

# FOR LEASE | Professional Office Or Retail Space



Offered at:  
Available:

\$16.00 - 19.00/SF, NNN  
1,206-1,861SF

205 N 40th Ave - Suite 100 (A) & Suite 104  
Yakima, WA 98902

509.966.3800: O  
509.969.8747: C

218 SSgt Pendleton Way  
Yakima, WA 98901

Chris Sentz  
csentz@almoncommercial.com



# Executive Summary



## OFFERING SUMMARY

Lease Rate:	\$16.00 - 19.00/SF, NNN
NNN	\$6.27/SF (Includes Utilities)
Building Size:	12,405SF
Available SF:	1,206-1,861SF
Lot Size:	1.07 acres
Number of Units:	6
Year Built:	1986
Renovated:	2024
Zoning:	SCC

## PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease a recently updated professional office building on one of the most prominent corners in Yakima. Built out originally for a bank, these ground floor offerings feature parking lots to the north and south along with multiple egress/ingress access points. With 50,000+ vehicles per day this site has a huge capture rate of both ‘going to work’ and ‘going home’ vehicles. With convenient access to various shops and services, the location seamlessly blends convenience with elegance, making it an ideal setting for a thriving office space.

### PROPERTY HIGHLIGHTS

- Newly installed retail glass fronting Summitview Ave and 40th Ave.
- Updated interior improvements have been completed in the common areas of the building.
- Prominent signage available for Suite 100.
- Plentiful parking on the north and south side of the building.

# Lease Space

## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,206 - 1,861 SF	Lease Rate:	\$16.00 - \$19.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 100 (A)	Available	1,861 SF	NNN	\$19.00 SF/yr
Suite 104	Available	1,205 SF	NNN	\$16.00 SF/yr

# Floor Plan/First Floor - Suite 100 (A) / Suite 104



**2-D**  
AS-BUILT  
FLOOR PLANS  
2DFLOORPLANS.COM

371 NW Gilman Blvd.  
Suite 140  
Issaquah, WA 98027  
425-877-7511

This drawing is an instrument of service and is the sole property of the client listed. Any alteration of this drawing without removal of reference to 2-D As-Built Floor Plans, Inc. is prohibited.

Drawing scale and dimensions are provided for reference only. Refer to CAD files for exact measurements.

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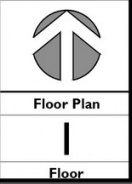
Area Analysis performed in accordance with ANSI/BOMA Z65.1 - 2017 Method A Standard.

Project: C24-477

Date	Project	Action
11/11/2019	Final set issued	
11/14/2019		
11/15/2019		
11/16/2019		
11/17/2019		
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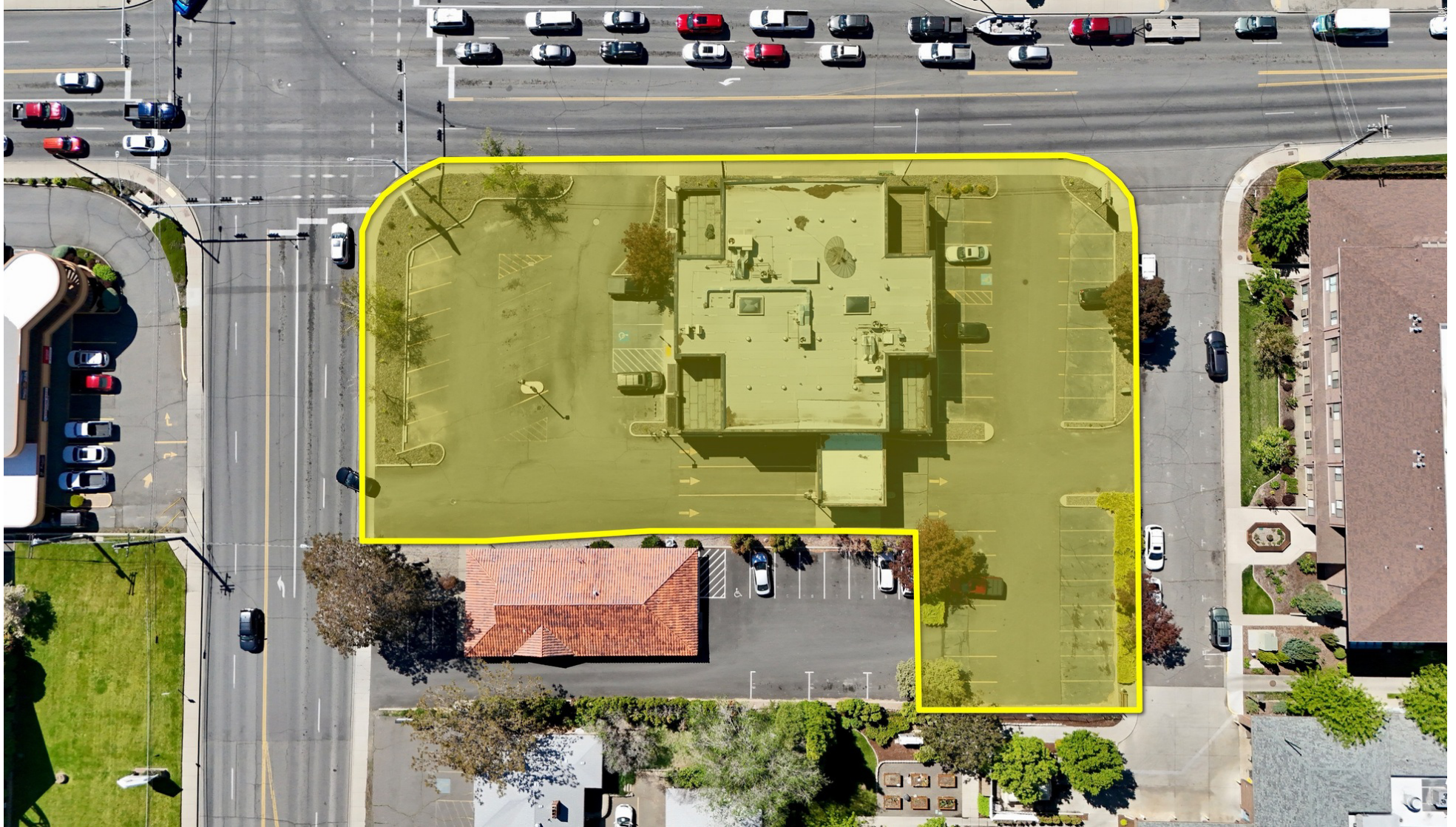
Client:  
Westpark East, LLC  
503 Freestyle Lane  
Yakima, WA 98908

Sites:  
Office Building  
201 North 40th Avenue  
Yakima, WA 98908





## Aerial / Site Plan





## Additional Photos



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## Meet The Team

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**CHRIS SENTZ**

Broker

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