices, a conference room, 8 open workspaces, and restrooms. It also comes with 12 dedicated parking spots and signage along N 26th Ave.

Space comes with a new HVAC unit, a modified gross lease structure (tenant responsible for electricity), and existing office furniture available at no additional cost.

Ideal for professional service providers seeking a turnkey solution in a high-traffic location.

Highlights



PROPERTY HIGHLIGHTS

- Professional office space
- Multiple offices and workspace
- High visibility
- Dedicated parking
- Modified gross schedule with tenant responsible for electricity

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	506	1,283	4,659
Total Population	1,578	4,041	14,828
Average HH Income	\$78,242	\$79,078	\$81,997

Additional Photos



Retailer Map



Location Map

