

FOR LEASE

Washington
Office Suites



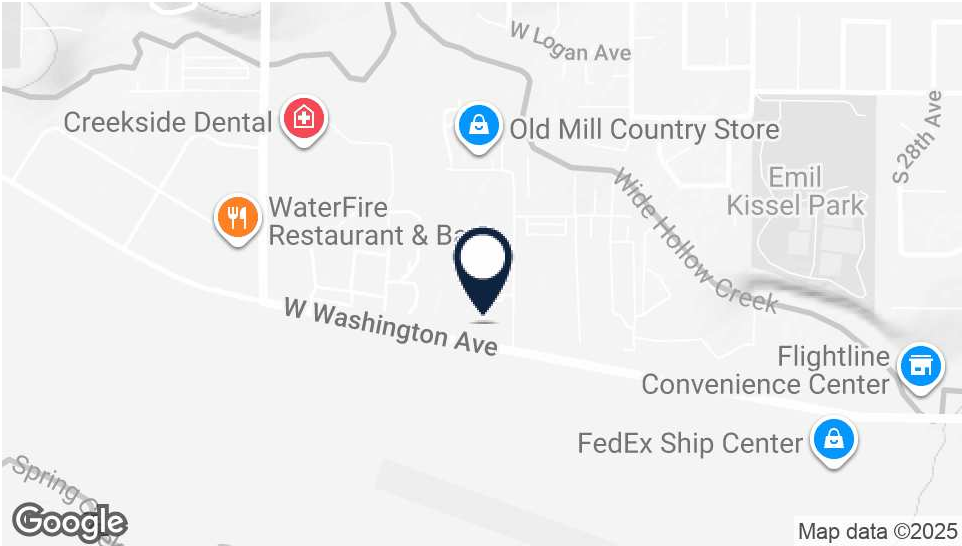
Offered at:
Available:

\$16.50/SF, NNN
1,426SF

3601 W Washington Ave, Suite 130
Yakima, WA 98903

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Yakima, WA 98901
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Executive Summary



OFFERING SUMMARY	
Lease Rate:	\$16.50/SF, NNN
Available SF:	1,426SF
Monthly Base Rent:	1,926/month, NNN
Estimated CAM's/NNN's:	\$4.83/SF +/-
Year Remodeled	2020
Parcel Number:	181334-12412

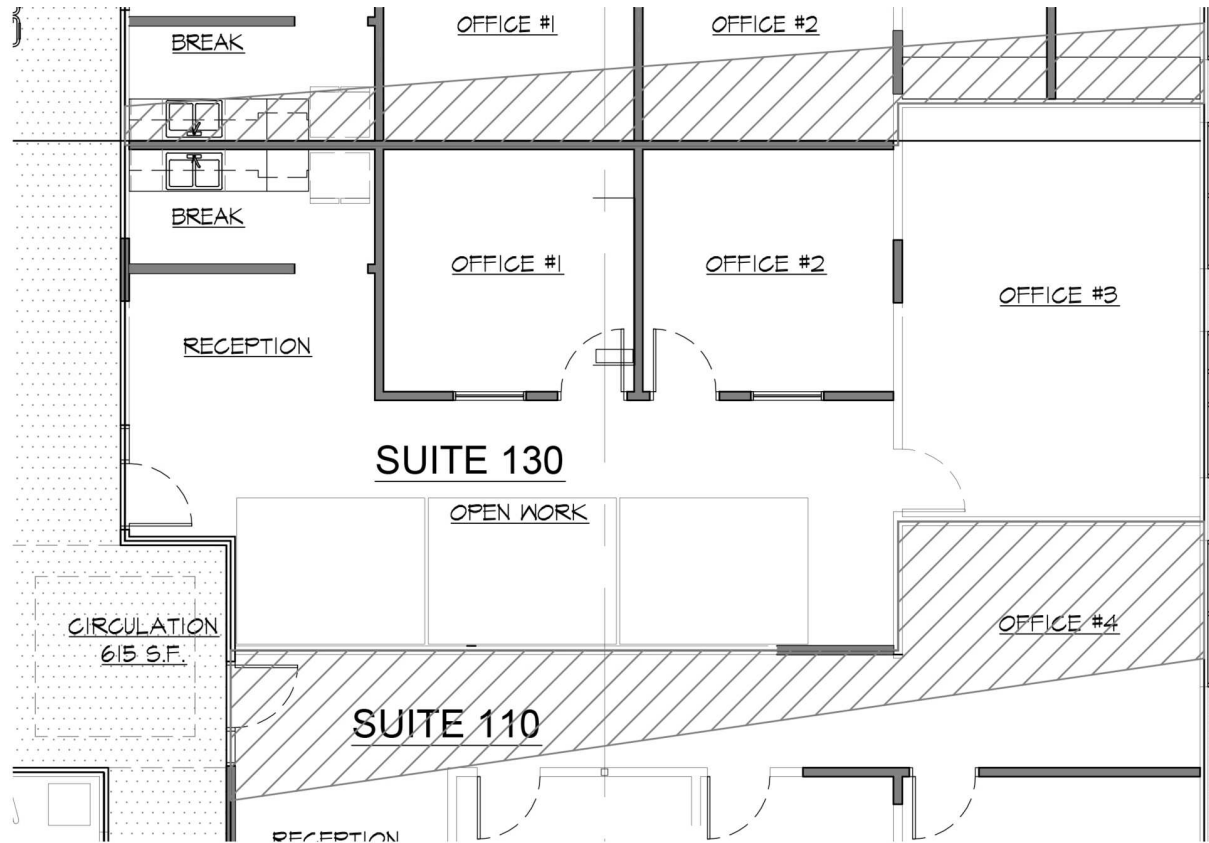
PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease first-class office space in the repurposed and fully remodeled Washington Office Suites, which is estimated to be available on or near November 1st.

Located near the desirable 40th Ave professional corridor, the building underwent a complete down-to-the-studs transformation in 2020, including new windows, HVAC, electrical, roof and parking lot. Suite 110, the only currently available space within the building, is configured with 3 private offices, a bullpen area, reception area and kitchenette.

The building is shared with a blend of professional and medical tenants, including Edward Jones, Cornerstone Capital Bank, Abadan, Corvel and Home Family Medicine.

Floor Plan



FLOOR PLAN
SCALE: 1/8" = 1'-0"

ALMON COMMERCIAL
REAL ESTATE 218 STAFF SGT PENDELTON WAY

AIRWAY PLAZA **SUITE 130**

3601 West Washington, 98902

8503 KAIL DRIVE YAKIMA, WA 98908

T: 509. 961. 7404

F: 509. 972. 4121



PA NO: 1836
FILE: Airway Plaza Ste 100.dwg
DATE: 05. 04. 20

130

Highlights



PROPERTY HIGHLIGHTS

- Suite 130 is configured with 3 private offices, a bullpen area, reception area and kitchenette, and is estimated to be available on or before November 1st.
- Massive repurposing of the building completed in 2020 with approximately \$900,000 invested.
- Remodel included new windows, HVAC, roof, parking lot, landscaping and monument sign.
- First class spaces with 9 ½ foot ceilings and contemporary finishes throughout.
- Vibrant co-tenancy with numerous professional and medical users.

Interior Photos



Additional Photo

