

FOR LEASE

**Liberty Building
Office Space**

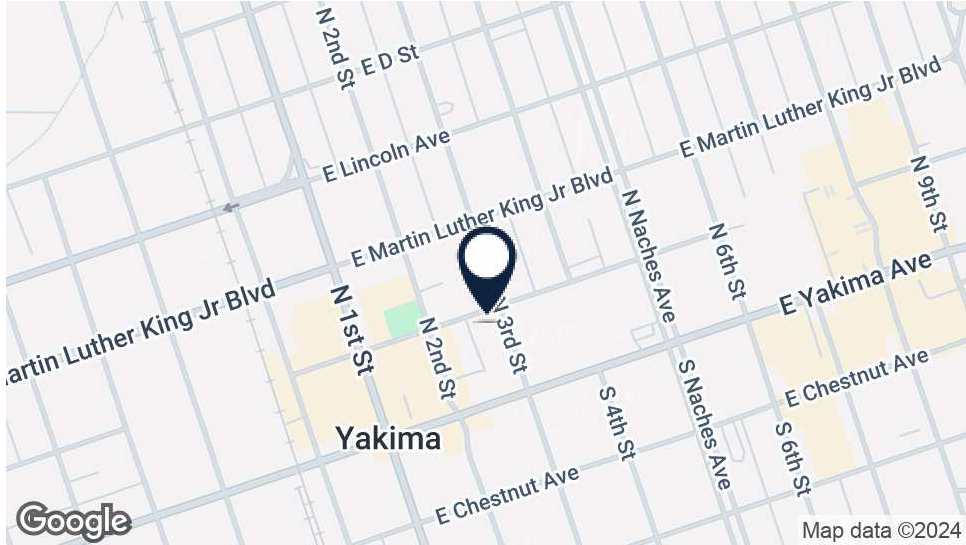


Offered at: \$12.00/SF, NNN
Available: 2,197SF

32 N 3rd St, Suite 218
Yakima, WA 98901

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

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$12/SF, NNN
Available SF:	2,197SF
Estimated CAM's/NNN's:	\$4/SF +/-
Zoning:	CBD
Parcel Number:	191319-22470

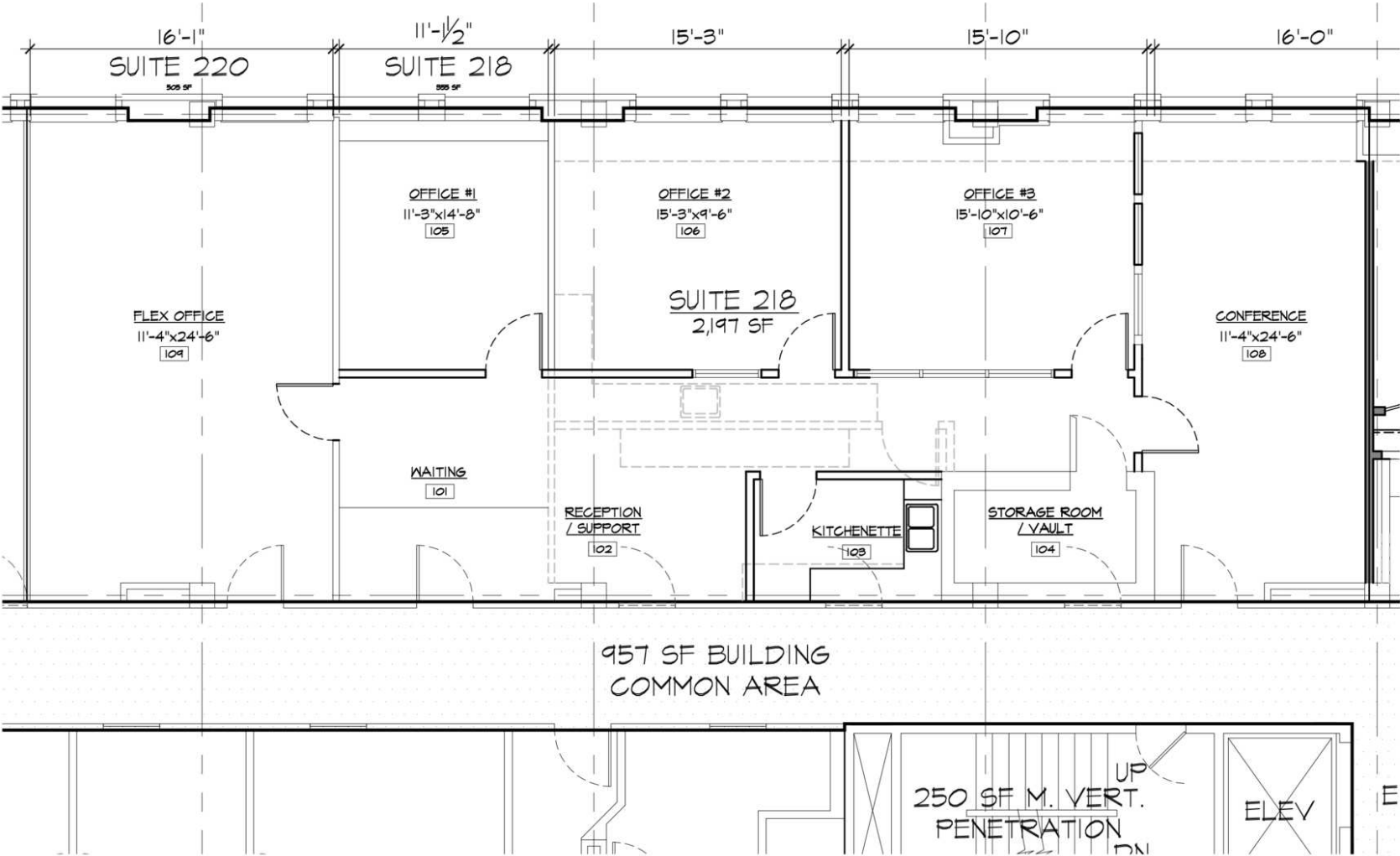
PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease space within the popular and revitalized Liberty Building, a 4-story office building located in the heart of the downtown core area's vibrant walking corridor where nearby amenities are in abundance, including a large public parking lot adjacent to the building, numerous popular restaurants, brewpubs, tasting rooms and coffee houses.

