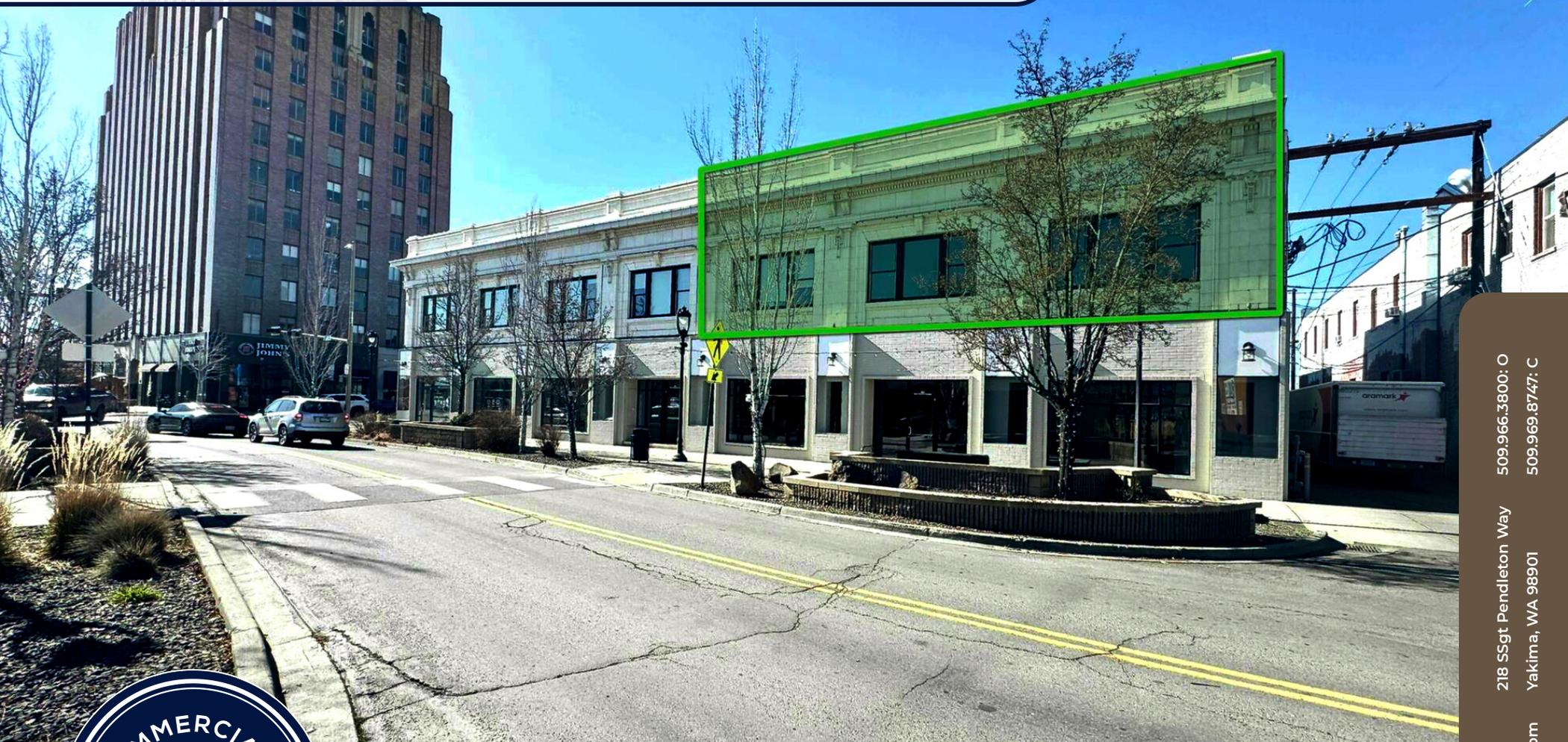


FOR LEASE | Downtown Office Space



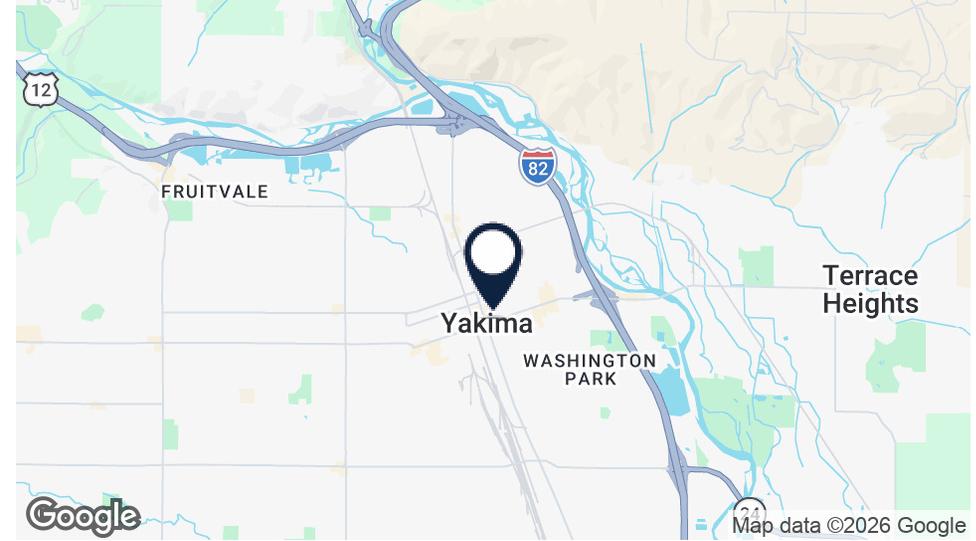
Offered at: \$15.00/SF, NNN
Available: 1,236SF