Suite 218 is on the 2nd floor with northerly facing windows. It has 4 large private offices, a conference room, kitchenette and reception area with built-in desk. The existing furniture can be acquired or included upon terms to be negotiated.

While currently leased through 2027, the existing tenant has vacated, therefore any lease is subject to landlord successfully terminating the existing lease.

Floor Plans



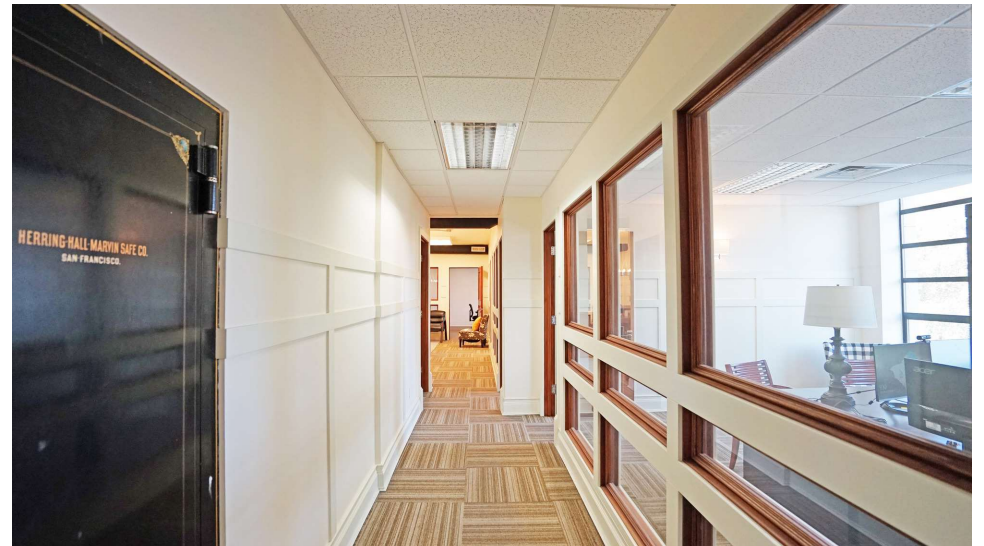
Highlights



PROPERTY HIGHLIGHTS

- On-site management.
- Landlord provides the ability to relocate to larger or smaller space within the building mid lease term.
- Some underground secured parking is available, while parking passes in the public lot are available at Landlord's direct cost.
- High-end finishes throughout the spaces and common areas unlike anything else within the downtown marketplace.
- Building has undergone significant remodeling.
- 'B' level rents at 'A' level finishes.
- Listing broker is a minority principal of owner and is a licensed real estate broker in the state of Washington.

Additional Photos



Additional Photo