123 E Yakima Ave - Suite 220
Yakima, WA 98901

218 S Sgt Pendleton Way
Yakima, WA 98901
509.966.3800: O
509.969.8747: C

Chris Sentz
csentz@almoncommercial.com

Executive Summary



Lease Rate	\$15.00/SF, NNN
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OFFERING SUMMARY

Building Size:	6,500SF
Available SF:	1,236SF
Lot Size:	3,100 SF
Number of Units:	5
Year Built:	1915
Renovated:	2010
Zoning:	CBD

PROPERTY OVERVIEW

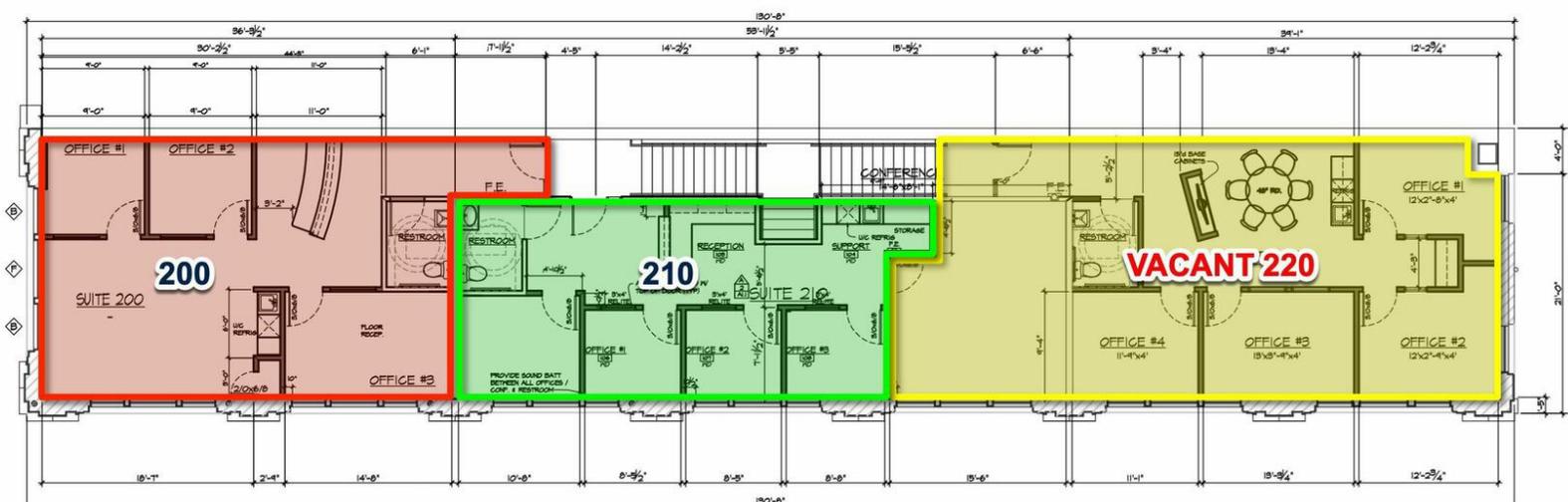
THIS OFFERING is for a well-located second-floor office suite at 123 E Yakima Ave offers 1,236 square feet of functional and professional workspace in the heart of downtown Yakima. The layout includes four private offices, a dedicated conference room, and a welcoming waiting area, making it ideal for professional services, counseling users, legal offices, or small businesses seeking a polished downtown presence. The configuration supports both focused individual work and collaborative meetings without wasted space.

Positioned along Yakima Avenue, the property benefits from excellent walkability, nearby public parking, and close proximity to restaurants, coffee shops, financial institutions, and government offices. The downtown setting provides visibility, convenience for clients and staff, and an established business environment. This suite presents an efficient, move-in-ready option for tenants looking to establish or expand their operations in a central, professional location.

Additional Photos

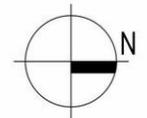


Floor Plan



SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"



Renovation for:

■ 123 East Yakima Avenue, Suite-
Yakima, Washington



PA NO: 0907
FILE: north office firpln r1.dwg
DATE: 05.06.10

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10/24/2014 12:03:44 PM

Meet The Team



CHRIS SENTZ

Broker

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MATT KLOSTER

Broker

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